



24200 LYONS AVENUE

SANTA CLARITA, CA 91321

RETAIL PROPERTY FOR LEASE



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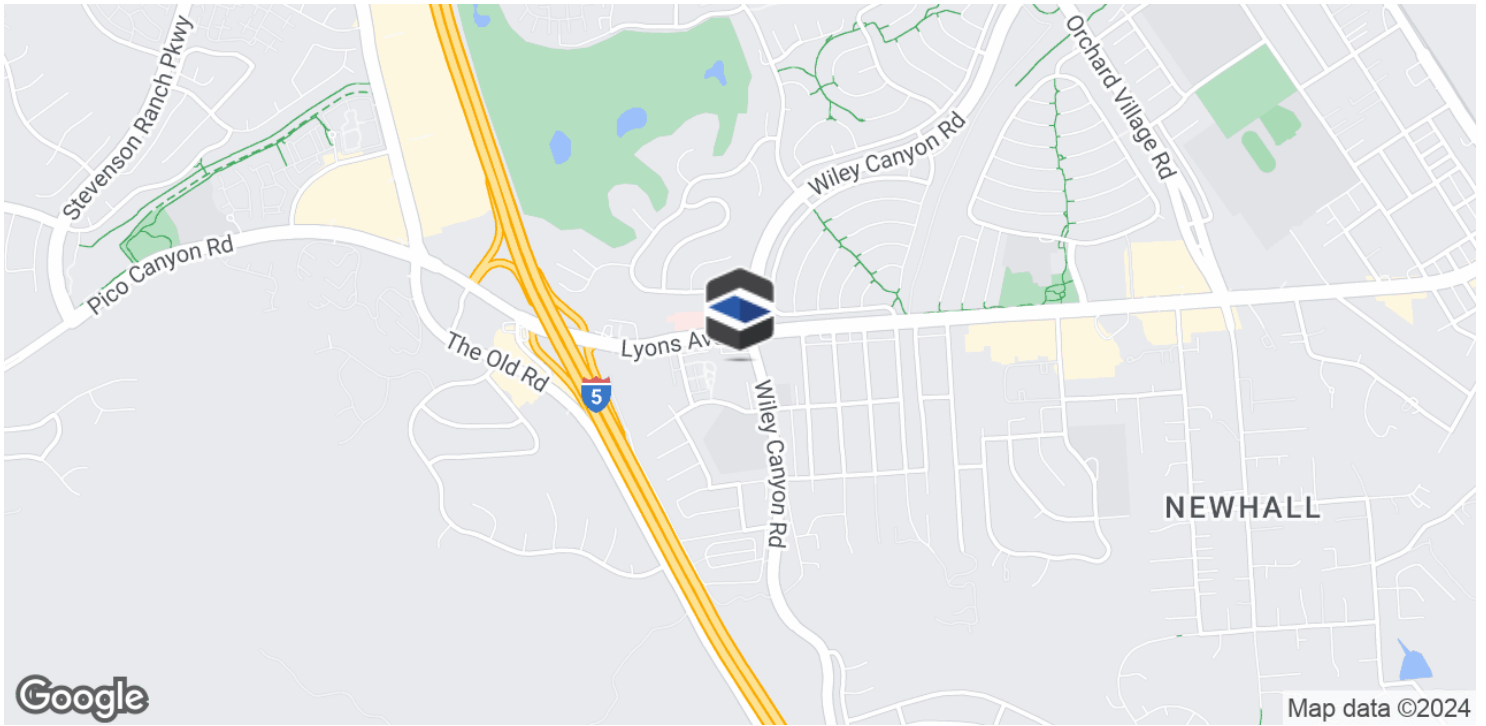
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OFFERING SUMMARY

Lease Rate: \$1.15 SF/MO (NNN)*
\$24,535/MO
\$.46/SF.MO*

Building Size: 21,335 SF

Available SF: 21,335 SF

Lot Size: 114,127 SF

PROPERTY OVERVIEW

Former 99 Cent Only Store now available in Santa Clarita! Located on busy Lyons Avenue/Wiley Cyn Rd. with an average daily traffic count of approximately 50,000 vehicles (2018-2022). This anchor location (approx. 21,335 square feet) includes the rear loading, truck-well, and variable clear height ceilings (approx 12-21').

