

FOR LEASE

21515
SOLEDAD CANYON RD
SANTA CLARITA, CA



SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

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PROPERTY HIGHLIGHTS



NEIGHBORHOOD CENTER
39,507 SF



HIGH VISIBILITY & TRAFFIC COUNT ALONG

- SOLEDAD CANYON RD ± 53,000 VPD
- GOLDEN VALLEY RD ± 30,620 VPD



**EXCELLENT SPACE FOR
MULTIPLE APPLICATIONS**



**WELL-DESIGNED
PROPERTY LAYOUT**



**2 EXCELLENT MONUMENT
SIGNAGE OPPORTUNITIES**



SCCC
(PROSPECTIVE LESSEE TO VERIFY)



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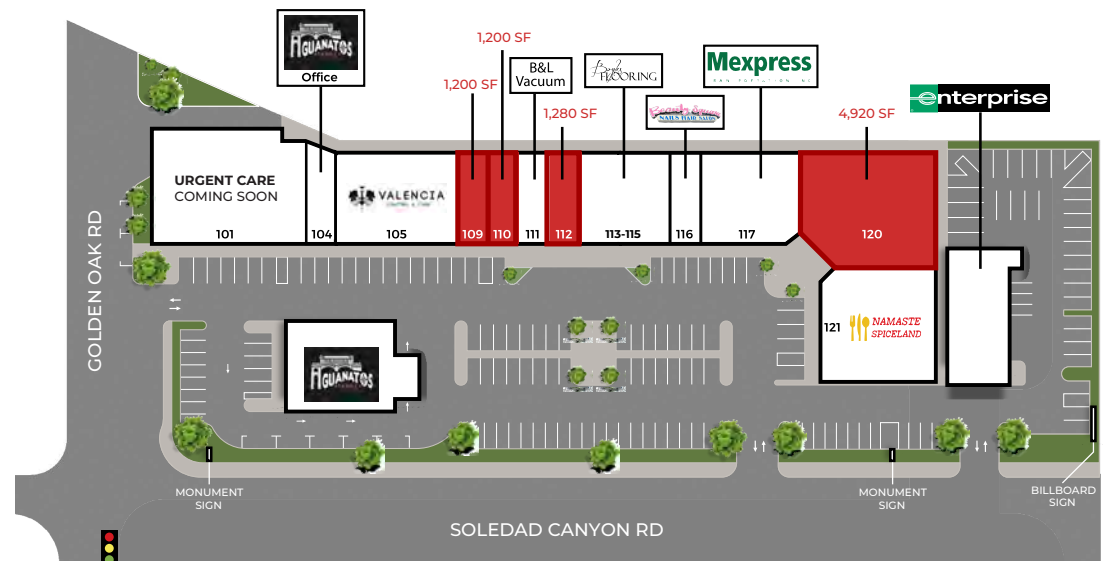
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SITE MAP / AVAILABILITY

| TENANT NAME | UNIT | AREA |
|------------------------------------|---------|----------|
| Guanatos Tacos | 100 | 2,500 SF |
| Urgent Care (Coming Soon) | 101 | 7,060 SF |
| Guanatos Tacos | 104 | 1,180 SF |
| Valencia Lighting and Ceiling Fans | 105 | 4,800 SF |
| AVAILABLE | 109 | 1,200 SF |
| AVAILABLE | 110 | 1,200 SF |
| B&L Vacuum & Sewing | 111 | 1,272 SF |
| AVAILABLE | 112 | 1,280 SF |
| Boyles Flooring | 113-115 | 3,752 SF |
| Beauty Square Nails Hair Salon | 116 | 1,200 SF |
| Mexpress Transportation Inc | 117 | 4,102 SF |
| AVAILABLE | 120 | 4,920 SF |
| ASR Groceries Inc | 122 | 5,041 SF |



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...a / Austin
temporarily closed



Santa Clara River

Golden Valley Rd

CROSSFIT COVETED
SANTA CLARITA

GOLDEN VALLEY RD
± 30,620 VPD



Santa Clara River



Santa Clarita Lanes



Gymnastics
Olympica USA

Transportation
Finance Facility

NATIONAL CREDIT
DRIVE-THRU



Soledad Canyon Rd

Soledad Canyon Rd

SOLEDAD CANYON RD
± 53,000 VPD



Notre Dame Children's
Academy and Notre...

BOWMAN
HIGH SCHOOL

Hugo's GymFitness

SANTA CLARITA
SKATE PARK

Canine Country Dog Park

SANTA CLARITA
AQUATIC CENTER

Trek Bike Park
of Santa Clarita

SANTA CLARITA
SPORTS COMPLEX

George A. Caravalho
Santa Clarita Sports...

