



RAINBOW PLAZA | ± 1,000 SF - 2,200 SF AVAILABLE

**26970-26974**

RAINBOW GLEN DRIVE  
CANYON COUNTRY | CA

## FOR LEASE

RETAIL PROPERTY

FOR MORE INFORMATION PLEASE CONTACT:



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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY DESCRIPTION

Three individual Suites totaling approximately 3,200 SF available at The Rainbow Glen Plaza located in the heart of the Santa Clarita Valley.

### Available Suites

**Suite 1:** 1,100 SF and **Suite 2:** 1,100 SF, can be combined as one Suite: 2,200 SF

**Suite 4:** 1,000 SF suitable for Nail/Beauty/Barber Shop

## PROPERTY HIGHLIGHTS

- Ample Parking
- Neighborhood Center
- Previous Hair Salon with Extra Plumbing
- High Visibility
- Retail/Office/Salon/Medical
- Available Immediately

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,000 - 2,200 SF
Lot Size:	45,831 Acres
Building Size:	10,090 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 1	Negotiable	1,100 SF
Suite 2	Negotiable	1,100 SF
Suite 4	Negotiable	1,000 SF



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TRAFFIC COUNTS COLLECTION STREET	CROSS STREET	VOLUME
Soledad Canyon Rd	Langside Ave SE	41,595
Soledad Canyon Rd	Langside Ave NW	43,507
Gollen Valley Rd	-	30,620
Golden Valley Rd	Golden Triangle Rd	16,676
Langside Ave	Delight St N	2,231
Ruether Ave	Soledad Canyon Rd	10,116
Golden Triangle	Golden Valley Rd	6,309
Golden Valley Rd	Hope Cyn Rd SW	18,427
Ruether Ave	Soledad Canyon Rd	12,630

\* Demographic data derived from 2010 US Census

POPULATION & INCOME	1 MILE	3 MILE	5 MILE
Households	5,658	37,395	80,504
Total Population	17,729	114,467	242,469
Average HH Income	\$109,546	\$119,542	\$127,127
Total Consumer Spending	\$232.6M	\$1.6B	\$3.5B



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