



**AVAILABLE**  
UNIT 19431 | 3,000 SF

**AVAILABLE**  
UNIT 19319 | 7,638 SF

**AVAILABLE**  
UNIT 19371 | 3,072 SF

**AVAILABLE**  
UNIT 19331 | 42,000 SF



SOLEDAD CANYON RD

WHITES CANYON RD

# RETAIL SPACES AVAILABLE FOR LEASE AT CANYON CENTER

19307-19439 Soledad Canyon Road, Santa Clarita, CA 91351



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DRE#02052879

**TODD NATHANSON**  
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DRE#00923779



RETAIL & RESTAURANT  
SANTA CLARITA, CA

**EXCLUSIVELY LISTED BY**

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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.

5945 CANOGA AVENUE - WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

# UNIT 19331

19307-19439 Soledad Canyon Road, Santa Clarita, CA 91351

## APPROX. 9,750-42,000 SF

SUITE 19331 - FORMER BIG LOTS SPACE

- ✓ Plenty of parking in the center
- ✓ Multi-anchored retail mecca
- ✓ Largest power center in Santa Clarita
- ✓ Positioned in the heart of Santa Clarita Valley
- ✓ Fronting Soledad Canyon Road, traveled by over ±43,721 cars daily, shoppers can easily access the center through nine ingress and egress points



RETAIL & RESTAURANT  
SANTA CLARITA, CA

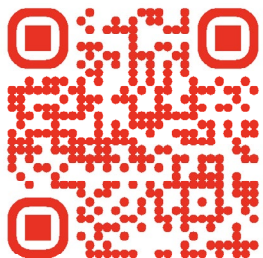
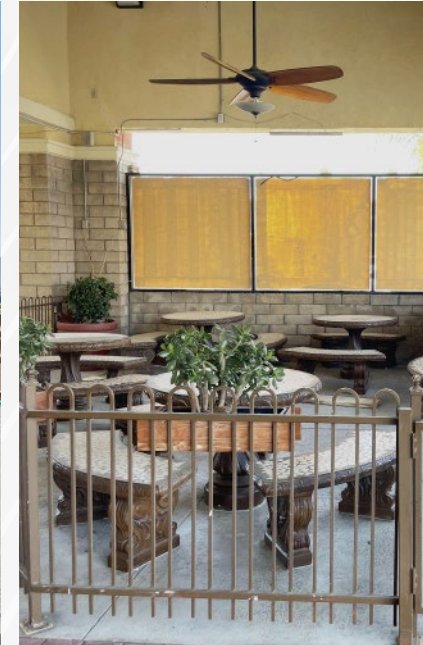
# UNIT 19319

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## APPROX. 7,638 SF FORMER MEXICAN RESTAURANT

- ✓ Suite F1: Fully build-out as Mexican restaurant and bar
- ✓ Plenty of parking in the center
- ✓ Space has outdoor patio, hood, grease trap, and walk-in refrigerators
- ✓ Multi-anchored retail mecca
- ✓ Largest power center in Santa Clarita
- ✓ Positioned in the heart of Santa Clarita Valley
- ✓ Designed to cater a growing, family friendly, diverse population
- ✓ Great frontage and exposure



### 3D TOUR

SCAN QR TO VIEW THE 3D TOUR  
OF THIS SPACE OR CLICK BELOW:

[VIEW 3D TOUR](#)

RETAIL & RESTAURANT  
SANTA CLARITA, CA

# UNIT 19431

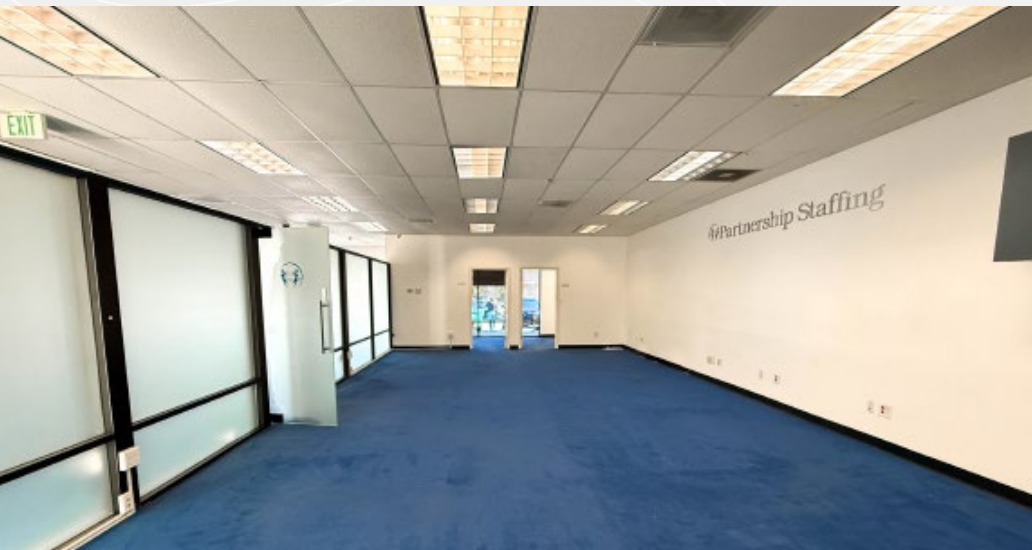
19307-19439 Soledad Canyon Road, Santa Clarita, CA 91351



