

28048 Bouquet Canyon Road  
Santa Clarita, CA 91350

**PLUM CANYON PLAZA - FOR LEASE**  
1,170– 2,962 SF Available - Retail / Office Building



- **Available Units:**  
 Suite 2: 2,962 SF (office, second floor, No Elevator)  
 Suite 1: 2,210 SF  
 Suite 3: 1,170 SF
- Ideal for Retail, Service Oriented and Office Uses
- One of the lowest Rents & NNN's for Retail/Office in SCV!!!
- Building Signage Available for Both Ground Floor and Second Floor Tenants
- Located near the New Skyline Ranch Community with more 2,200 New Homes
- Minutes from Valencia Town Center Mall, Central Park, Multiple Schools and Recreational Facilities

**Demographics (2023)**

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	13,922	90,464	188,054
<b>Avg HH Income:</b>	\$167,947	\$163,102	\$150,319
<b>Daytime Pop:</b>	1,603	17,713	61,402

**Traffic Counts**

<b>Bouquet Cyn</b>	23,000 CPD
<b>Plum Cyn</b>	21,000 CPD
<b>Total Traffic at intersection :</b>	<b>44,000</b>

**FOR MORE INFORMATION, PLEASE CONTACT YOUR EXCLUSIVE LISTING AGENTS:**

**Tom Oliver**  
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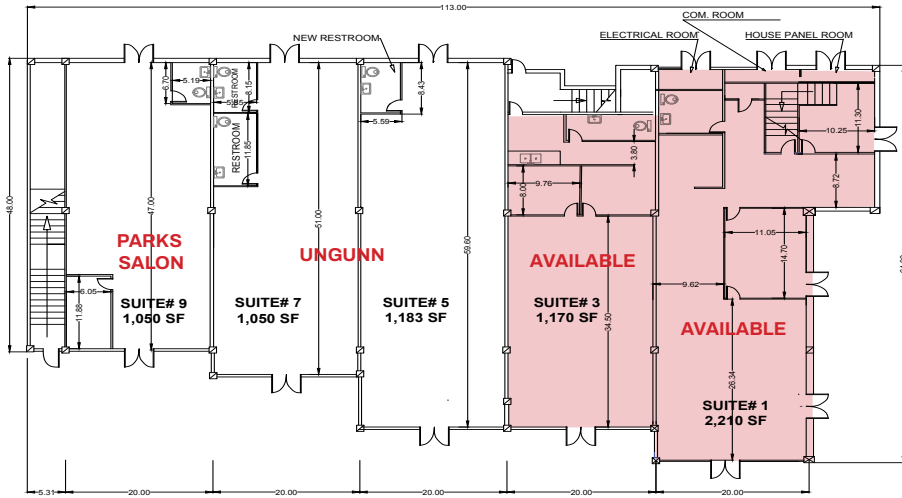
**NAI Capital - Santa Clarita**  
25060 Avenue Stanford,  
Suite #165  
Valencia, CA 91355



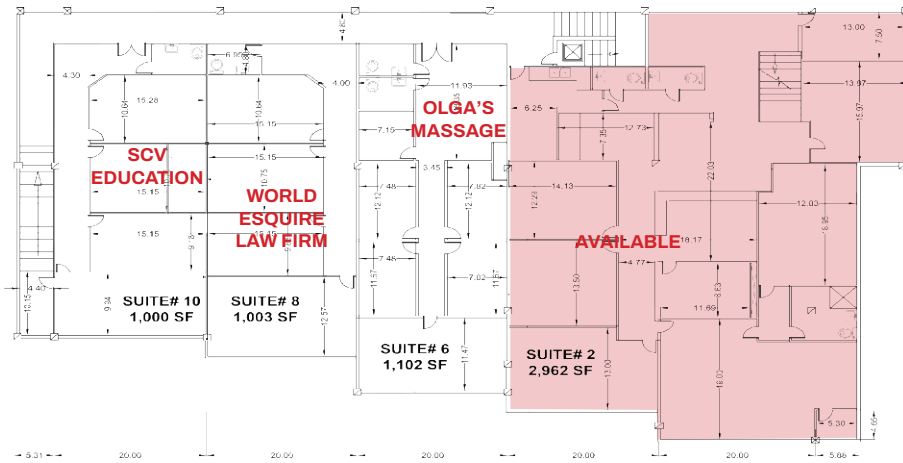
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**FIRST & SECOND FLOOR PLAN**



**First Floor Plan**



**Second Floor Plan**



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