



STARBUCKS DRIVE-THRU ANCHORED CENTER

REIMAGINED FACADE FOR ENDCAP
UP TO 1,612 SF AVAILABLE

SANTA CLARITA, CA



WELCOME TO BUSTLING SANTA CLARITA, CA

Pegasus is pleased to present the opportunity to lease \pm 894-2,191 SF of prime retail space located in the heart of Los Angeles County's Santa Clarita enclave.

Sutter Point Plaza is a centerpiece along Bouquet Canyon Rd, a primary thoroughfare serving the beautiful hillside suburban neighborhoods of Bouquet Canyon and Plum Canyon. Sutter Point Plaza is tailored to everyday needs, anchored by a high-performing Starbucks Drive-Thru and is irreplaceably situated along the primary access corridors to the local neighborhoods, which boast an average household income of over \$153,000 within one mile.

The Plaza offers high visibility to over 38,300 vehicles passing per day to and from downtown Santa Clarita. With a variety of footprints immediately available for lease, Sutter Point Plaza is ready to showcase your brand to this affluent Santa Clarita locale.



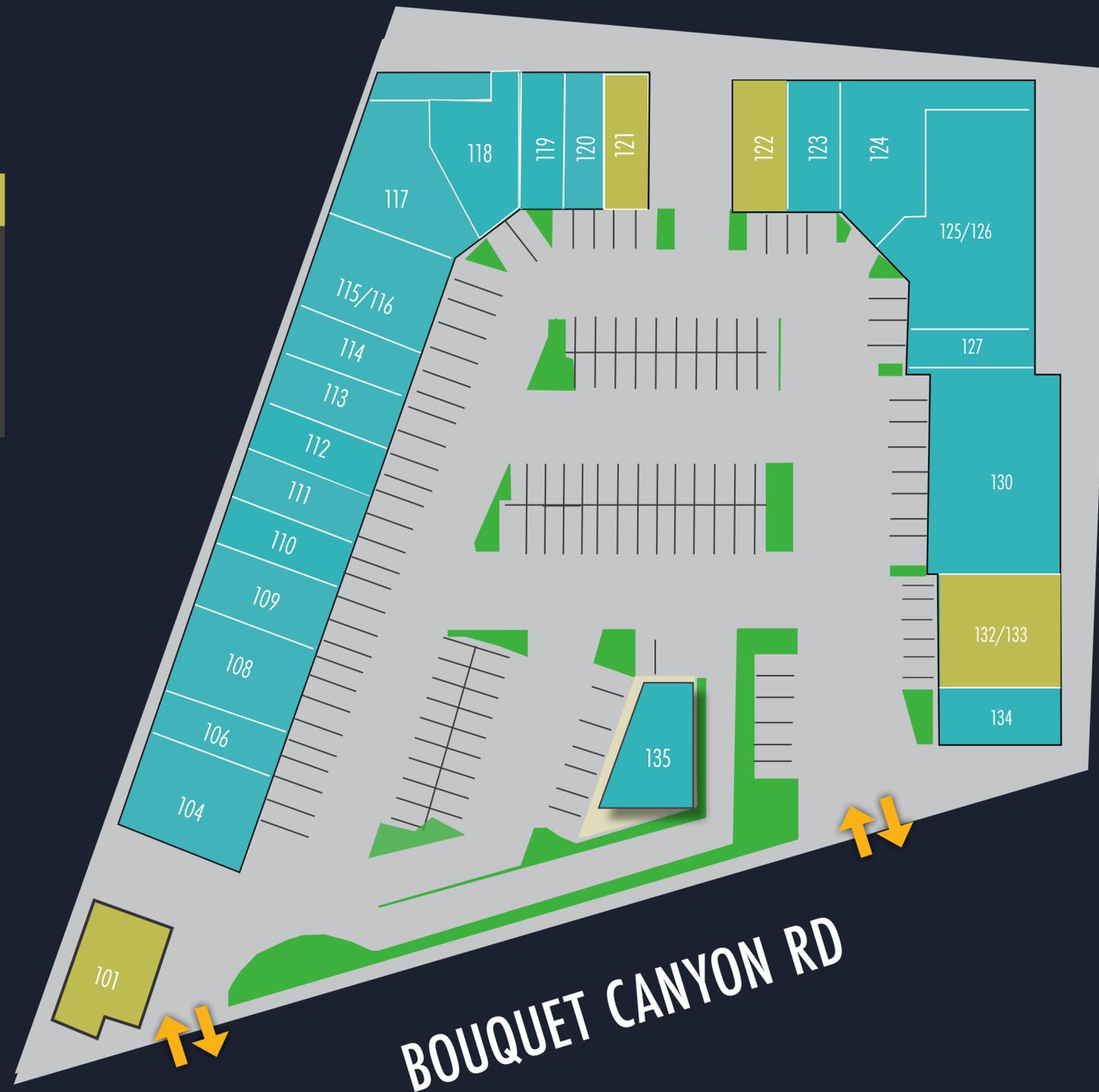
SITE PLAN

ROSEDELL RD

AVAILABILITY

SUITE NUMBER	GLA (SF)	Asking Rent
101	1,612	\$2.00 / PSF
121	1,085	\$1.50 / PSF
122	1,079	\$1.50 / PSF
132/133	2,191	\$1.25 / PSF

 AVAILABLE



TENANT LIST

SUITE NUMBER	TENANT
104	Oak Tree Liquor
106	Rolla Teriyaki
108	Best Cleaners
109	Tropical Waters Pet Supplies
110	Golden Barbershop
111	H&R Block
112	Hair It Is
113	American Medical Response
114	China Foot Massage
115/116	Hellion Core Fitness
117	Forever Summer Tan
118	Available
119	Available
120	Kupcake Kitchen
123	Peace, Luv & Beauty
124	Precious Pets
125/126	Santa Clarita Karate
127	Sunrise Nails & Salon
130	Saugus Animal Hospital
134	Domino's Pizza
135	Starbucks



PROPERTY HIGHLIGHTS

- High visibility to 38,300 VPD on Bouquet Canyon Road
- Starbucks drive-thru-anchored plaza
- Central location within affluent Bouquet Canyon
- Exceptional synergy with local tenants
- Strong local incomes (\$153,000 AHHI within 1 mile)

BUILDING PROFILE

ADDRESS	27737 BOUQUET CANYON ROAD SANTA CLARITA, CA 91350
APN	2809-001-020
ZONING	LCCT*
