

Sierra Crest Center

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SPECTRUM
COMMERCIAL REAL ESTATE, INC.

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AVAILABILITY: 320 – 6,496 SF

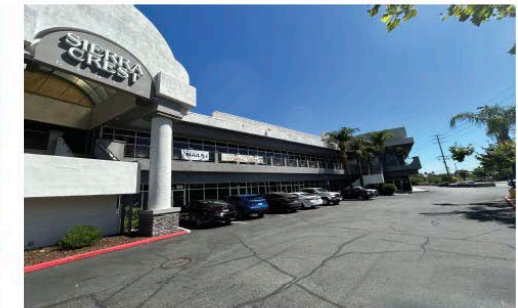
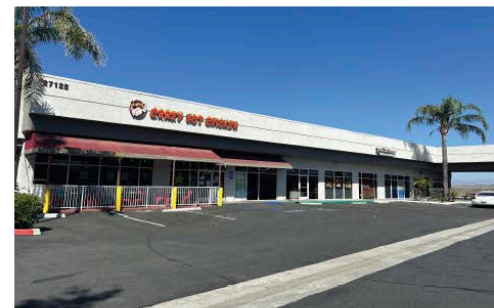
Property Features

PROPERTY FEATURES

- Prime Retail Shopping Center
- Excellent Mix of Tenants – Dunkin', Valvoline, State Farm, Farmers Insurance and More
- Variety of Floor Plans Available
- Superb Street Frontage
- Entirely Remodeled and Under New Management
- Multiple Entry Points
- Tremendous Street and Freeway Off Ramp Visibility
- Building and Monument Signage
- Immediate Occupancy Available
- **AMPLE UNDERGROUND AND GROUND LEVEL PARKING**

LOCATION HIGHLIGHTS

- Prime Santa Clarita Location
- Excellent Demographics
- Situated along Sierra Highway one of the Main Retail Corridors
- Located Next to on-ramp and off-ramp to SR-14
- Heavy Traffic Counts – Approximately 60,000 CPD
- Minutes from I-5, SR-14 & SR-126
- Close proximity to Costco, College of the Canyons, Canyon Country Community Center, Skyline Ranch, Aliento New Home Development, and Vista Canyon Work & Live Community



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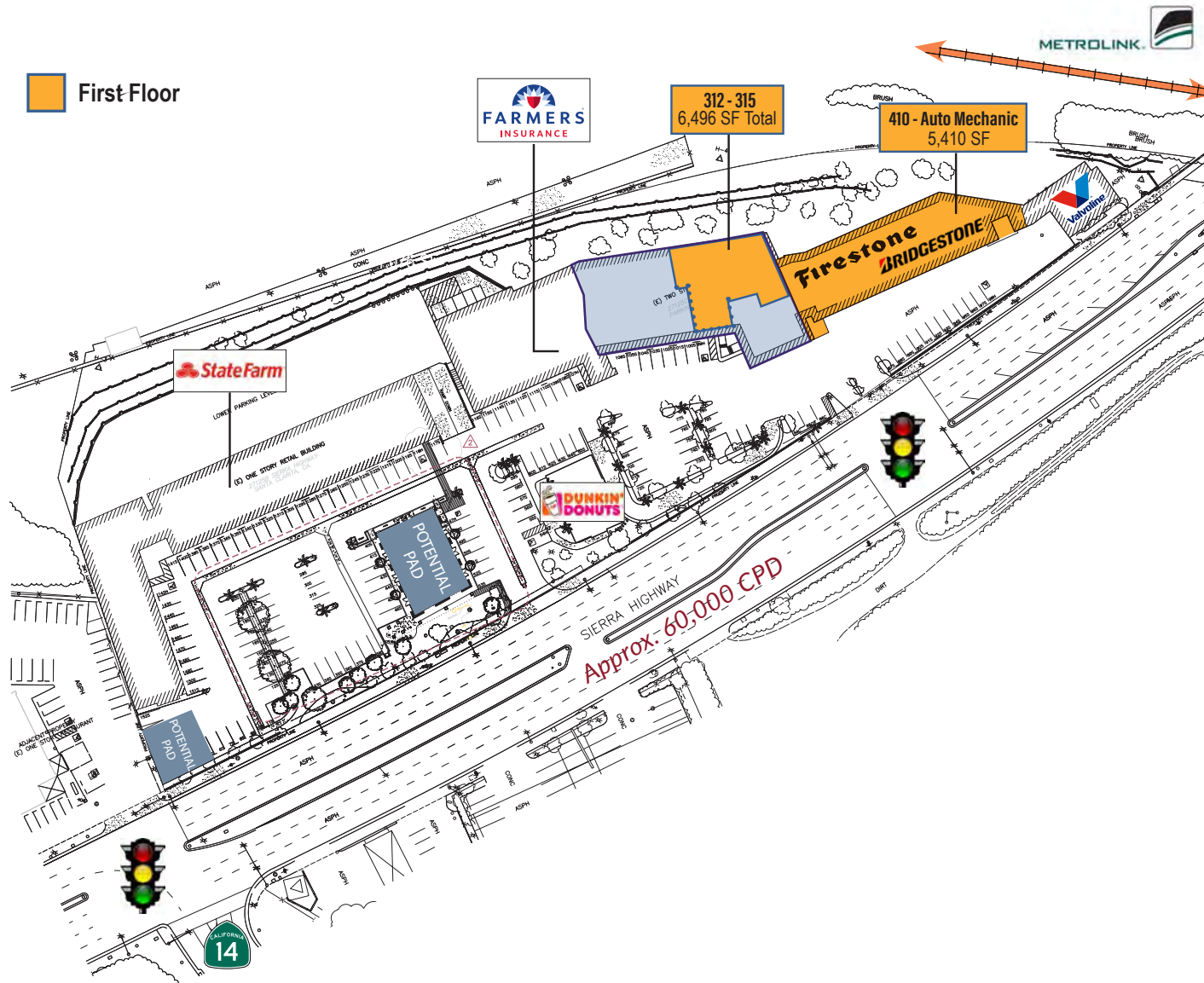
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Site Plan