For showings and additional information please contact the brokers below.

PROPERTY HIGHLIGHTS

- Anchor Location
- Excellent Frontage and Visibility
- Approx 21,335 square feet
- Truck-Well Loading
- Available Immediately

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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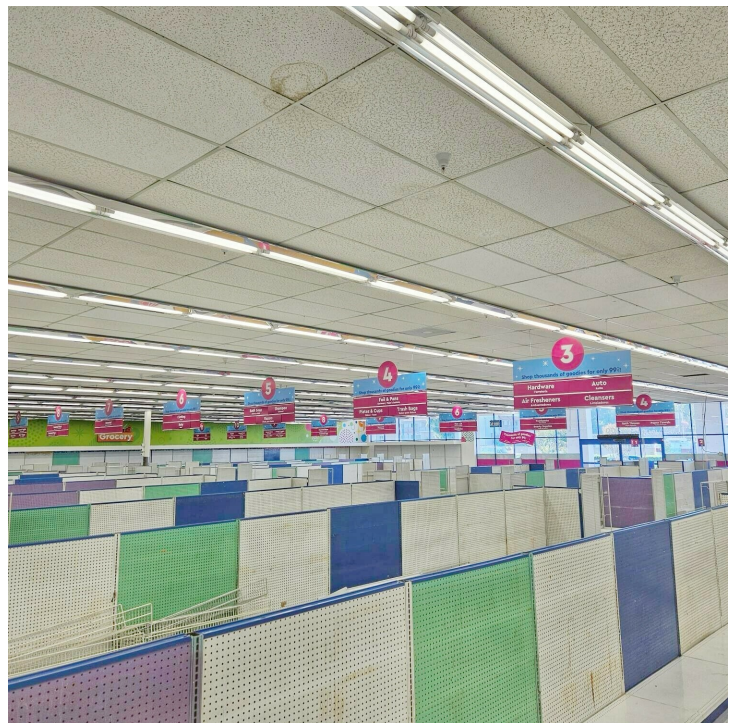
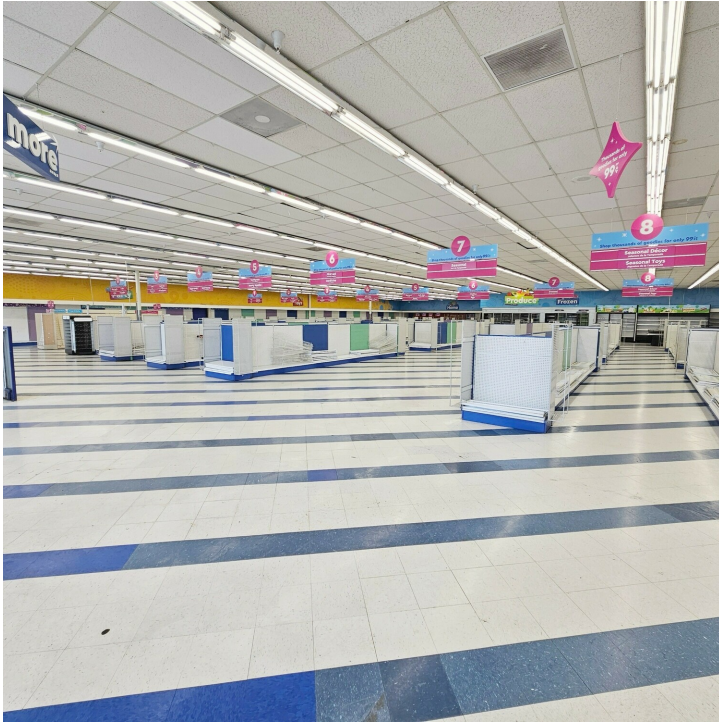


