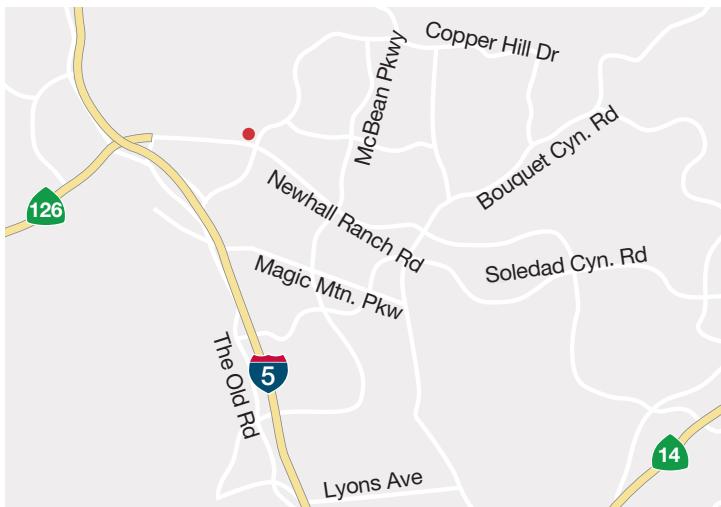




**SEC Newhall Ranch Rd. & Copper Hill Dr.**  
Valencia, CA 91355



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:

**John Z Cserkuti**  
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**Tom Oliver**  
Vice President  
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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**

**Starbucks**

**THE HOME DEPOT**

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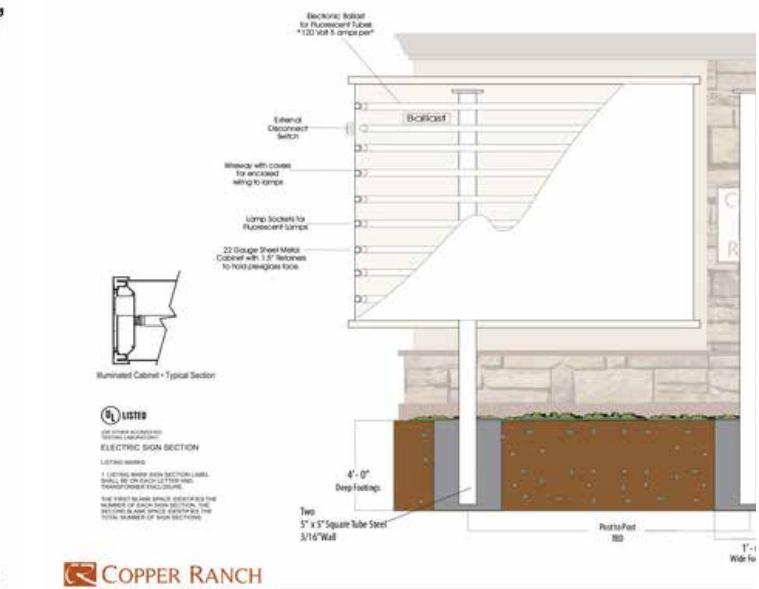
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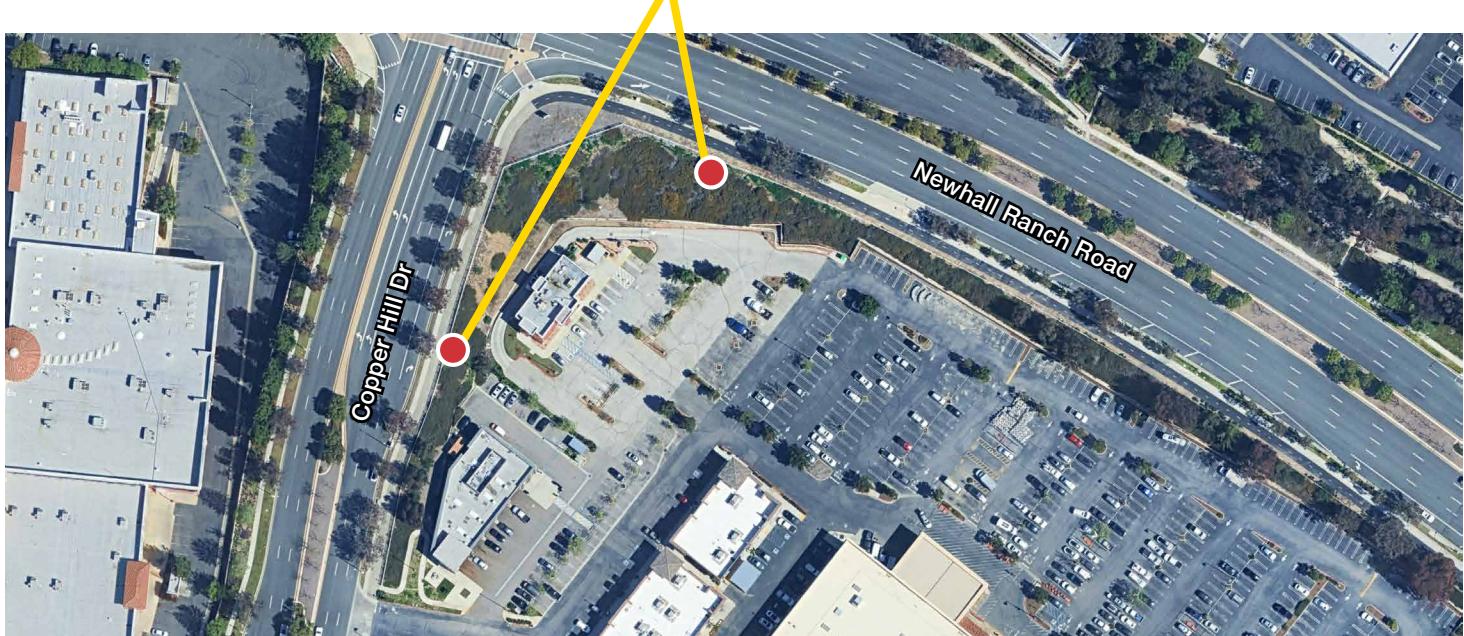
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### Monument Signage



