

26111

Bouquet Cyn Road
Santa Clarita | CA

SPECTRUM
COMMERCIAL REAL ESTATE, INC.



RETAIL
BUILDING TYPE



40,650
CARS PER DAY



104,444
POPULATION (3 MILES)



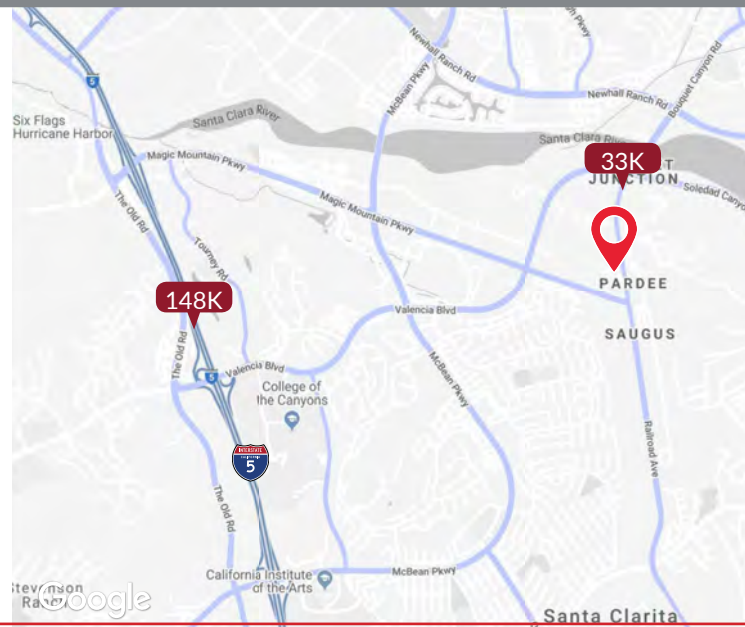
\$123,323
HOUSEHOLD INCOME

FOR LEASE
1,340 - 5,000 SF

SANTA CLARITA PLAZA
Restaurant Available

PROPERTY HIGHLIGHTS

- Fully built out 2 Generation Restaurant Space
- Possible Food Locations
- Excellent Demographics with High Traffic Count
- Good Street Visibility
- Excellent Signage
- Good Parking Ratio
- Join The Tea Gardens Tearoom and Numero Uno Pizza



RANDY CUDE

Managing Director

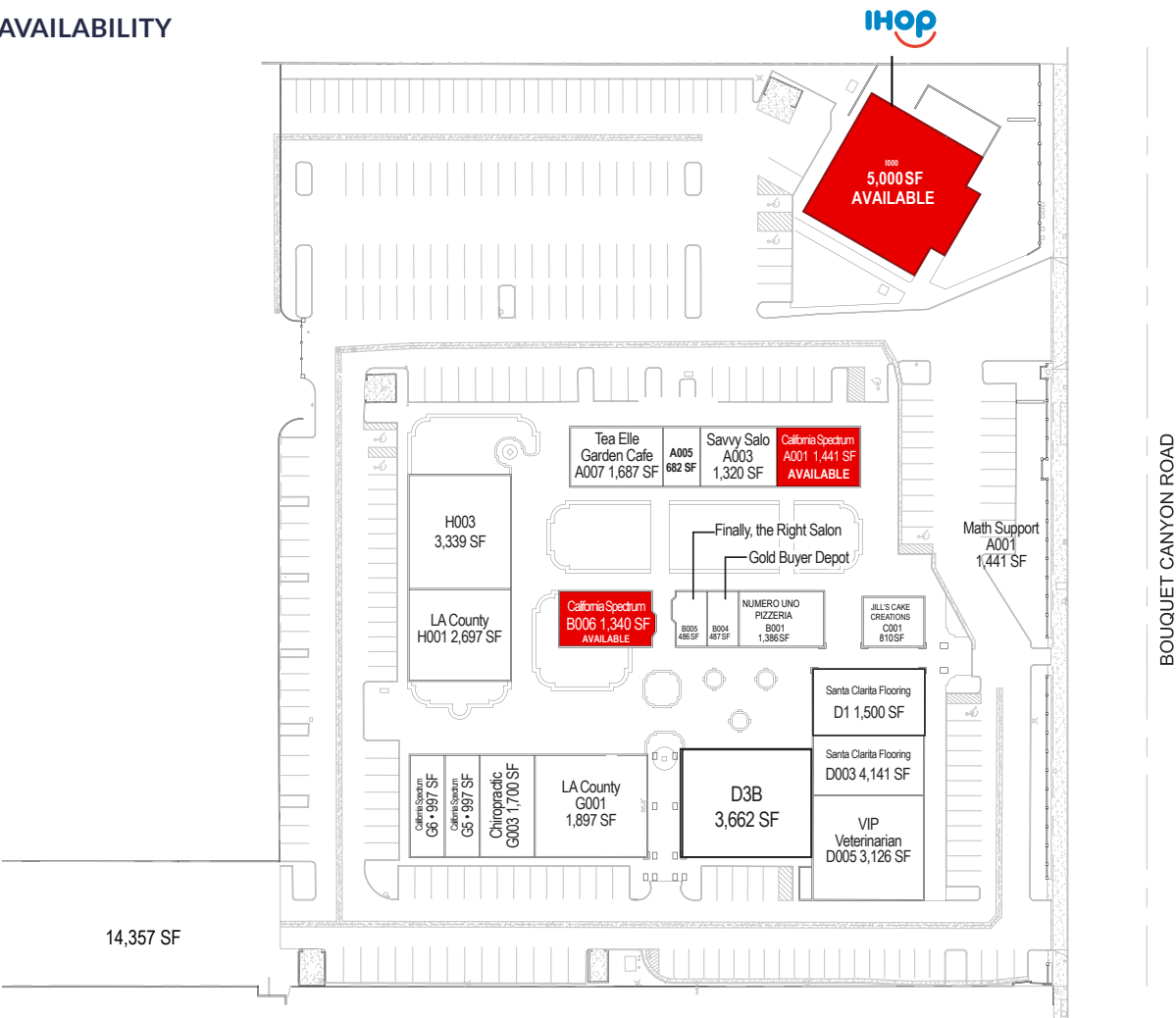
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DRE License #01005000

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SITE PLAN & AVAILABILITY



LOCATION INFORMATION

Santa Clarita Plaza is an attractive retail shopping center located along the highly accessible Bouquet Canyon Road. The Center Features: A Solid Tenant Mix, Beautiful Courtyard, Abundant Parking, Heavy Traffic Count and Excellent Signage. This space is currently set up as a operating Church featuring a Reception Area, Separate Offices and a Stage.

The property is attractively placed between Valencia Blvd/Soledad Canyon Rd and Magic Mountain Parkway providing direct access to the 5 and 14 Freeway.

TENANT INFORMATION

TENANT NAME	SUITE	SIZE SF	% OF TOTAL	LEASE EXPIRATION	T12 SALES TOTAL	PSF
Small Shop Out-Parcels	N/A	33,070	86.87%	N/A	N/A	N/A
IHOP	26135	5,000	13.13%	8/31/26	\$1,544,188	\$309
Subtotal	-	5,000	13.13%	8/31/26	\$1,544,188	\$309
Total	-	38,070	100.00%	-	N/A	-

DEMOGRAPHIC DATA

	1 MILE	3 MILES	5 MILES
Population	8,095	104,444	213,274
Avg HH Income	\$126,387	\$123,323	\$127,317
Daytime Population	12,775	60,316	83,902

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FOR LEASE

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AMENITIES MAP & TRAFFIC MAP



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PROPERTY PHOTOS



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