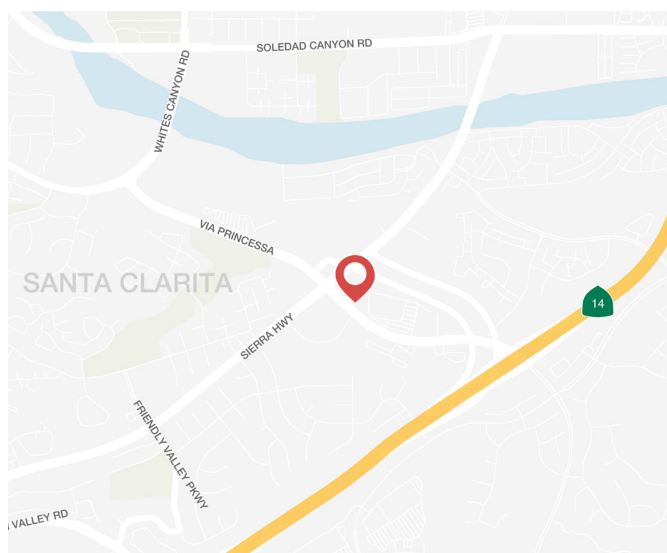




18715-18729 Via Princessa Santa Clarita, CA 91387

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.



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

Join Tenants:



Bank of America



Traffic Counts:

Sierra Highway	31,850 CPD
Via Princessa	36,000 CPD
Total CPD @ Intersection	67,850 CPD

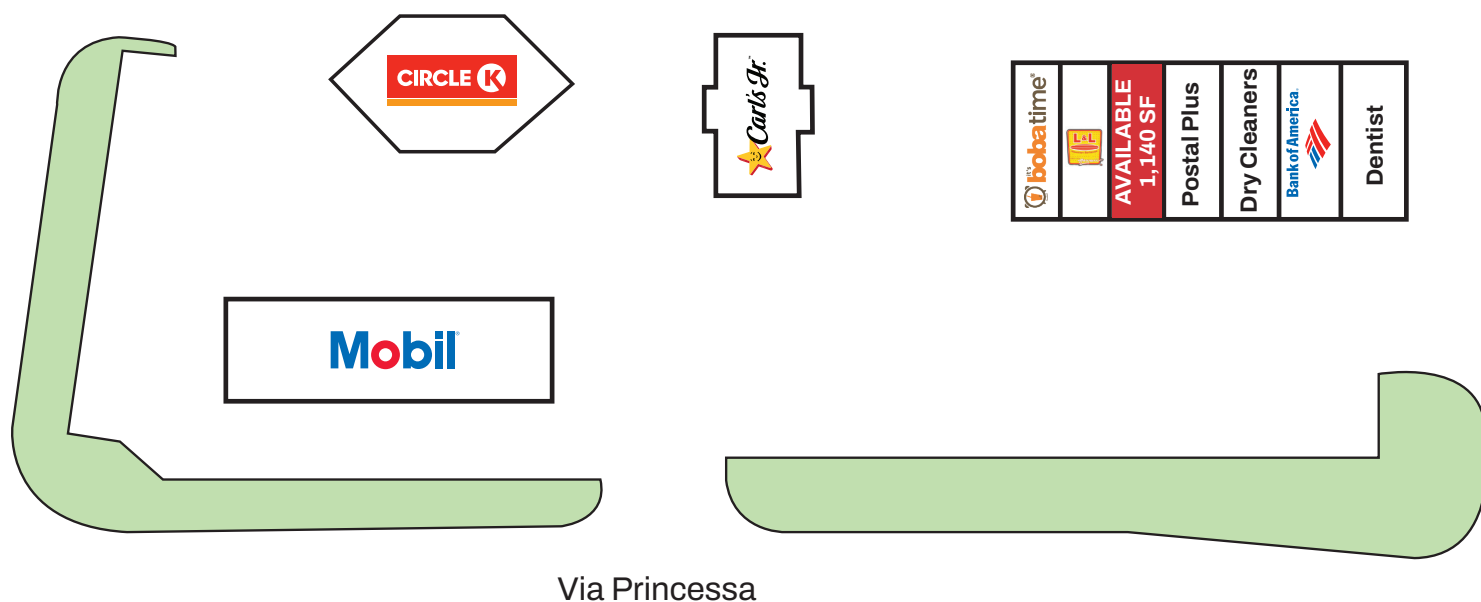
For More Information:

John Z. Cserkuti
Executive Vice President
661.705.3551
jcserkuti@naicapital.com
Cal DRE Lic. #01267987

Tom Oliver
Vice President
661.705.3565
toliver@naicapital.com
Cal DRE Lic. #01466098

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Site Plan



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	AVAILABLE	1,140 SF
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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