

PRIME END-CAP SPACE AVAILABLE IN CANYON COUNTRY

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



VANESSA CEBALLOS

(818) 514-3393 | vanessa@illicre.com (818) 697-9375 | rachel@illicre.com DRF#02037652

RACHEL ADAMS

DRE#02052879

TODD NATHANSON

(818) 514-2204 | todd@illicre.com DRE#00923779





TODD NATHANSON

(818) 514-2204 | todd@illicre.com DRE#00923779

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.

PROPERTY FEATURES



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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
QQ Daytime Pop	24,140	80,524	161,237
Traffic Count	± 27,862 CPD ON SIERRA HWY		

SUITE 18788

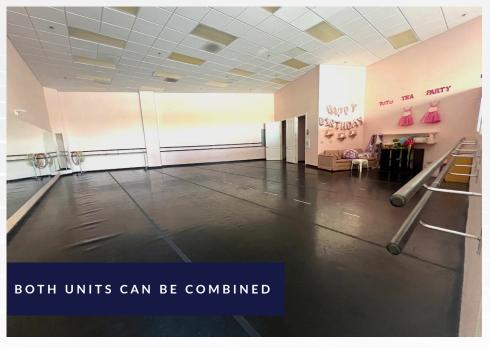


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APPROX. ±1,495 SF | INLINE SPACE | RETAIL









SUITE 18796



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

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









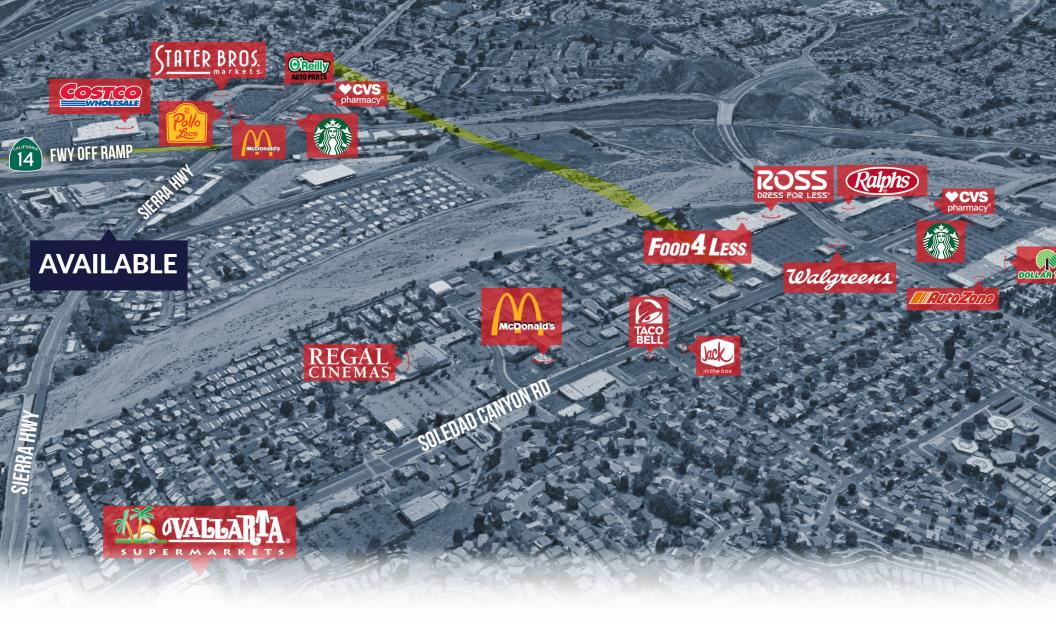
SITE PLAN



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Measurement 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 feature 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.











REGAL CINEMAS













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AERIAL MAP

