



Property Summary:

- Building Size : 30,898 SF
- 2-Story Office/Retail Center
- Year Built : 2005
- Parking: 211 Spaces; Parking Ratio 6.35/1,000SF
- Zoning: Commercial Neighborhood Planned Development (CNPD)

Available:

Second Floor Office / With Elevator:

- Suite 206: 500 SF
- Suite 214: 663 SF
- Suite 217: 297 SF

Property Highlights:

- Located at Busy Signalized Intersection
- Located Near the New Skyline Ranch Community with 2,200 Homes Currently Under Construction
- Within a ½ Mile of Golden Valley Road/Cross Valley Connector which Connects the 5 Freeway to Highway 14
- Total Daily Traffic at Intersection of Bouquet and Plum is 45,000 CPD

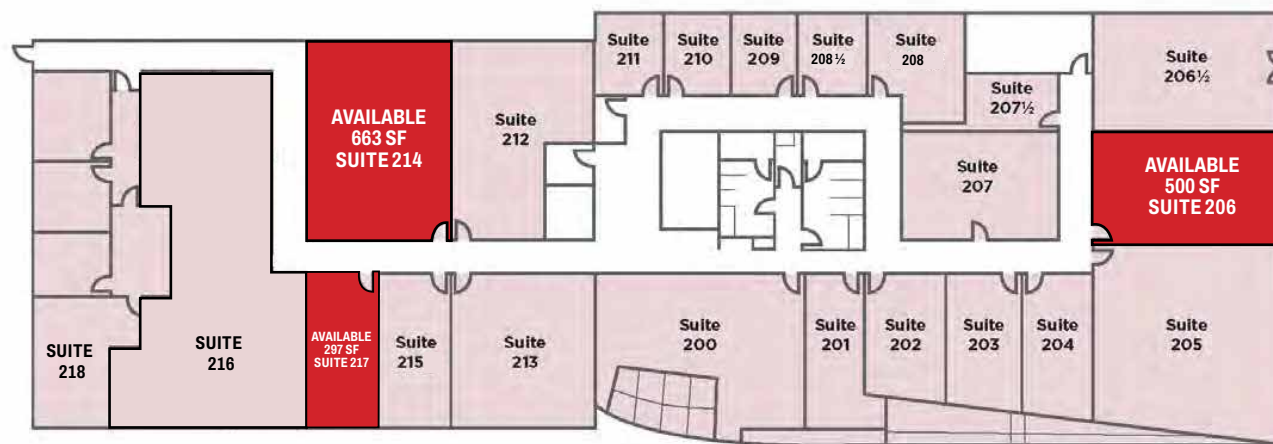
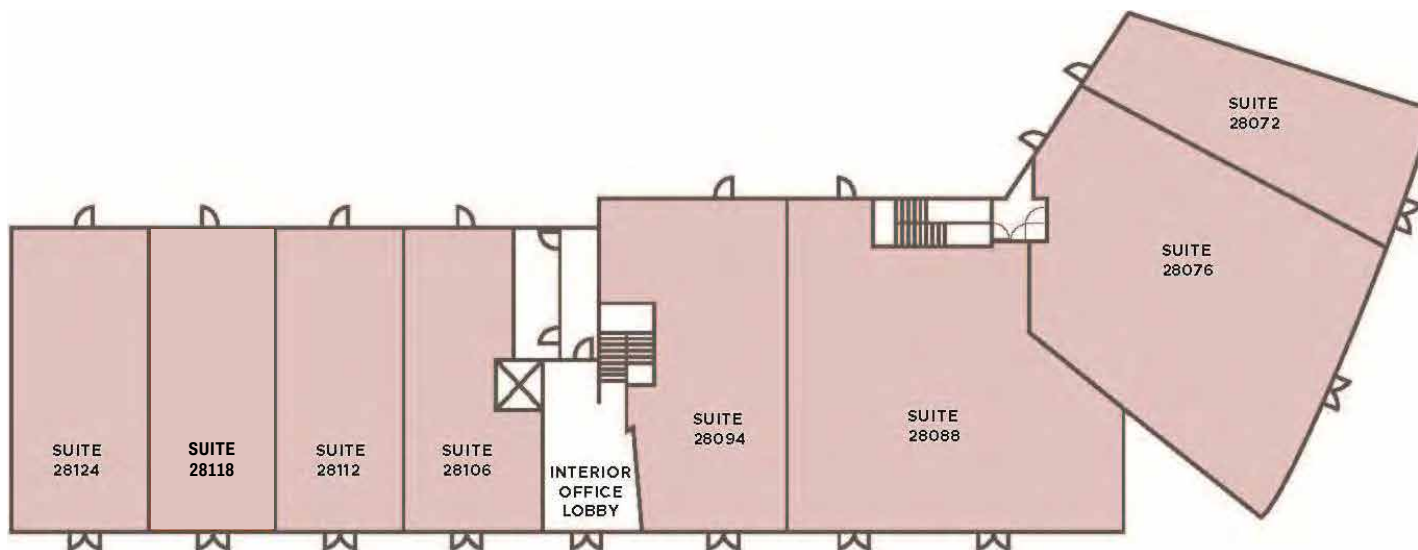
For More Information:

Thomas Oliver
Vice President
661.705.3565 | toliver@naicapital.com
Cal DRE Lic. #01466098

