

# Freestanding Retail for Lease or Sale

22600 Lyons Avenue, Newhall, CA 91321





SCV Commercial Real Estate is pleased to present this unique opportunity to lease or purchase this corner, freestanding retail building located in the Old Town Newhall Arts & Entertainment District. This property is located on the corner of Main Street and Lyons Avenue. With no on site parking requirements, the parking lot can be used for expansion of the building or outdoor patio dining, per the OTN Specific Plan.

*\*while the information contained herein is deemed to be from reliable sources, buyer must independently verify all information.*

- 4,216 sf Freestanding Retail Building
- Lot Size 9,313sf / .2138 acres
- Adjacent to the Newhall Library
- Directly across the street from Newhall Crossings, a mixed use development consisting of ground floor retail, 47 luxury apartments units, and 7 screen Laemmle Theater.
- High visibility corner location at signalized intersection
- Adjacent to 372 stall free public parking structure
- Part of the Old Town Newhall Arts & Entertainment District
- Near Metrolink Station
- APN 2831-007-001
- For Sale: \$2,495,000.00 or For Lease: \$3.25-\$3.50 psf NNN

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Proposed New Mixed Use Development

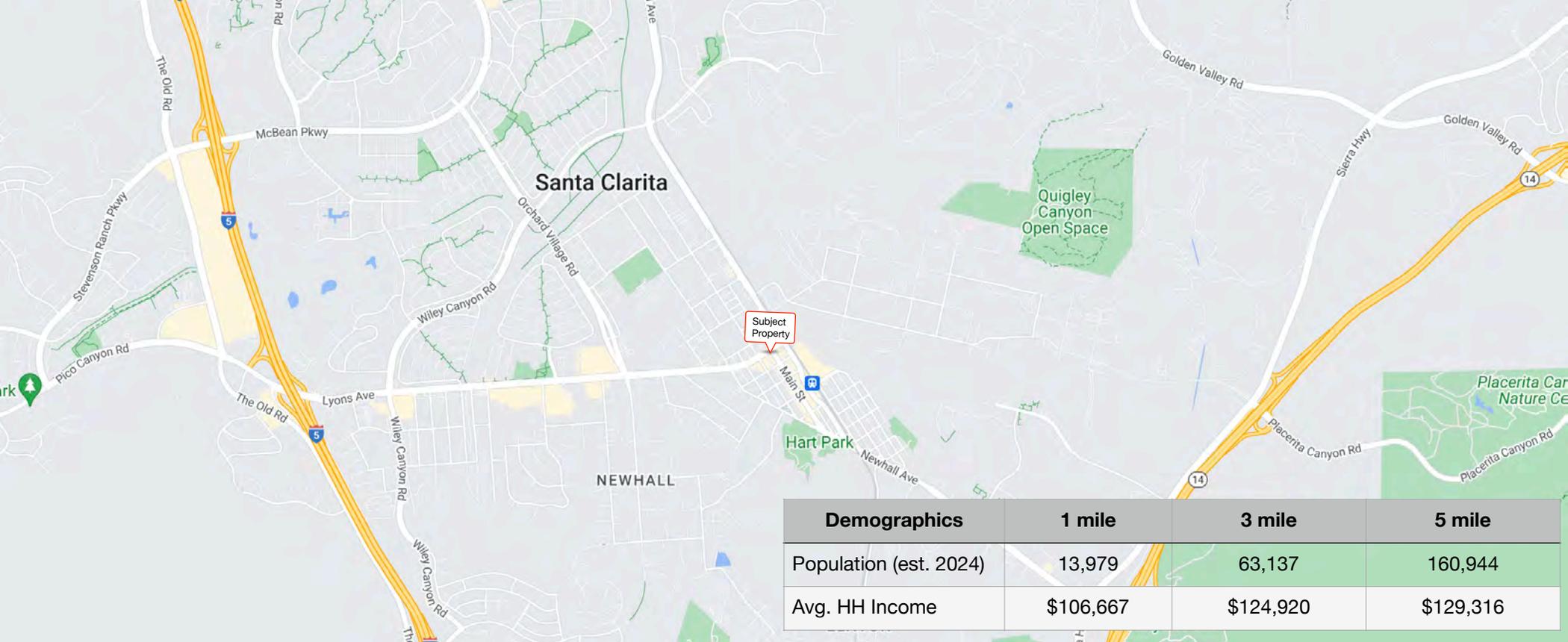
METROLINK

Free Public Parking Structure

RAILROAD AVE. 28,201 CPD

LYONS AVE. 20,616 CPD





Demographics	1 mile	3 mile	5 mile
Population (est. 2024)	13,979	63,137	160,944
Avg. HH Income	\$106,667	\$124,920	\$129,316



**CONTACT:**

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