

FOR LEASE

RETAIL STRIP CENTER IN VALENCIA

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



HIGH VISIBILITY, COMPETITIVE PRICING AND CENTRALLY LOCATED!

DEL RIO CENTER

22909 SOLEDAD CANYON ROAD | SANTA CLARITA, CA 91350

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AVAILABLE

—
23015 Soledad Canyon Road
1,210 SF



Ideal for Retail, Professional Office Space, Medical and Service-Oriented Businesses.



Attractive Lease Rates- One of the lowest in Valencia!



Co-Tenants Include: Wing Stop, Chi-Chi's Pizza, Bodhi Coffee Traders, Schooners, Runners Lane, Edible Arrangements, 76 Gas-Station, California Bakery and Cafe, Massage, Nail Salon and Much More!



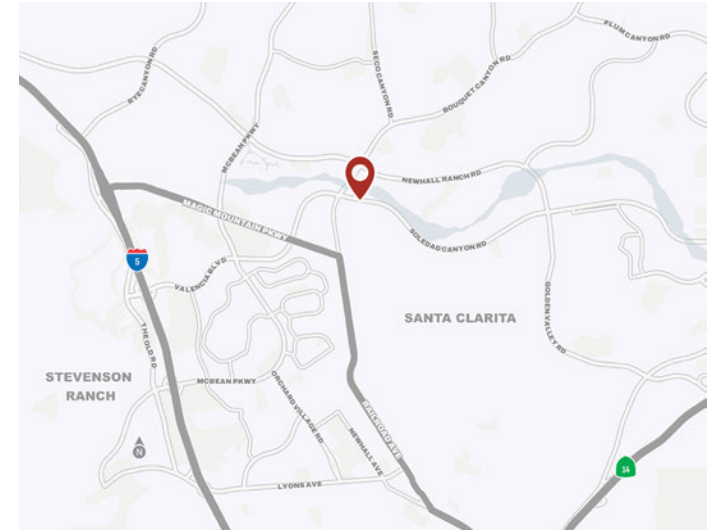
Highly Visible-Street Frontage.



Santa Clarita's Second Busiest Intersection, with counts in excess of 100,000 CPD.



Central location in the heart of Valencia and within minutes to the Golden State 1-5 and Antelope Valley SR-14 Fwys.

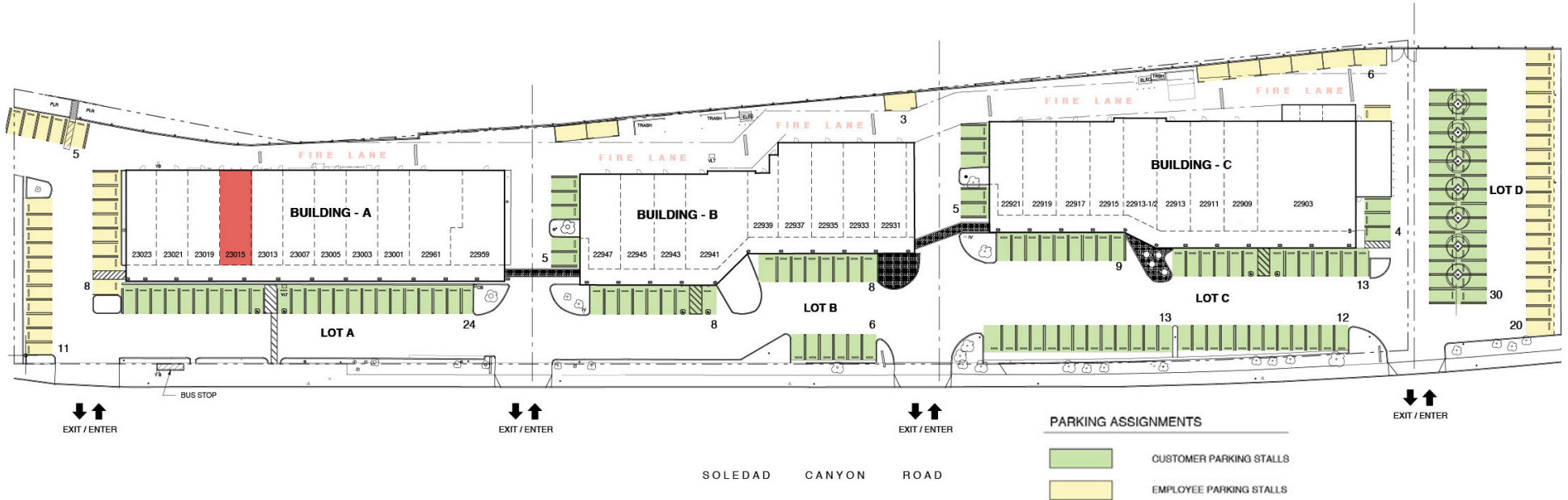


Demographics	1 Mile	3 Miles	5 Miles
Total Population	9,432	106,028	222,369
Daytime Population	8,818	87,108	148,272
Avg. HH Income	\$165,527	\$170,301	\$170,807

**Source: Applied Geographic Solutions*

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SITE PLAN



Suite	Tenant	SF	Suite	Tenant	SF
22903	Schooner's Patio Grill	4,518	22943	Reliable Insurance Registration	1,009
22909	SCV Florist	1,428	22945	Club Golf	1,404
22911	Let's Thai	1,400	22947	Ames	1,498
22913	Achita Shushi	1,363	22959	Runner's Lane	1,388
22913	Bodhi Coffee Traders	1,354	22961	Hands Plus Physical Therapy	2,209
22915	California Poke & Boba	1,210	23001	Dave Walter Flooring Kitchens & Bath	1,200
22917	Dragon Acupuncture	1,200	23003	Casa Amazona	932
22919	Golden Hands	1,206	23005	White Crown Dental	1,200
22921	Dynamic Batteries and Hoses	1,465	23007	Tags	1,810
22931	Wing Stop	1,465	23013	U-Wash Doggie	1,200
22933	Impressions in Thread	1,313	23015	AVAILABLE (30 Days Notice)	1,210
22935	MOK Wheel	1,205	23019	Top Spa Nails	900
22937	Just Passing Thru	1,243	23021	California Bakery & Cafe	1,200
22939	Mane Cave Barbershop	800	23023	Edible Arrangements	1,224
22941	Tackle Express	1,454			

PROPERTY PHOTOS



AERIAL MAP