John Z. Cserkuti
Executive Vice President
661.705.3551 | jcserkuti@naicapital.com
Cal DRE Lic. #01267987

©NAI Capital Commercial, Inc. Content in this document may include AI generated or alerted text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474

UNIT	TENANT	AREA
20701	Vincenzo's Pizza Restaurant	4,349
28072	Thai Basil	1,300
28076	La Cocina Bar & Grill Inc	3,042
28088	7-ELEVEN	3,186
28094	Bella Salon	1,984
28106	Stamp and Mail Center	1,306
28112	Kazuyo Sushi	1,366
28118	Studio Ever After (Pilates)	1,367
28124	Vault Smoke Shop	1,477
SECOND FLOOR / WITH ELEVATOR		
200	Brandon Thai, DDS	1,295
201	Hearing Solutions	275
202	Naim Syed Financial	275
203	BV Home Health	275
204	Armored Insurance	275
205	StemOn Education	1,000
206	AVAILABLE	500
206 1/2	Medical Supplies	728
207	Office	400
208 1/2	Next Gen Fumigation	335
207 1/2	IIT Systems	250
208	Superior Life Support	150
209	Home Health Care	150
210	Home Health Care	150
211	Santa Clarita Therapy	150
212	Foster Construction	664
214	AVAILABLE	663
216	Global Vision Security	1,917
217	AVAILABLE	297
218	Santa Clarita Therapy	1,300

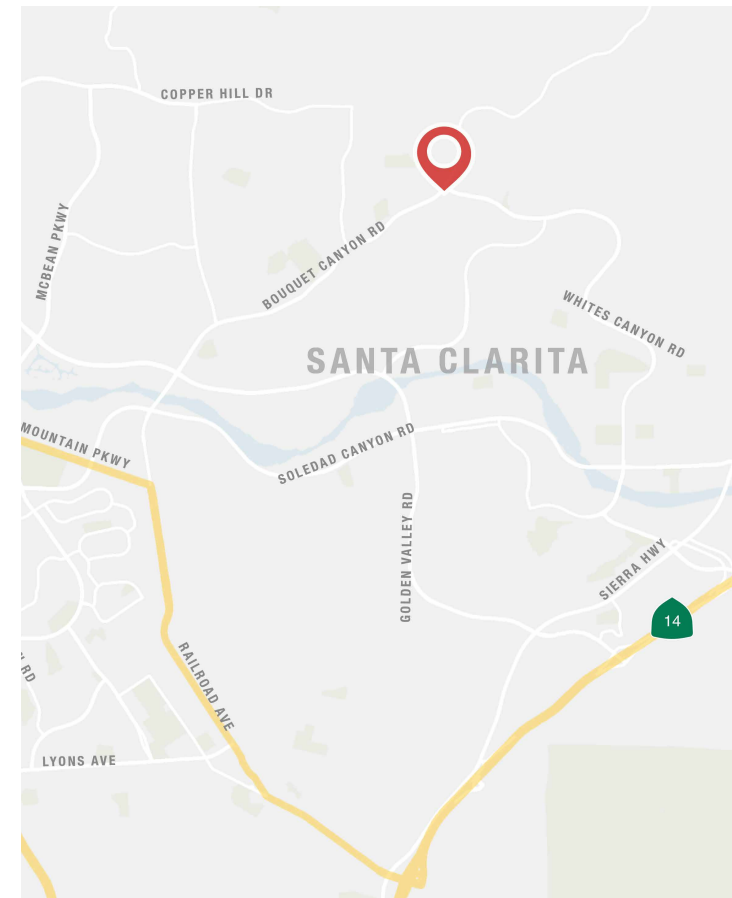


For More Information:

Thomas Oliver
Vice President
661.705.3565 | tolover@naicapital.com
Cal DRE Lic. #01466098

John Z. Cserkuti
Executive Vice President
661.705.3551 | jcserkuti@naicapital.com
Cal DRE Lic. #01267987

©NAI Capital Commercial, Inc. Content in this document may include AI generated or alerted text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474



Population:	1 Mile	3 Miles	5 Miles
Estimated Population (2023)	14,229	92,256	190,005
Projected Population (2028)	14,921	95,101	194,000

Daytime Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	284	2,668	7,643
Total Employees	1,494	17,074	61,319

Ave. HH Income	1 Mile	3 Miles	5 Miles
Estimated Average Household Income (2023)	\$164,832	\$156,191	\$149,481
Projected Average Household Income (2028)	\$165,691	\$160,730	\$156,490

For More Information:

Thomas Oliver
Vice President
661.705.3565 | tolover@naicapital.com
Cal DRE Lic. #01466098

John Z. Cserkuti
Executive Vice President
661.705.3551 | jcserkuti@naicapital.com
Cal DRE Lic. #01267987

©NAI Capital Commercial, Inc. Content in this document may include AI generated or alerted text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474

28100 BOUQUET CANYON ROAD
SANTA CLARITA, CA 91350

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



For More Information:

Thomas Oliver
Vice President
661.705.3565 | toliver@naicapital.com
Cal DRE Lic. #01466098

John Z. Cserkuti
Executive Vice President
661.705.3551 | jcserkuti@naicapital.com
Cal DRE Lic. #01267987

©NAI Capital Commercial, Inc. Content in this document may include AI generated or alerted text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474