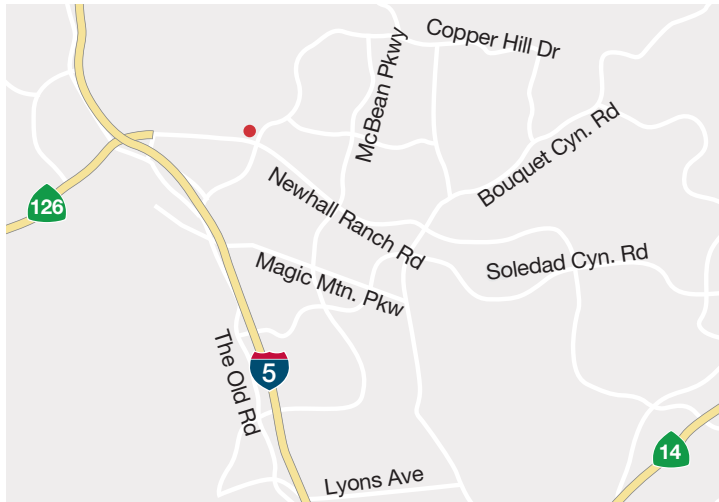




SEC Newhall Ranch Rd. & Copper Hill Dr. Valencia, CA 91355



Demographics	1 Mile	3 Miles	5 Miles
Population	4,014	71,463	162,268
Avg. HH Income	\$194,218	\$181,260	\$178,128
Daytime Demographics Age 16 Years or Over	20,159	70,202	129,738

Traffic counts: 63,300 ADT
Source: City of Santa Clarita (Taken 08/2024)

For more information, please contact your exclusive listing agents:

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Cal DRE Lic. #01267987

Tom Oliver
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Property Features

- **Available:** 2,126 SF End-Cap For Lease
- **Delivery:** Available Immediately!
- Ideal for restaurants, retail, medical or service oriented uses
- Superb signage with 10' high monuments on both streets
- Top Grossing Stores in Chain for multiple tenants in area including Starbucks, Chipotle and The Habit Burger
- Located on the Cross Valley Connector which connects the I-5 and SR-14 Freeways in SCV
- Immediately adjacent to numerous residential communities as well as a large daytime employment base
- **Adjacent retailers include:**

