

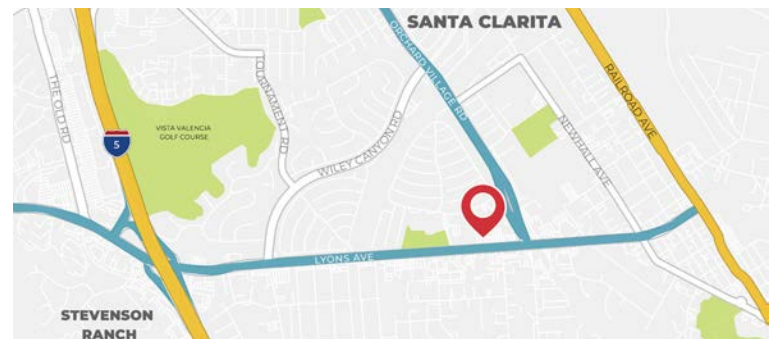
FOR LEASE | OLD ORCHARD CENTER

23323-23453 Lyons Avenue
Santa Clarita, CA 91355



PROPERTY HIGHLIGHTS

- Seasoned Grocery Anchored Shopping Center with Top Performing Store in Market
- Ideal for Retail, Fitness, Health & Beauty, and Service Oriented Uses
- Strategically Located at Main & Main Intersection of Lyons Ave & Orchard Village Rd
- Superb Visibility to Passing Commuters with Easy Ingress and Egress
- Minutes from both I-5 Golden State Freeway and SR-14 Highway
- Strong Demographics with Dense Population Exceeding 66,900 with an Average Household Income over \$152,800 within a 3 Mile Radius
- Join Neighboring Tenants:



Available:

23357	2,280 SF (Former Cleaners)
23335	18,125 SF (Former Rite Aid)

Demographics:

	1 Mile	3 Miles	5 Miles
Total Population	17,945	66,948	142,616
Average HH Income	\$152,126	\$152,846	\$155,438
Daytime Population	11,860	50,675	111,163

Exclusively Listed By:

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Site Plan





SANTA CLARITA

SITE

OLD ORCHARD CENTER

VALERIA SUPERMARKETS

O'Reilly AUTO PARTS

Starbucks

Domino's

ALDI

Auto Zone

CVS

UPS

Jersey Mike's Subs

Chiji's

MOD

PICK UP STIX

NOAH'S

SHERWIN WILLIAMS

SUBWAY

Michaels

CHASE

VONS

Famous Footwear

WORLD MARKET

Marshalls

ROSS

Walmart

Jack in the Box

jiffy lube

Carl's Jr.

TACO BELL

Denny's

McDonald's

WELLS FARGO

VONS

Starbucks

BR Bakery

Popeyes

CHASE

7-ELEVEN

Little Caesars

Carl's Jr.

Walgreens

14

BIKE SCORE
58

WALK SCORE
83

SANTA CLARITA



SITE

OLD ORCHARD CENTER

ORCHARD VILLAGE RD (26,485 ATC)

LYONS AVE (36,444 ATC)



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