## APPROX. 3,000 SF

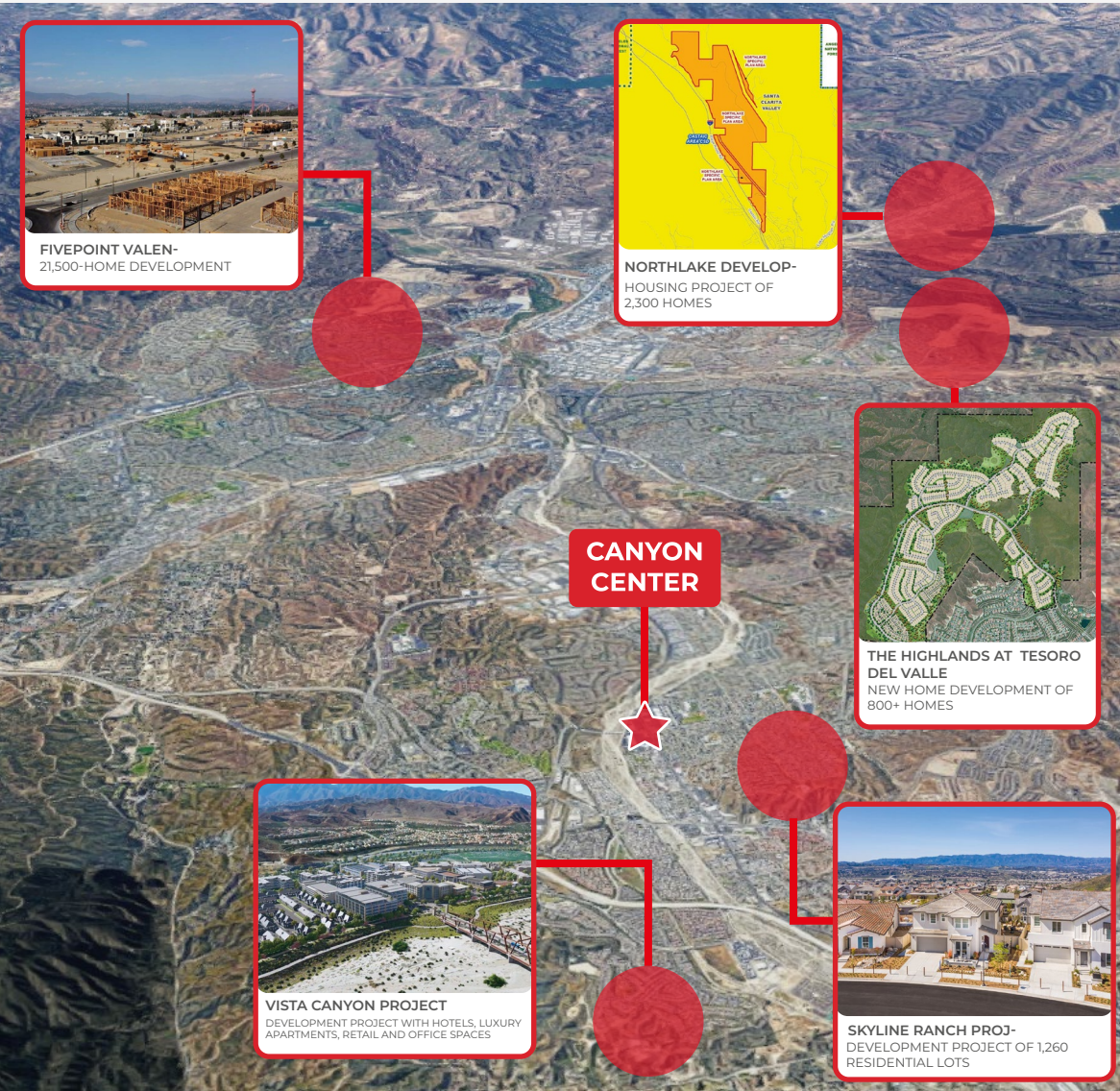
RETAIL/OFFICE SPACE

- ✓ 3-5 private offices
- ✓ Bull pen area
- ✓ Kitchenette



# AREA AMENITIES

19307-19439 Soledad Canyon Road, Santa Clarita, CA 91351



- ✓ Close proximity to 5 and 14 freeways
- ✓ Intersection on Soledad and White Canyon has over ±82,000 cars per day
- ✓ Tenants include Island Pacific Market, Aldi Grocery Store, Dollar Tree, Big Lots, Supercuts, Subway, UPS, and KFC
- ✓ Surrounded by major developments like North Lake Project, Newhall Ranch Project, Tesoro del Valle, Skyline Ranch Project, and Vista Canyon project

## DEMOGRAPHICS

### POPULATION



1 MILE	3 MILE	5 MILE
25,506	102,361	217,196

### AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILE	5 MILE
\$90,028	\$115,488	\$124,601

### DAYTIME POPULATION



1 MILE	3 MILE	5 MILE
20,894	83,070	177,487

### TRAFFIC COUNT



± 83,424 CARS PER DAY ON  
SOLEDAD CANYON RD & WHITES CANYON RD

RETAIL & RESTAURANT  
SANTA CLARITA, CA

# EXTERIOR PHOTOS

19307-19439 Soledad Canyon Road, Santa Clarita, CA 91351



# SITE PLAN

19307-19439 Soledad Canyon Road, Santa Clarita, CA 91351



Measurement 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.





**SUBJECT  
PROPERTY**



**AERIAL MAP**



**COMMERCIAL  
REAL ESTATE**

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