### Monument Location / Line of Sight

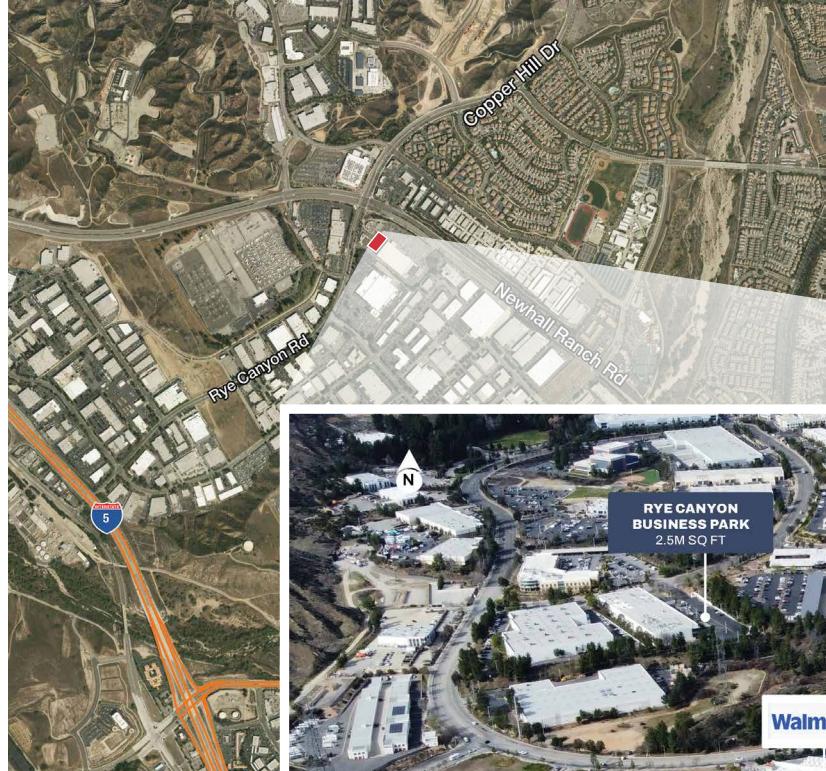


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