Smart&Final

Walmart

CHASE

LA FITNESS

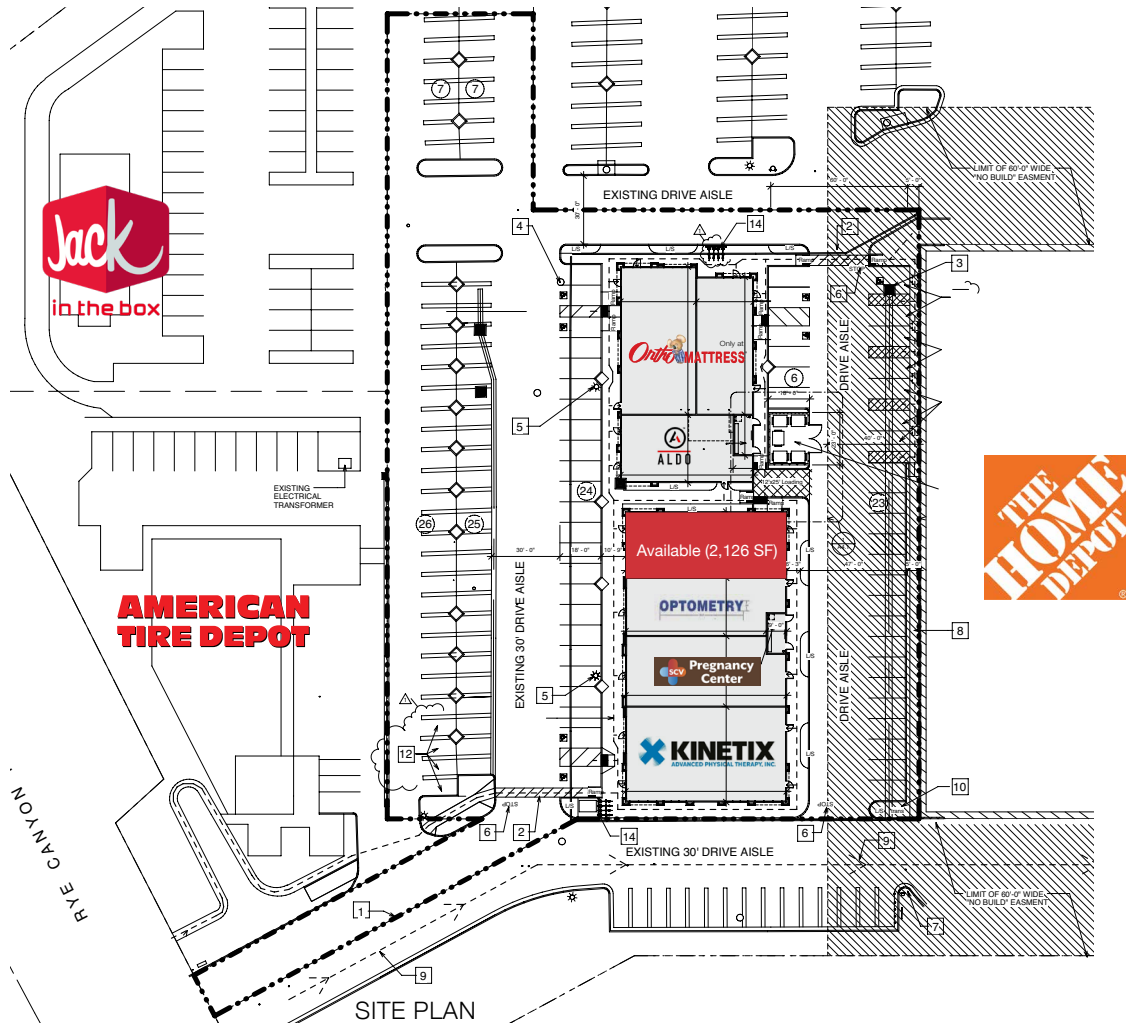
Chipotle



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Copper Ranch Plaza

2,126 SF Available
Multi-Tenant Pad to Home Depot



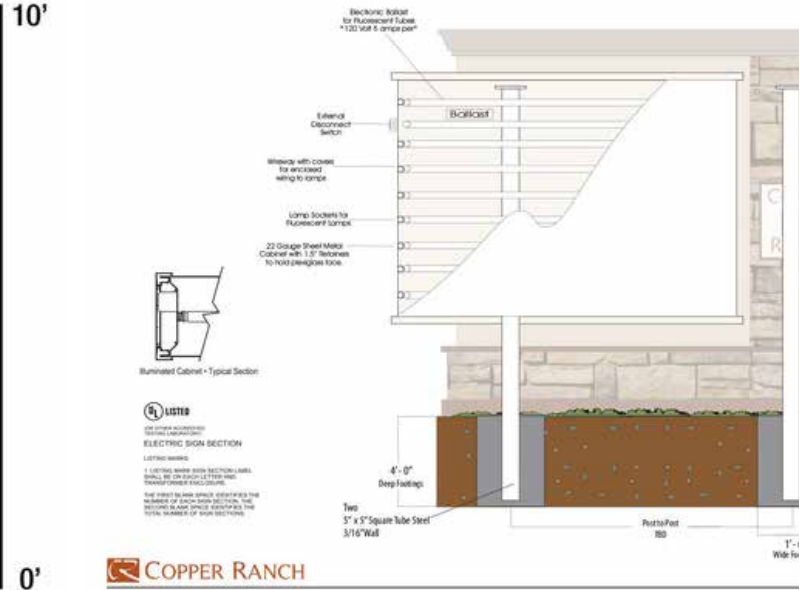
