



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



OFF-RAMP



FITNESS/RETAIL SPACE AVAILABLE FOR LEASE IN CANYON COUNTRY

18760-18796 Flying Tiger Dr., Santa Clarita, CA 91387



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DRE#00923779



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

18760-18796 Flying Tiger Dr., Santa Clarita, CA 91387







APPROX. 1,495 - 3,933 SF

RETAIL SPACE AVAILABLE

- ✓ High ceilings and plenty of open space
- ✓ Plenty of natural light
- ✓ 87 parking spaces in center
- ✓ Direct street visibility

AREA AMENITIES

- ✓ Located on busy Sierra Hwy in the densely populated city of Santa Clarita
- ✓ Located in front of signalized intersection
- ✓ Adjacent from 14 Fwy North exit
- ✓ Close proximity to Costco, College of the Canyons, Regal Cinemas, residential communities, and new housing development

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	26,348	88,375	175,190
 Avg. HH Income	\$95,350	\$112,638	\$120,813
 Daytime Pop	24,140	80,524	161,237
 Traffic Count	± 27,862 CPD ON SIERRA HWY		

RETAIL SPACE
SANTA CLARITA, CA

SUITE 18788

18760-18796 Flying Tiger Dr., Santa Clarita, CA 91387



APPROX. ±1,495 SF | FORMER DANCE STUDIO | RETAIL



RETAIL SPACE
SANTA CLARITA, CA

SUITE 18796

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APPROX. ±3,933 SF | ENDCAP SPACE | RETAIL



17FT CEILINGS THROUGHOUT THE UNIT
WITH 22 CEILINGS IN THE ATRIUM



RETAIL SPACE
SANTA CLARITA, CA

SITE PLAN

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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE

VALLARTA
SUPERMARKETS

Sleep



AutoZone



SUBWAY

Staples

Ralphs



citi

VALLARTA
SUPERMARKETS

REGAL
CINEMAS



CHASE

Food4Less

STATER BROS.
markets

CVS
pharmacy



PETSMART



COSTCO
WHOLESALE

Walgreens

AERIAL MAP



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.