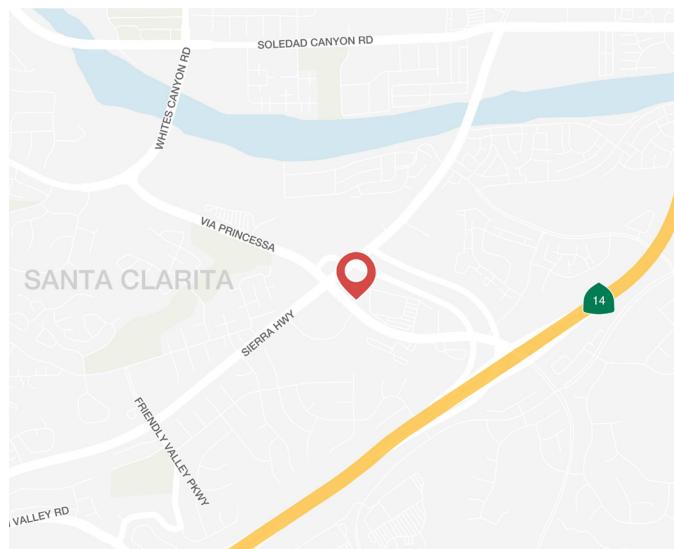




## 18715-18729 Via Princessa Santa Clarita, CA 91387

### Property Highlights:

- Available: 1,140 SF (Former built-out restaurant).
- Ideal for Retail, Restaurant, Office/Medical or Service Oriented Uses.
- Busy signalized Intersection offering several ingress and egress points.
- Immediately adjacent to Santa Clarita Metrolink Station, SR-14 Hwy, Golden Valley High School and multiple residential communities.
- Neighbors include : Costco, Starbucks, Carl's Jr., Chase Bank, CVS, Panda Express, Shell and Mobil Gas stations.
- Santa Clarita is One of the Fastest Growing Cities in LA County and One of the Safest in the Nation.



<b>Demographics:</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Population</b>	21,094	77,913	155,993
<b>Average HH Income</b>	\$125,845	\$146,321	\$153,461

### Join Tenants:



### Traffic Counts:

<b>Sierra Highway</b>	31,850 CPD
<b>Via Princessa</b>	36,000 CPD
<b>Total CPD @ Intersection</b>	<b>67,850 CPD</b>

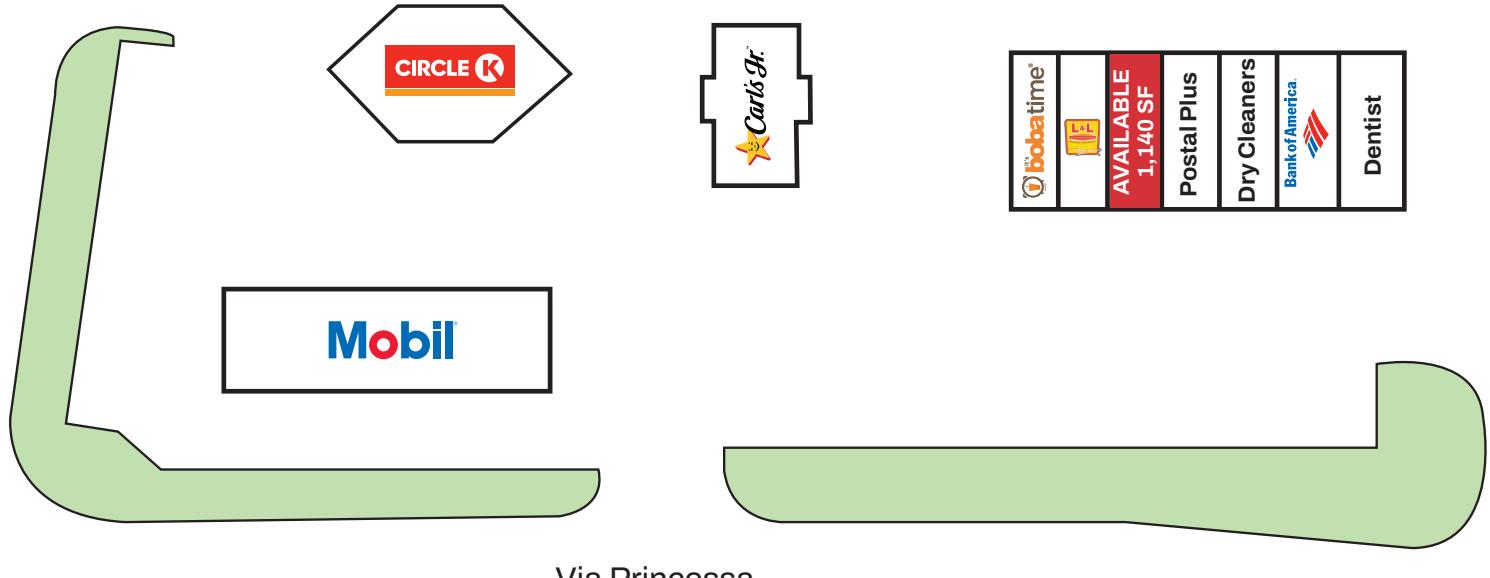
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## Site Plan



Via Princessa

Address	Tenant	Square Footage
18755 Via Princessa	Mobil / Circle K	5,000 SF
18741 Via Princessa	Carl's Jr.	2,124 SF
18729 Via Princessa	It's Boba Time	1,380 SF
18727 Via Princessa	<b>AVAILABLE</b>	<b>1,140 SF</b>
18725 Via Princessa	L&L Hawaiian Barbecue	1,200 SF
18723 Via Princessa	Go Postal Plus!	1,140 SF
18721 Via Princessa	Darling Cleaners	1,140 SF
18719 Via Princessa	Bank of America	1,060 SF
18717 Via Princessa	Fair Oaks Dental	1,440 SF

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## Property Photos



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## Retail Map



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