



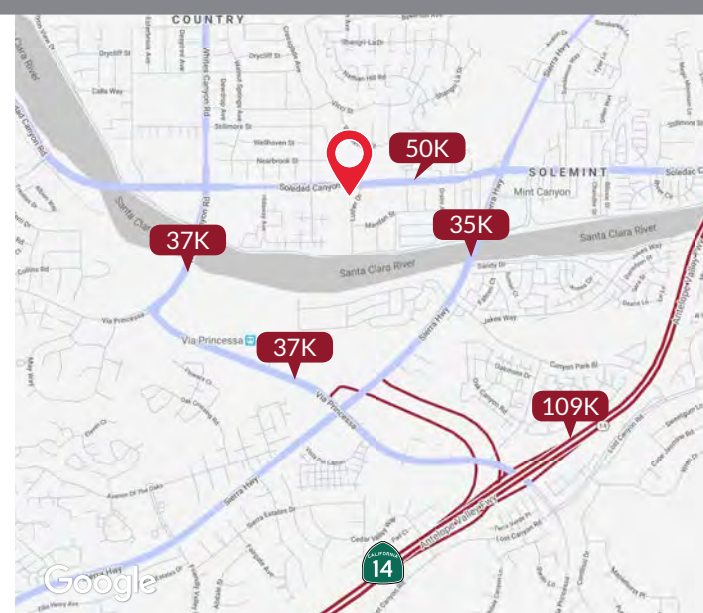
FOR SUB/LEASE RESTAURANT

SOLEDAD ENTERTAINMENT CENTER 18744 Soledad Canyon Rd | Santa Clarita, CA

PROPERTY HIGHLIGHTS

- Edward Theaters is a Focus point for Santa Clarita
- Soledad Canyon Road is Santa Clarita's major thoroughfare
- Excellent visibility and high traffic counts approx. 50,000 cars per day
- Signalized intersection of Soledad Canyon Road
- The nearest movie theater is over 7 miles away
- Santa Clarita's unemployment rate of 6.2%, Los Angeles County, 10.2%, and California, 9.8%
- Santa Clarita's positive space absorption was the most of any submarket in Los Angeles County as of December 2012

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	28,108	80,842	166,368
Avg HH Income	\$86,989	\$107,310	\$116,058
Daytime Demographics	6,142	16,918	36,203



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SITE PLAN & AVAILABILITY



SUITE	TENANT NAME	SF
18710	AVAILABLE	3,000
18712	Beauty Salon	1,266
18716	AVAILABLE	1,267
18718	AVAILABLE	1,267
18730	Route 66	4,511
18740	Coldstone Creamery	1,200
18740B	AVAILABLE	500
18742	Dickey's BBQ	1,540
18744	Leased	3,012
18748	Mr. Bacano	600
18900	Edwards Theatres	37,500

SUITE	TENANT NAME	SF
18810	Oggi's Pizza & Brewing	5,000
18812	Mononoke Sushi Restaurant	1,100
18815	Leased	410
18820	Dominique's Jewelry	943
18822	Sofya's European Skin Care	600
18824-30	Opportunities for Learning	6,368
18832	Golden Canyon Dentistry	1,208
18834	Best City Nails Spa	1,208
18838	Rose Massage	1,208
18840-42	Grand Canyon Veterinarian	2,731
18836	Perk's Coffee House	1,208

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SPECTRUM
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PHOTOS



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