

# GROUND LEASE | NEWHALL, CA

## RETAIL / DRIVE-THRU PAD AVAILABLE

Lyons Plaza | 23718 Lyons Avenue, Newhall, CA 91321  
+/- 10,000 Sq. Ft. Lot | Max Building Size: +/- 2,428 SF



Prime Ground Lease fronting Lyons Avenue | Zone: Corridor Plan (Lyons)  
Drive-Thru Uses Allowable with Minor Use Permit  
Contact Agents for Pricing Information

### CONTACTS:



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# SITE PHOTOS



# SITE PLAN



**Lyons Avenue: +/- 32,293 Cars Per Day**

# DEMOGRAPHICS / MAP

Demographic	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	34,282	101,213	159,440
Consumer Spending	\$353,113.00	\$1,086,783.00	\$1,782,866.00
# of Households	11,060	32,439	52,554
Avg. Household Income	\$98,825.00	\$114,533.00	\$117,092.00

