



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



OFF-RAMP

PRIME END-CAP SPACE AVAILABLE IN CANYON COUNTRY

18760-18796 Flying Tiger Dr., Santa Clarita, CA 91387



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PRIME END-CAP
SANTA CLARITA, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

18760-18796 Flying Tiger Dr., Santa Clarita, CA 91387







APPROX. 1,495-5,428 SF

PRIME END-CAP SPACE AVAILABLE

- ✓ Beautiful end-cap location
- ✓ High ceilings, plenty of open space, and large reception area
- ✓ Large octagonal room with plenty of natural light
- ✓ 87 parking spaces in center
- ✓ Direct street visibility

AREA AMENITIES

- ✓ Located on busy Sierra Hwy in the densely populated city of Santa Clarita
- ✓ Located in front of signalized intersection
- ✓ Adjacent from 14 Fwy North exit
- ✓ Close proximity to Costco, College of the Canyons, Regal Cinemas, residential communities, and new housing development

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	26,348	88,375	175,190
 Avg. HH Income	\$95,350	\$112,638	\$120,813
 Daytime Pop	24,140	80,524	161,237
 Traffic Count	± 27,862 CPD ON SIERRA HWY		

PRIME END-CAP
SANTA CLARITA, CA

SUITE 18788

18760-18796 Flying Tiger Dr., Santa Clarita, CA 91387



APPROX. ±1,495 SF | INLINE SPACE | RETAIL



PRIME END-CAP
SANTA CLARITA, CA

SUITE 18796

18760-18796 Flying Tiger Dr., Santa Clarita, CA 91387



APPROX. ±3,933 SF | ENDCAP SPACE | RETAIL



17FT CEILINGS THROUGHOUT THE UNIT
WITH 22 CEILINGS IN THE ATRIUM



BOTH UNITS CAN BE COMBINED



SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the features tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



AERIAL MAP



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