



Property Summary:

- Building Size : 30,898 SF
- 2-Story Office/Retail Center
- Year Built : 2005
- Parking: 211 Spaces; Parking Ratio 6.35/1,000SF
- Zoning: Commercial Neighborhood Planned Development (CNPD)

Available

- Suite 28106: 1,306 SF (Ground Floor)
- Suite 207: 400 SF (Second Floor)
- Suite 215 & 217: 594 SF (Second Floor)

Property Highlights:

- Can Accommodate most Uses Including Retail, Office, and Service Oriented Uses
- Located at Busy Signalized Intersection
- One of the Lowest Rents for Retail / Office in Santa Clarita!
- Located Near the New Skyline Ranch Community with 2,200 Homes Currently Under Construction
- Within a ½ Mile of Golden Valley Road/ Cross Valley Connector which Connects the 5 Freeway to Highway 14
- Total Daily Traffic at Intersection of Bouquet and Plum is 45,000 CPD

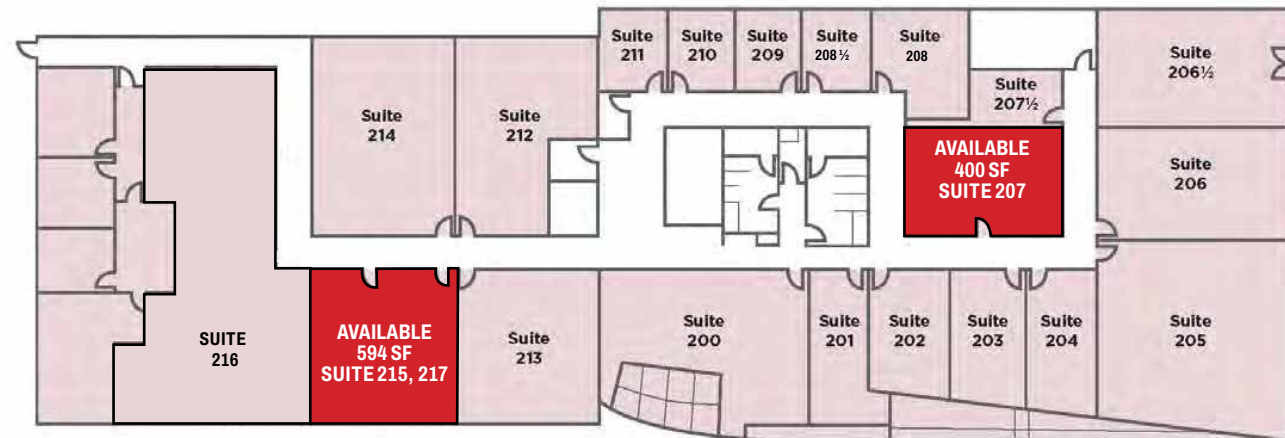
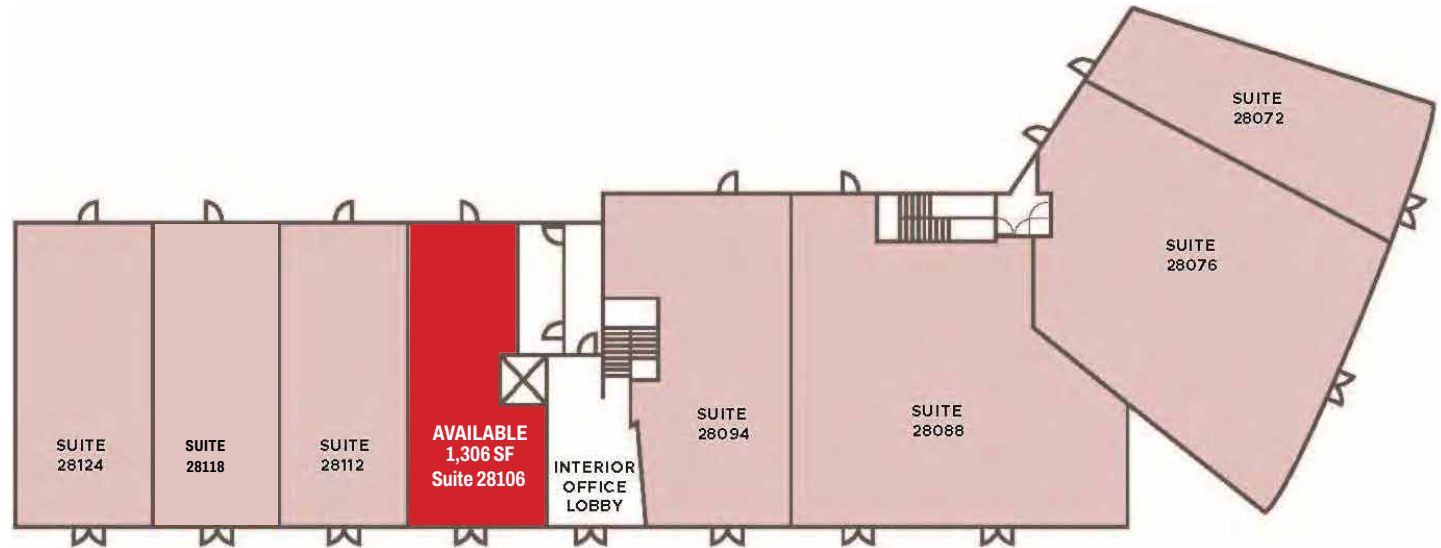
For More Information:

