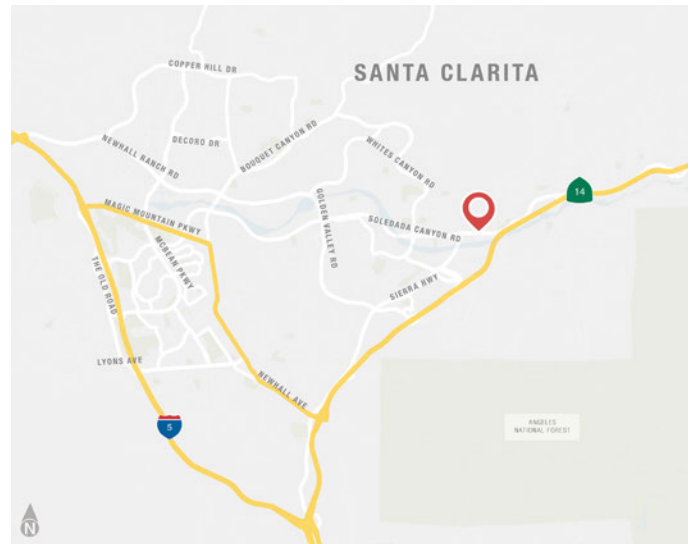


18571 Soledad Canyon Rd.
Santa Clarita, CA 91351



Property Highlights:

- **Available:**
Suite 18577: 2,250 SF
- Ideal for Retail, Office or Service-Oriented Users
- Located at Canyon Country's Busiest Intersection w/ 80,000 CPD
- Easy Ingress & Egress with Superb Visibility to both Soledad Canyon & Sierra Hwy
- Minutes from SR-14 Hwy, Golden State I-5 Fwy and Canyon Country Metrolink Station
- Within close proximity to Disney at The Ranch / ABC Studios, Vista Canyon Development, College of the Canyons East Campus, and Golden Valley H.S.
- Strong Demographics including a residential population base over 80,000 people within a three-mile radius
- Santa Clarita is consistently ranked in the Top 20 Safest Cities in the Nation and One of the Fastest Growing Cities in LA County



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	26,561	87,326	152,448
Average HH Income	\$102,316	\$129,809	\$139,201
Daytime Population	4,860	16,854	30,663

Traffic Counts:

Soledad Canyon Road	56,777 CPD
Sierra Highway	25,958 CPD
Total Traffic at Intersection	82,735 CPD

Join Tenants:



For More Information:

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Aerial Map



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Retail Map



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