TOTAL LEASABLE AREA	40,761 SF
LOT SIZE	107,593 SF
YEAR BUILT	1990
PARKING SPACES	140

BOUQUET CANYON ROAD - 38,300 VPD



HASKELL CANYON ROAD



BOUQUET CANYON PLAZA

SUPERCUTS



BOUQUET CANYON ROAD - 38,300 VPD

ROSEDELL ROAD

SUTTER POINT PLAZA








ROSEDELL ELEMENTARY SCHOOL





MARKET & LOCATION

SANTA CLARITA, CA

DEMOGRAPHICS

POPULATION

1-MILE	3-MILE	5-MILE
13,759	93,465	195,042

HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$153,746	\$145,437	\$133,360

HOUSEHOLDS

1-MILE	3-MILE	5-MILE
4,306	30,221	64,925

Santa Clarita is a primarily suburban city situated 30 miles northwest of LA's city center. It is just beyond the northern edge of the San Fernando Valley, which is home to roughly 2 million people. Santa Clarita boasts 213,000 residents across roughly 70 square miles, making it the third-largest city in Los Angeles County and the 21st-largest in the state of California. The city's population has roughly doubled from 110,000 in the 1990s to nearly 220,000 today. Offering a calmer alternative to LA's urban lifestyle while still offering easy access to metro Los Angeles within an hour's drive, Santa Clarita is characterized by its beautiful scenery and bustling suburban lifestyle.

In contrast to Los Angeles, Santa Clarita has prioritized open space and a family-friendly atmosphere. Numerous parks, schools, and outdoor recreational areas dot the landscape. Incomes in the area are very strong with an average household income of over \$153,000 within 1 mile of the Subject Property. Major local Santa Clarita employers include Henry Mayo Newhall Memorial Hospital, California Institute of the Arts (CalArts), Boston Scientific, Woodward, HRT, and Six Flags Magic Mountain, which situates just outside city limits on the west side of Interstate 5.

Santa Clarita is serviced by Interstate 5 on the western side of the city. The east side of the city is serviced by State Route 14 offering access to Palmdale. State Route 126 terminates at Interstate 5, where it goes west to Ventura, passing through Fillmore and Santa Paula.

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