

FITNESS/RETAIL SPACE AVAILABLE FOR LEASE IN CANYON COUNTRY

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



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PROPERTY FEATURES



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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
QQ Daytime Pop	24,140	80,524	161,237
Traffic Count	± 27,862 CPD ON SIERRA HWY		

SUITE 18788

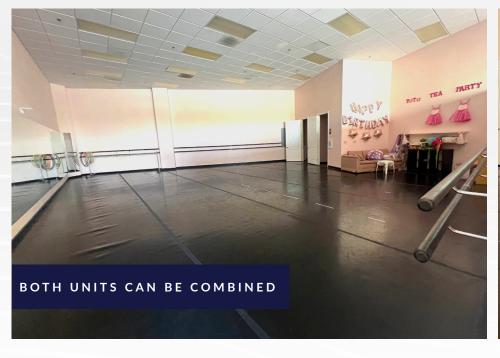
COMMERCIAL
Ref a profitable reports

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

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









SUITE 18796



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

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









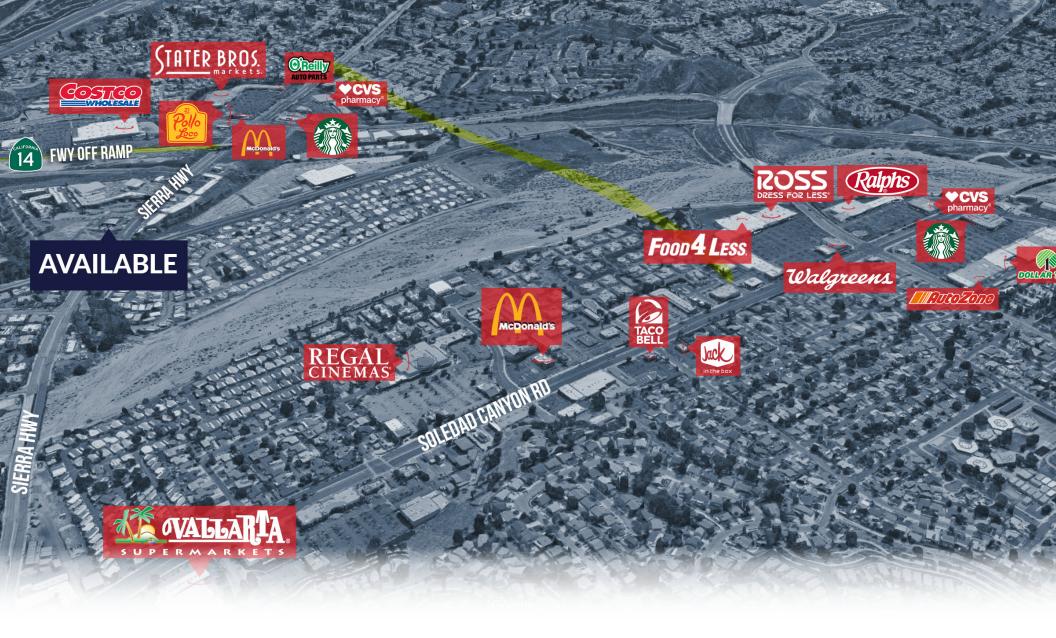
SITE PLAN



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Measurement are approximate only, and Broker does not guarantee their accuracy. Ienants 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.











REGAL CINEMAS













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AT OVABLARIA













AERIAL MAP