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UNIT	TENANT	AREA
20701	Vincenzos Pizza Restaurant	4,349
28072	Ing Doi Thai Kitchen	1,300
28076	La Cocina Bar & Grill Inc	3,042
28088	7-ELEVEN	3,186
28094	Tresor Salon & Spa	1,984
28106	AVAILABLE	1,306
28112	Keto Sushi	1,366
28118	Pop SCV	1,367
28124	Vault Smoke Shop	1,477
200	Brandon Thai, DDS	1,295
201	Heather Rouselo	275
202	Naim Syed Financial	275
203	BV Home Health	275
204	Farmers Insurance	275
205	StemOn Education	1,000
206	Astrum Hospice	500
206 1/2	Lynda Brierly	728
207	AVAILABLE	400
208 1/2	Next Gen Fumigation	335
207 1/2	IIT Systems	250
208	Aris HVAC	150
209	Touch Theraphy-Patricia Aitkin	150
210	Switched On Education	150
211	Thomas Stanley	150
212	Foster Construction	664
214	Mortgage Company	663
215, 217	AVAILABLE	594
216	Global Vision Security	1,917
218	Santa Clarita Therapy	1,300

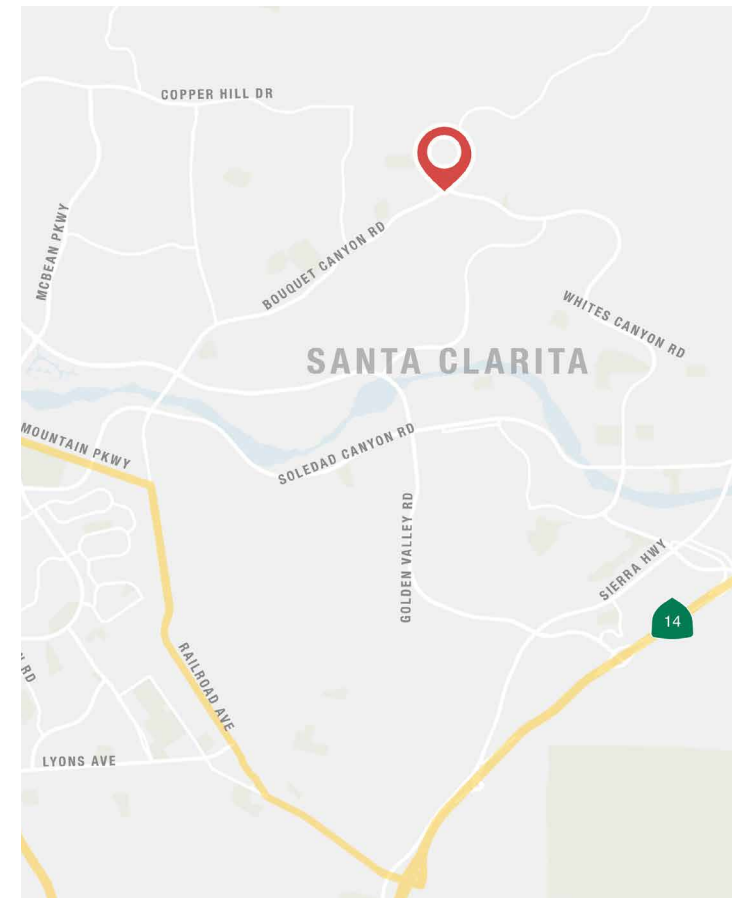


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Population:	1 Mile	3 Miles	5 Miles
Estimated Population (2023)	14,229	92,256	190,005
Projected Population (2028)	14,921	95,101	194,000

Daytime Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	284	2,668	7,643
Total Employees	1,494	17,074	61,319

Ave. HH Income	1 Mile	3 Miles	5 Miles
Estimated Average Household Income (2023)	\$164,832	\$156,191	\$149,481
Projected Average Household Income (2028)	\$165,691	\$160,730	\$156,490

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