

# MOVE-IN INCENTIVES BROKER BONUS\*

\*INQUIRE FOR DETAILS



COMMERCIAL  
REAL ESTATE

the sign of a profitable property



## RETAIL FOR LEASE IN BUSY NEIGHBORHOOD CENTER

23120-23130 Lyons Avenue, Newhall, CA 91321



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RETAIL SPACE  
NEWHALL, 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

# PROPERTY FEATURES

23120-23130 Lyons Avenue, Newhall, CA 91321







## APPROX. 900 SF

RETAIL FOR LEASE IN BUSY NEIGHBORHOOD CENTER

- ✓ Join Papa John's, Western Dental, To The Point Dance Studio, and Neighborista in this dynamic neighborhood shopping center
- ✓ Premier street visibility, signage, and accessibility on Lyons Avenue & Wayman Court
- ✓ Generous customer parking
- ✓ Retail suite available with flexible lease terms

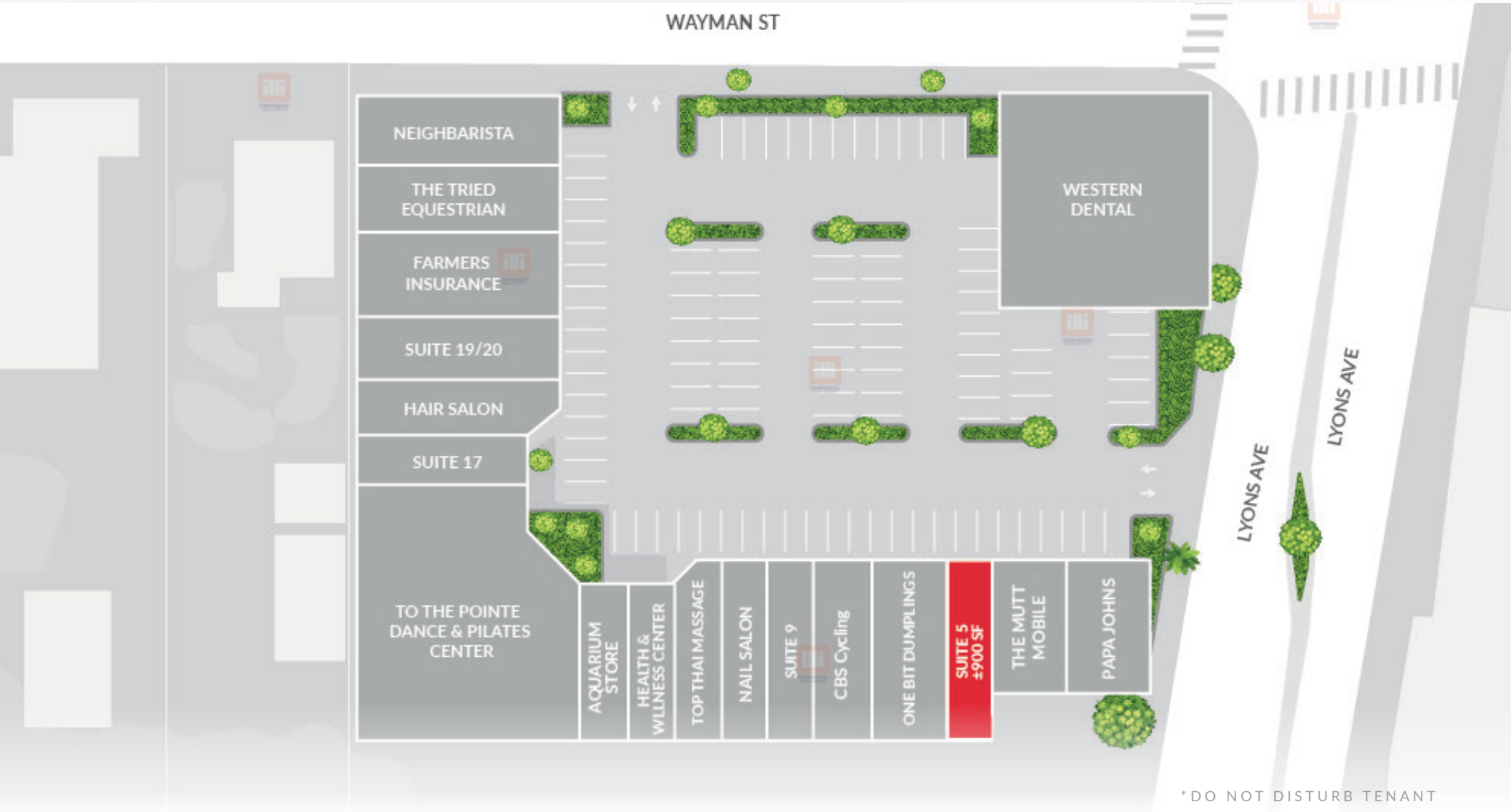
## AREA AMENITIES

- ✓ Lyons Avenue is one of Santa Clarita's busiest east-west thoroughfares
- ✓ Strong demographics with an average household income nearing \$110k within a 3-mile radius
- ✓ 1/2 mile from Old Town Newhall and Hart High School
- ✓ Convenient shopping, dining, & entertainment in Santa Clarita's premier retail & arts district

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	20,058	55,791	75,615
 Avg. HH Income	\$103,887	\$113,137	\$119,606
 Daytime Pop	17,227	47,724	65,665
 Traffic Count	± 41,331 CPD ON LYONS AVE		

# SITE PLAN

23120-23130 Lyons Avenue, Newhall, CA 91321



\* DO NOT DISTURB TENANT

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.



AVAILABLE



AERIAL MAP





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