

HIGHRIDGE CROSSING

NEC NEWHALL RANCH RD. & COPPER HILL DR.
28130, 28132, 28136, 28166 NEWHALL RANCH RD.
VALENCIA, CA 91355



FOR LEASE

OFFICE DEPOT ANCHORED SHOPPING CENTER

FOR MORE INFORMATION CONTACT:

PATTI KUTSCHKO | SENIOR V.P.

P: 661.670.2003 E: pkutschko@daumcre.com

BRE: #01225246

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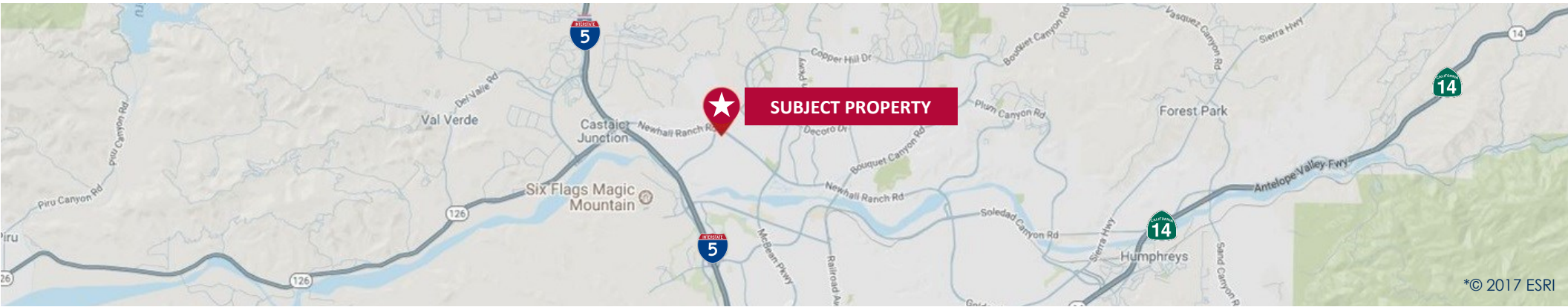
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PROPERTY FEATURES

- Available: 1,825-3,847 SQ FT Contiguous for Lease
- Diverse tenant mix with tremendous visibility and exposure
- Ideal for retail, soft good or service oriented users
- Exceptional traffic counts at intersection in excess of 72,000 CPD*
- Located on the Cross Valley Connector which connects
- Immediately adjacent to numerous residential communities as well as large daytime employment base
- Adjacent trade area retailers include: *TAKEN 9/16 City of Santa Clarita



Demographics*	1 Miles	3 Miles	5 Miles
Population	4,038	71,020	170,536
Avg. HH Income	\$121,999	\$124,508	\$124,494
Daytime Population	20,658	55,122	89,692

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ADDRESS	TENANT NAME	SIZE	FIXED SEATS	PARKING RATIO	REQUIRED PARKING
28102	Chipotle	2,500	44	0.333	23.31
28104	Fish Tail	1,294	20	0.333	8.33
28106	Copperhill Cleaners	1,100		250	4.40
28108	King Kogy	1,091	15	0.333	10.00
28110	Hines Chiropractic	1,100		200	5.50
28112	9 Round Kickboxing	1,195		200	6.00
28122	Nail City	1,495		250	5.98
28124	Paks Noodle	1,200		250	4.80
28126	Temarkitto	1,350		250	5.40
28128	Valencia Pets	1,500		250	6.00
28130	AVAILABLE	1,825		250	7.30
28132	AVAILABLE	2,022		200	10.11
28134	Pacific Dental	2,651		200	13.26
28136	AVAILABLE	1,805		250	7.30
28138	Magic Foot Massage	1,133		250	4.53
28150	Office Depot	16,000		250	64.04
28162	Panda Express	2,000	50	0.333	16.65
28164	Juice It Up	1,000	10	0.333	3.33
28166	Crepissima	1,090	20	0.333	6.66
28168	Supercuts	1,200		250	4.80
28170	Dinks Deli	1,499	20	0.333	6.66
28172	Starbucks	1,499		60	24.98
28180	Wendy's	3,000		60	50.00
28194	Chase	5,000		250	20.00
28190	Little Ceasar's	1,050		100	10.50
28192	Little Ceasars Office	1,050		250	4.20

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