



FOR LEASE | SANTA CLARITA, CA

CANYON COUNTRY BUSINESS CENTER - COMMERCIAL SPACE AVAILABLE

18345 Sierra Highway, Santa Clarita, CA 91351

+/- 1,000 to 1,450 SF Creative Office/Flex/Storage/Workshop | Asking Rate: \$1.25 PSF + CAO

CONTACTS:



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CANYON COUNTRY BUSINESS CENTER

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Santa Clarita, CA 91351

- **+/- 1,000 to 1,450 SF available:** *1st floor storage / garage / workshop with 2nd floor office space*
- **Minutes from HWY 14 and I-5 Freeway onramps**
- **Surrounded by a variety of amenities such as:** *KinderCare Learning Center, Mobil Gas, Vallarta Market, Edwards Cinemas, Food 4 Less, College of the Canyons (Canyon Country Campus), The New Canyon Country Community Center, City of Santa Clarita Public Library + more*
- **Close proximity to restaurants such as:** *Toppers Pizza, Arby's, Yoshinoya, Taco Bell, Jack in the Box, Carl's Jr., McDonald's, Buffalo Wild Wings, Denny's, Wendy's + more*
- **Private in suite restrooms & balconies**
- **Easily accessible ingress & egress + security gate**

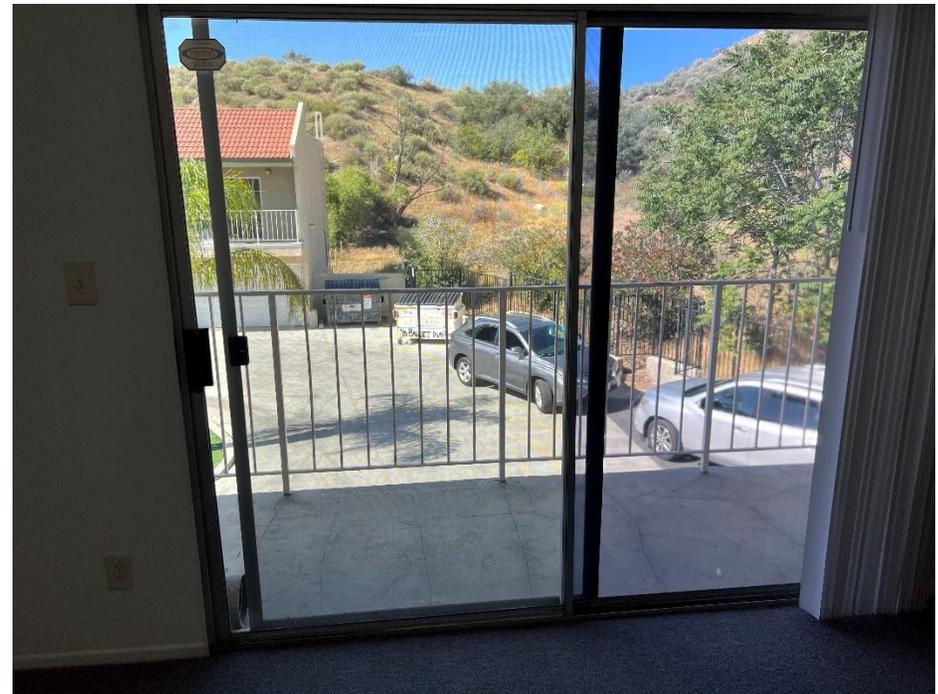


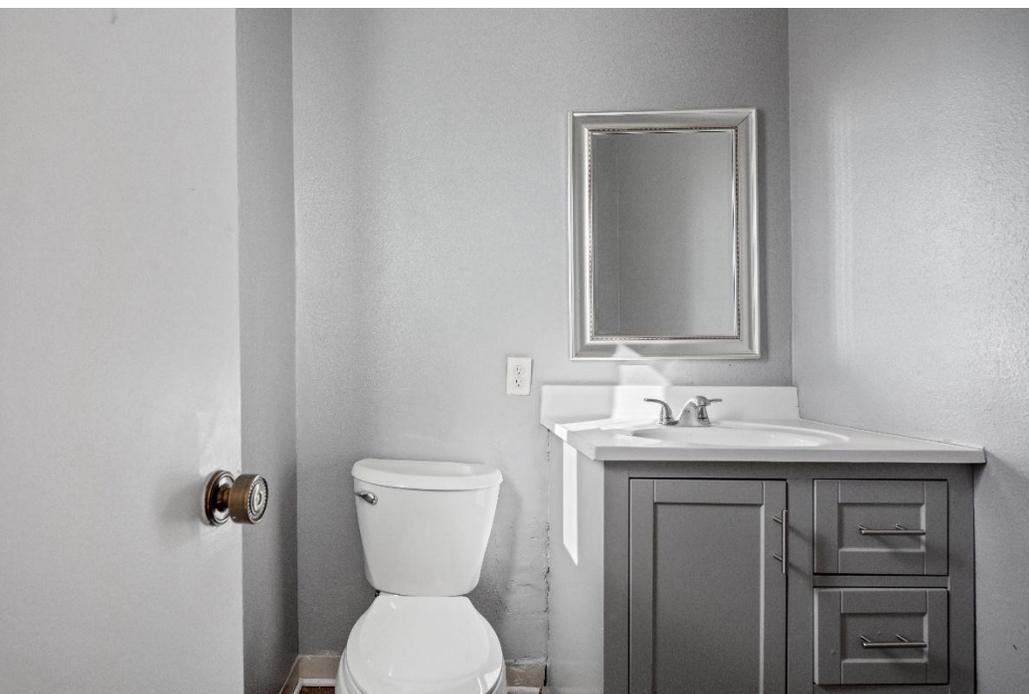
SUITE #	APPROXIMATE SIZE (Rentable SF)	AVAILABLE	ASKING RATE
1	1,450 SF	Now	\$1.25/SF + CAO E
6	1,450 SF	Now	\$1.25/SF + CAO E
8	1,450 SF	Now	\$1.25/SF + CAO E
11	1,000 SF	Now	\$1.25/SF + CAO E
18	1,450 SF	Now	\$1.25/SF + CAO E
19	1,450 SF	Now	\$1.25/SF + CAO E
21	1,000 SF	Now	\$1.25/SF + CAO E











TYPICAL GARAGE







BOOT BARN PLAZA:
BOOT BARN, 7-ELEVEN,
YOSHINOYA, ARBY'S,
BARGAIN COUNTRY

**TOPPERS
PIZZA**

**CANYON COUNTRY
COMMUNITY CENTER**

SIERRA HWY
SOLEDAD CANYON RD

**MOBIL GAS,
KINDERCARE LEARNING
CENTER**

CANYON SQUARE PLAZA:
VALLARTA MARKET, WING STOP, LOVE
SUSHI, H&R BLOCK, FAMILY DENTISTRY,
ANIMAL URGENT CARE