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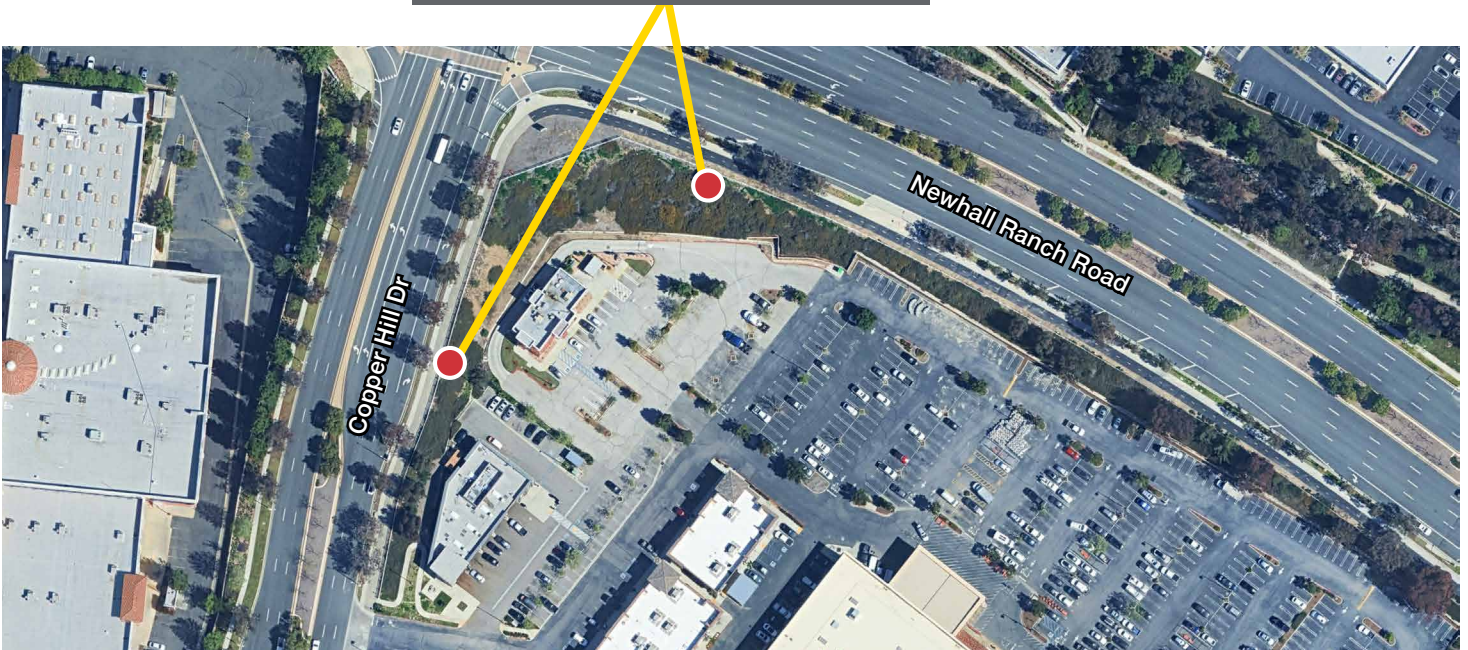
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Monument Signage



Monument Location / Line of Sight

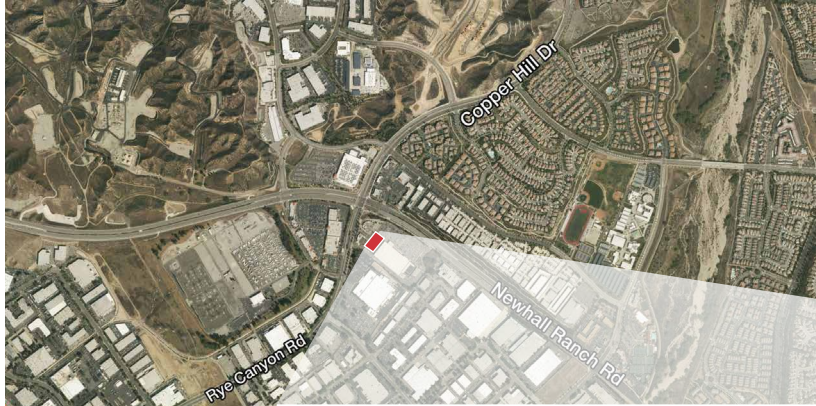


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