



### 26525 GOLDEN VALLEY RD SANTA CLARITA, CALIFORNIA 91350

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,506	33,528	87,568
Total Population	7,028	113,942	227,160
Average HH Income	\$99,960	\$108,934	\$119,893

### Property Highlights

- Available: 26525 Golden Valley Rd -1,670 SF
- Ideal for Most Retail, Restaurant, Soft Goods, or Service-Oriented Uses
- Excellent Retail Exposure and Visibility along Golden Valley Road
- Ample Parking with Easy Ingress and Egress
- Located on the Heavily Trafficked Cross Valley Connector which Connects the I-5FWY to SR-14HWY
- The Site Boasts Strong Daytime & Residential Populations totaling Over 125,000ppl within a 3-Mile Radius
- Neighboring Tenants Include Walmart Supercenter, Sam's Club, LA Fitness, Dick's Sporting Goods, Joanne's Fabrics, Starbucks, Spectrum, Bank Of America, and many More!
- Santa Clarita Valley Ranks 4th Safest City In the Nation

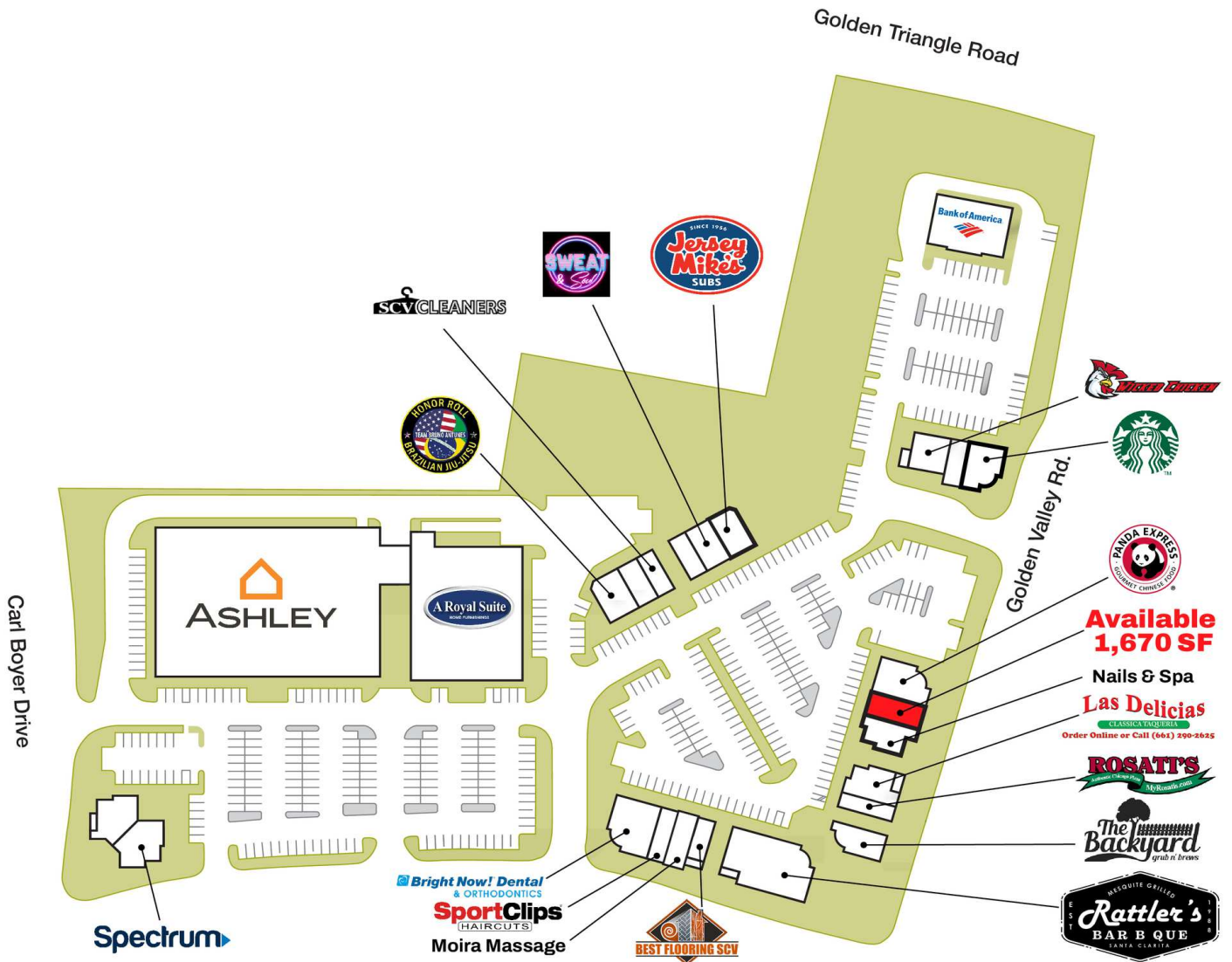
#### John Z. Cserkuti

Executive Vice President  
661.705.3551  
jcserkuti@naicapital.com  
CA DRE #01267987

#### Tom Oliver

Vice President  
661.705.3565  
toliver@naicapital.com  
CA DRE #01466098

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. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



**John Z. Cserkuti**

Executive Vice President

661.705.3551

jcserkuti@naicapital.com

CA DRE #01267987

**Tom Oliver**

Vice President

661.705.3565

toliver@naicapital.com

CA DRE #01466098

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. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



**John Z. Cserkuti**  
Executive Vice President  
661.705.3551  
jcserkuti@naicapital.com  
CA DRE #01267987

**Tom Oliver**  
Vice President  
661.705.3565  
toliver@naicapital.com  
CA DRE #01466098

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. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474