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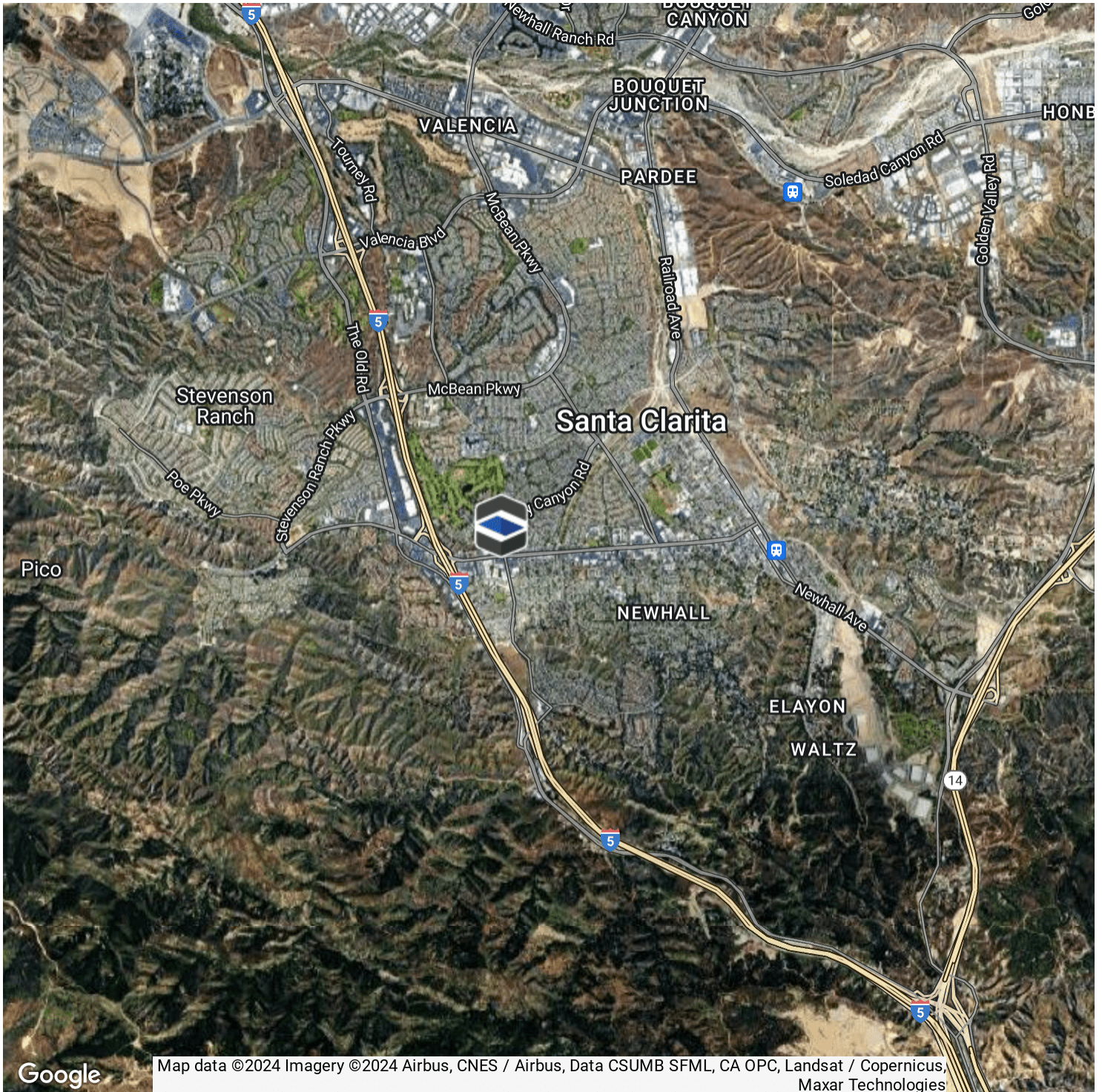


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