



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



RETAIL FOR LEASE IN BUSY NEIGHBORHOOD CENTER

23120-23130 Lyons Avenue, Newhall, CA 91321



GREG OFFSAY, CCIM
(818) 697-9387 | greg@illicre.com
DRE#01837719

CAROL MARMOR
(818) 697-9381 | cmarmor@illicre.com
DRE#01994635

CALEB MORRISON, CCIM
(818) 697-9364 | caleb@illicre.com
DRE#02168133



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACE
NEWHALL, CA

EXCLUSIVELY LISTED BY

GREG OFFSAY, CCIM

EXECUTIVE VICE PRESIDENT

(818) 697-9387 | greg@illicre.com
DRE#01837719

CAROL MARMOR

SENIOR ASSOCIATE

(818) 697-9381 | cmarmor@illicre.com
DRE#01994635

CALEB MORRISON, CCIM

ASSOCIATE

(818) 697-9364 | caleb@illicre.com
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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

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 Neighbarista 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

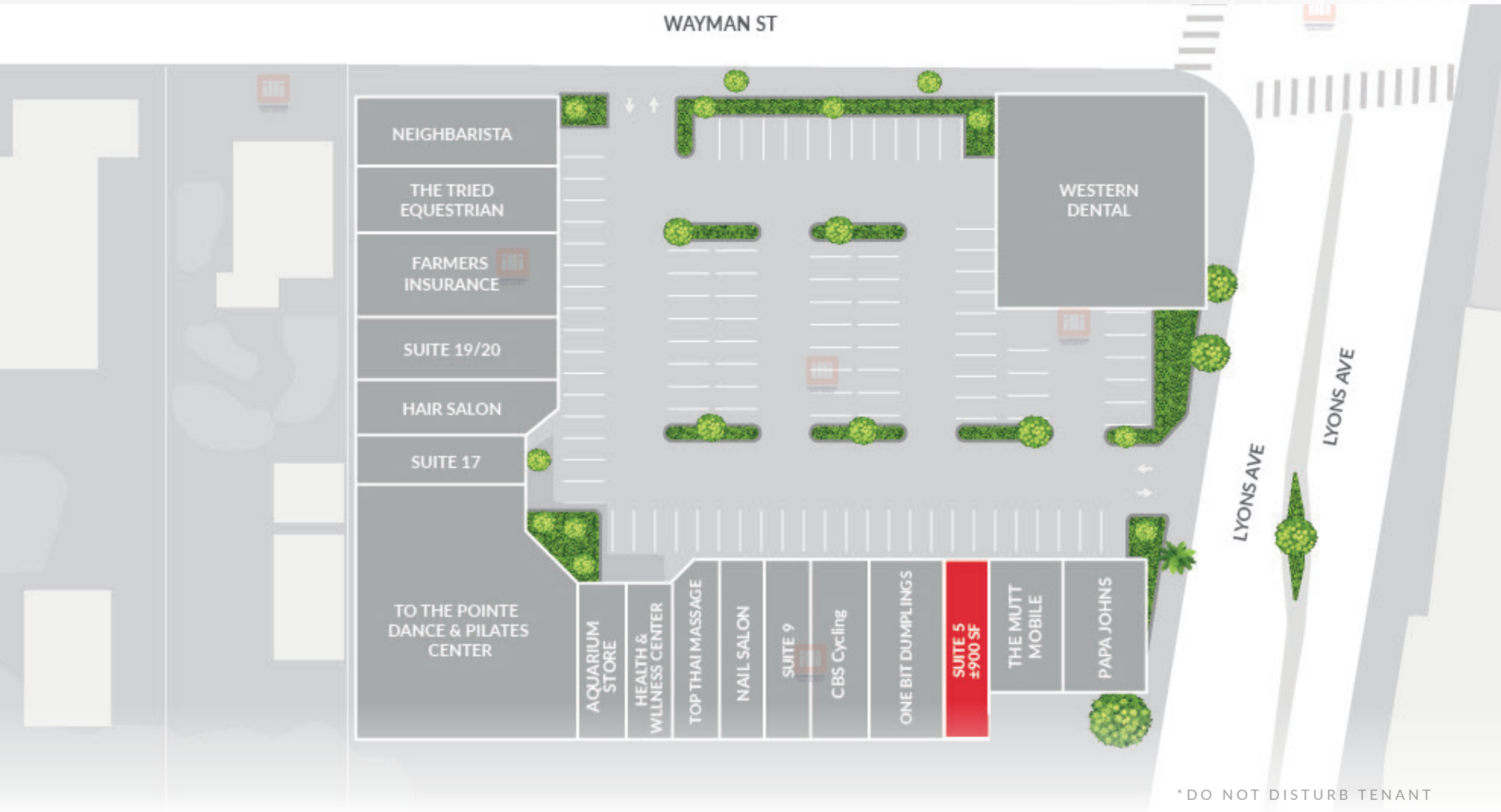
- ✓ Lyons Avenue is one of Santa Clarita's busiest east-west thoroughfares
- ✓ Strong demographics with an average household income nearing \$110k within a 3-mile radius
- ✓ 1/2 mile from Old Town Newhall and Hart High School
- ✓ Convenient shopping, dining, & entertainment in Santa Clarita's premier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

RETAIL SPACE
NEWHALL, CA

SITE PLAN

23120-23130 Lyons Avenue, Newhall, CA 91321



*DO NOT DISTURB TENANT

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 featured 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.



Sleep
SLEEP SUNDRIES



AutoZone



SUBWAY

VONS



Smart
& Final



citi



CHASE



it's boba time

CVS
pharmacy



Walgreens

AERIAL MAP



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