



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



FREWAY ADJACENT RETAIL & OFFICE AVAILABLE AT SUNSET POINTE

25269 The Old Road, Stevenson Ranch, CA 91381



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RETAIL & OFFICE SPACES
STEVENSON RANCH, 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.

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PROPERTY FEATURES

25269 The Old Road, Stevenson Ranch, CA 91381



APPROX. 1,380 SF

RETAIL SPACES AVAILABLE

- ✓ Diverse tenant mix including Starbucks, In Good Company, Outback Steakhouse & Kinza Sushi
- ✓ Major monument and freeway visible signage
- ✓ Ample on-site parking

AREA AMENITIES

- ✓ Beautifully landscaped retail shopping center
- ✓ Located in Stevenson Ranch adjacent I-5, the Golden State Freeway
- ✓ Surrounded by many hotels, office complexes, retail centers and a strong residential population
- ✓ Average household income over \$100,000

RENTAL RATE

Suite J: ±1380 SF | \$1.95 PSF + \$0.65 NNN

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	12,539	65,610	102,003
 Avg. HH Income	\$138,817	\$138,324	\$138,156
 Daytime Pop	11,419	60,679	96,913
 Traffic Count	± 11,625 CPD ON OLD ROAD		

SITE PLAN

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Measurements 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.

SixFlags



AVAILABLE



AERIAL MAP



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