



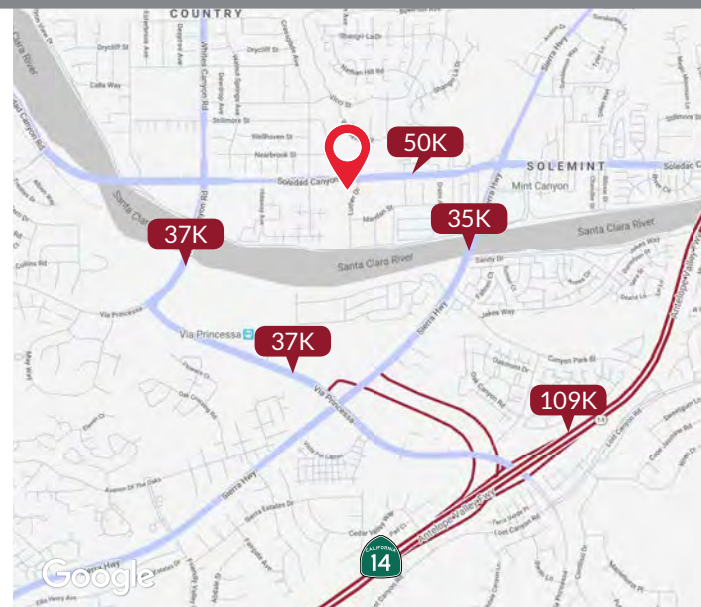
FOR LEASE RESTAURANT

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



RANDY CUDE

Executive Vice President

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RESTAURANT FOR LEASE

18744 Soledad Canyon Rd | Santa Clarita, CA

SITE PLAN & AVAILABILITY



SUITE	TENANT NAME	SF
18710	Leased	3,000
18712	Beauty Salon	1,266
18716	Leased	1,267
18718	The Leather Store	1,267
18730	Route 66	4,511
18740	Coldstone Creamery	1,200
18740b	T-Mobile	500
18742	Dickey's BBQ	1,540
18744	AVAILABLE	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	Leased	2,731
18836	Perk's Coffee House	1,208

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SPECTRUM
COMMERCIAL REAL ESTATE, INC.

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PHOTOS



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