



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



PIZZA HUT RESTAURANT AVAILABLE FOR LEASE

27984 Seco Canyon Road, Santa Clarita, CA 91350



STEFAN SIEGEL
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DRE#01356621



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RESTAURANT SPACE
SANTA CLARITA, CA

PROPERTY FEATURES

27984 Seco Canyon Road, Santa Clarita, CA 91350



APPROX. 1,654 SF

RESTAURANT SPACE AVAILABLE

- ✓ Ideal for retail, soft good, professional office and service oriented uses
- ✓ Co-Tenants Include: Starbucks, Subway & Facey Medical

AREA AMENITIES

- ✓ Located at the busy signalized intersection of Seco Canyon Rd and Copperhill Drive
- ✓ Total daily traffic count at intersection $\pm 40,000$ CPD
- ✓ Easy ingress/egress to Center with ample parking
- ✓ Within a 3-mile radius of both Rye Canyon Business Park and Southern CA
- ✓ Innovation which together total 4.5 million SF of industrial and office space

RENTAL RATE

\$3.35 + 1.34 NNN PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	16,440	78,262	153,088
 Avg. HH Income	\$166,994	\$169,056	\$158,556
 Daytime Pop	15,193	77,335	141,820
 Traffic Count	$\pm 39,757$ CPD ON SECO CANYON RD & COPPER HILL DR		

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INTERIOR PHOTOS

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RESTAURANT SPACE
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SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



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STEFAN SIEGEL
VICE PRESIDENT

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.