SUITE	SIZE (SF)
410 - Auto Mechanic	5,410
312 - 315*	6,496
311	714
306	714
305	385
322	320
329 B	597
361	547
350 B	855

*DIVISIBLE

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Amenities Map



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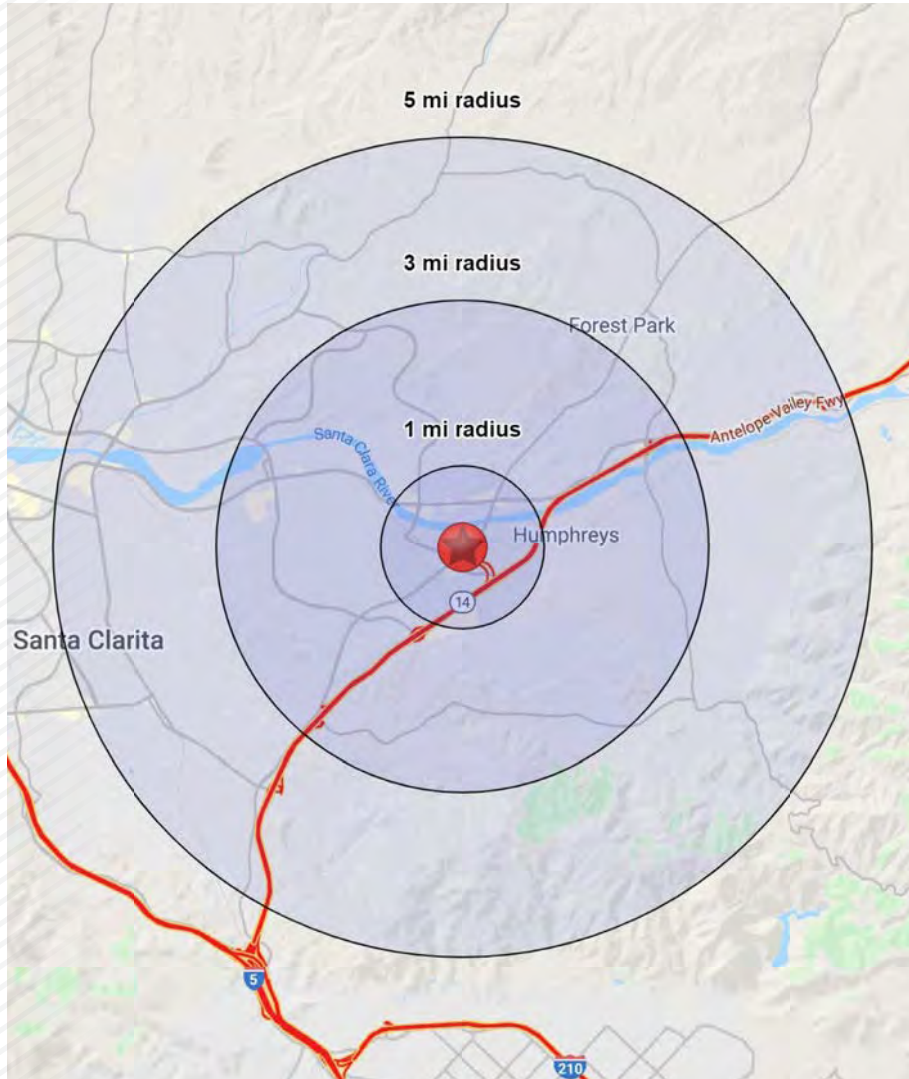
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2021)	24,724	77,924	154,965
Estimated Projected Population (2026)	25,905	82,846	160,746
Estimated Households	8,595	26,050	51,383



AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income (2021)	\$86,828	\$103,674	\$113,868
Projected Avg Household Income (2026)	\$92,674	\$110,973	\$125,396
Estimated Median Household Income	\$82,930	\$96,030	\$101,622



DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Businesses	971	2,490	4,780
Total Employees	5,753	18,045	37,346

Source: SitesUSA

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