Top Out, Climbing Gym



DEMOGRAPHICS



POPULATION

| | 3 MILE | 5 MILES | 7 MILES |
|----------------------|---------|---------|---------|
| Estimated Population | 115,510 | 230,246 | 259,849 |
| Estimated Households | 39,460 | 78,578 | 86,311 |



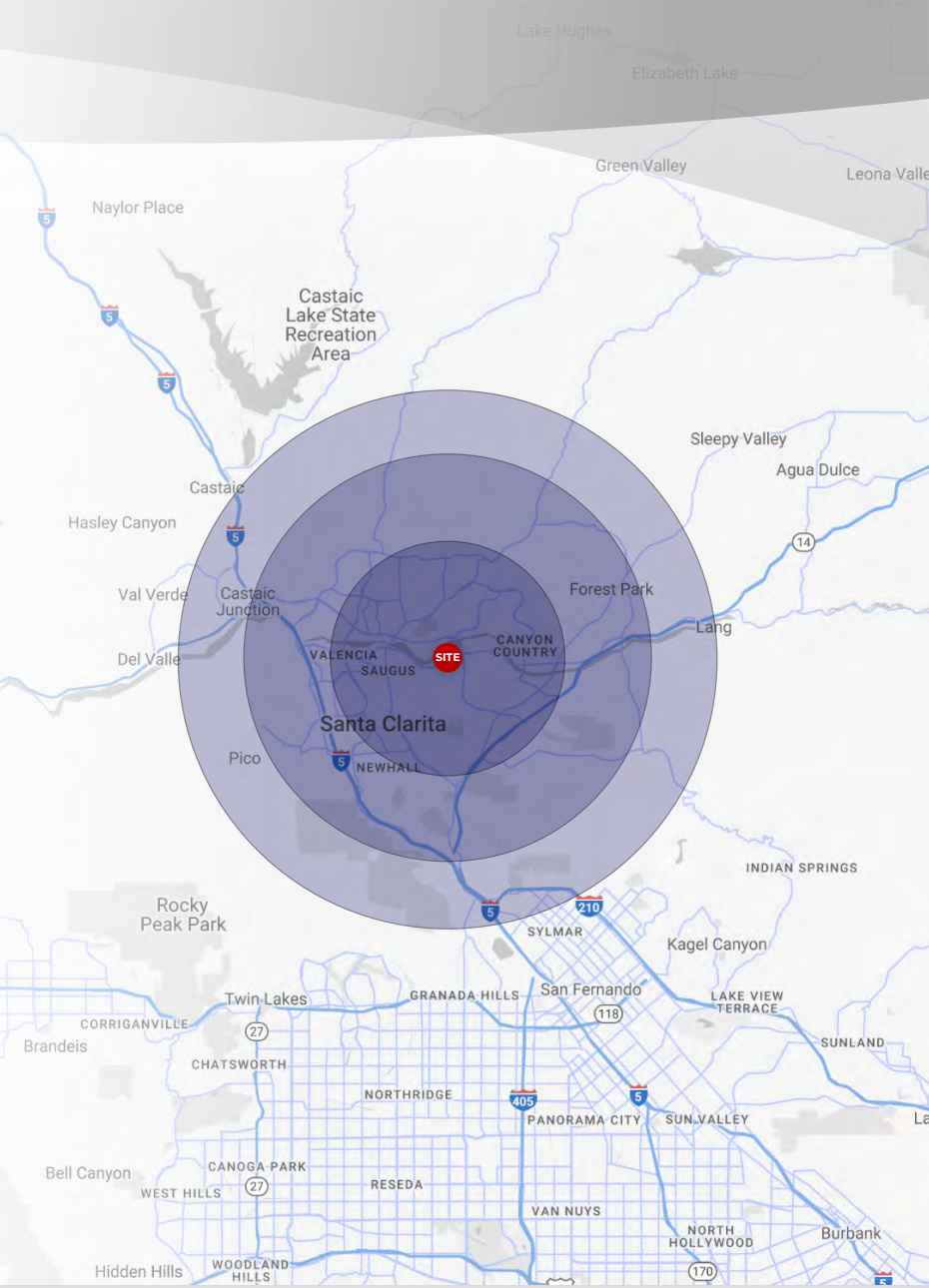
HOUSEHOLD INCOME

| | 3 MILE | 5 MILES | 7 MILES |
|--------------------------|-----------|-----------|-----------|
| Average Household Income | \$143,490 | \$152,474 | \$153,971 |
| Median Household Income | \$112,825 | \$119,744 | \$121,383 |



DAYTIME POPULATION

| | 3 MILE | 5 MILES | 7 MILES |
|------------------|--------|---------|---------|
| Total Businesses | 4,468 | 10,062 | 11,312 |
| Total Employees | 33,391 | 80,423 | 95,727 |



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