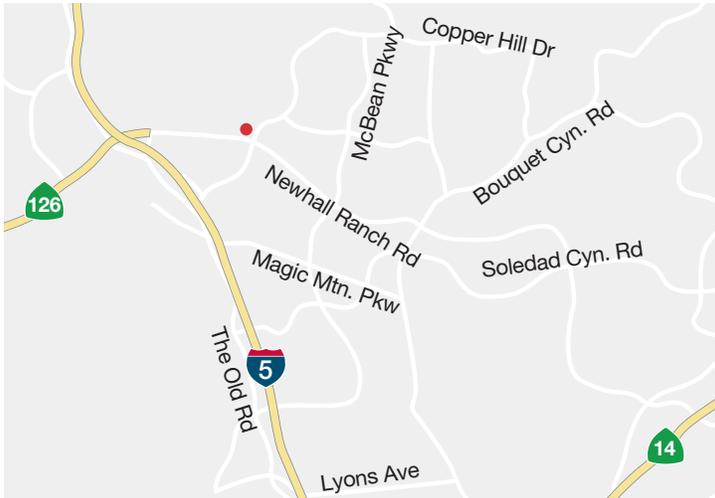




SEC Newhall Ranch Rd. & Copper Hill Dr.
Valencia, CA 91355



Property Features

- **Available:** 25160 Rye Canyon - 4,346 SF End Cap For Lease
- **Delivery:** Available with 30 Days Notice
- Ideal for restaurants, retail, medical or service oriented uses
- Superb signage with 10' high monuments on both streets
- Top Grossing Stores in Chain for multiple tenants in area including Starbucks, Chipotle and The Habit Burger
- Located on the Cross Valley Connector which connects the I-5 and SR-14 Freeways in SCV
- Immediately adjacent to numerous residential communities as well as a large daytime employment base
- **Adjacent retailers include:**

Demographics	1 Mile	3 Miles	5 Miles
Population	4,014	71,463	162,268
Avg. HH Income	\$194,218	\$181,260	\$178,128
Daytime Demographics Age 16 Years or Over	20,159	70,202	129,738



Traffic counts: 63,300 ADT
Source: City of Santa Clarita (Taken 08/2024)

For more information, please contact your exclusive listing agents:

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Copper Ranch Plaza

4,346 SF Available
Multi-Tenant Pad to Home Depot



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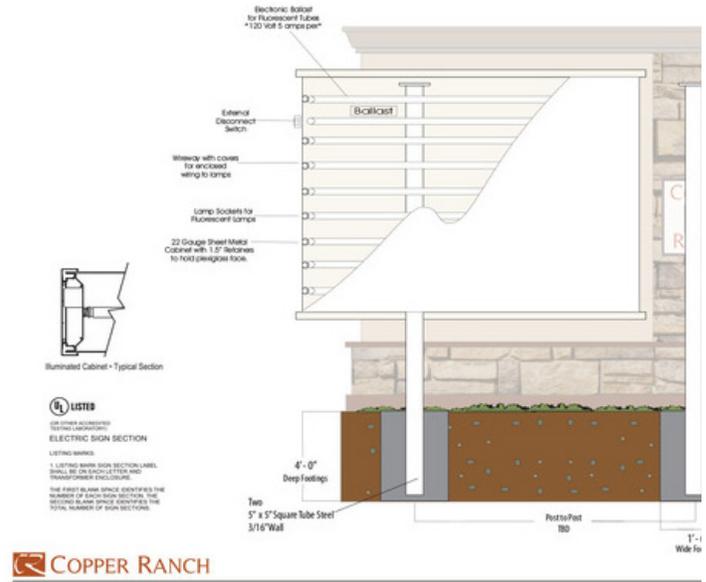
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Monument Signage

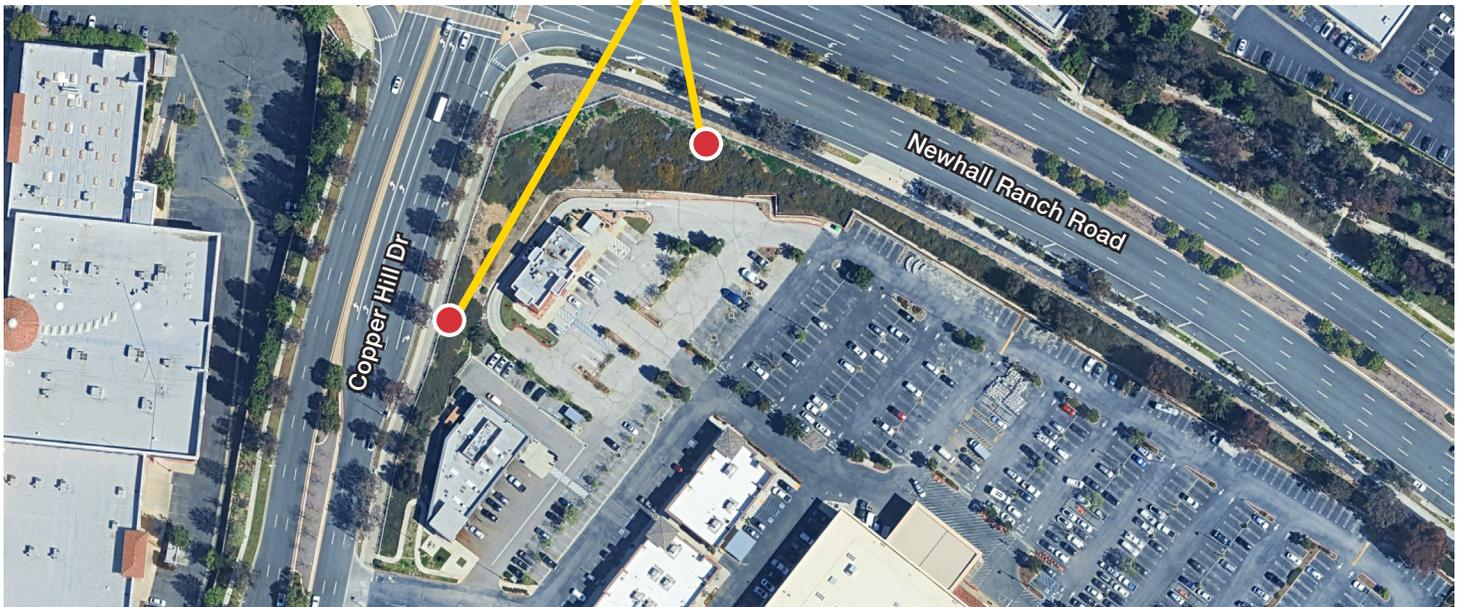


10'

0'



Monument Location / Line of Sight



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