

AVAILABLE FOR LEASE

# LYONS STATION

For more information, please contact:

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23404, 23428, 23430 Lyons Ave, Santa Clarita, CA



CBRE

# Property Overview & Highlights



±1,200 sq. ft. to ±2,700 sq. ft. retail spaces, and ±2,310 sq. ft. second generation restaurant space available for



Located just ±1.2 miles from I-5 with 210,373



Excellent traffic counts with 53,999 ADT through the intersection



Strong trade area with several national and regional retailers

## 2023 DRIVE TIME DEMOGRAPHICS



### AVERAGE HH INCOME

1 Mile	\$110,650
3 Miles	\$125,224
5 Miles	\$132,850



### POPULATION

1 Mile	19,149
3 Miles	69,574
5 Miles	139,817



### DAYTIME POPULATION

1 Mile	17,985
3 Miles	72,189
5 Miles	153,800



INTERSTATE CALIFORNIA 5  
±1.2 Miles

OLD ORCHARD ELEMENTARY SCHOOL

PLACERITA JUNIOR HIGH SCHOOL & HART HIGH SCHOOL

OLD ORCHARD & HAIG CONDOMINIUMS

2,310 SF AVAILABLE

21,706 ADT

ORCHARD VILLAGE RD



32,418 ADT



LYONS AVE



1,200 SF AVAILABLE

1,200 SF AVAILABLE



# site plan



# Trade Area Map



## 2023 TRAFFIC COUNTS

Lyons Ave. at Orchard Village Rd.  
32,293 ADT

Orchard Village Rd. at Lyons Ave.  
21,706 ADT



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