

FOR LEASE

21515
SOLEDAD CANYON RD
SANTA CLARITA, CA



URGENT CARE
COMING SOON

1,200 SF
SUITE 109

LUMINARA ADULT
DAY CARE
COMING SOON

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

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RANDY CUDE
Managing Director
661.414.2004
rcude@spectrumcre.com
CA DRE Lic. #01005000

CHRIS ALIHEMMAT
Vice President
419.280.3361
calihemmat@spectrumcre.com
CA DRE Lic. #02105695

PROPERTY HIGHLIGHTS



NEIGHBORHOOD CENTER
39,507 SF



HIGH VISIBILITY & TRAFFIC COUNT ALONG
- SOLEDAD CANYON RD ± 53,000 VPD
- GOLDEN VALLEY RD ± 30,620 VPD



**EXCELLENT SPACE FOR
MULTIPLE APPLICATIONS**



**WELL-DESIGNED
PROPERTY LAYOUT**



**2 EXCELLENT MONUMENT
SIGNAGAGE OPPORTUNITES**



SCCC
(PROSPECTIVE LESSEE TO VERIFY)



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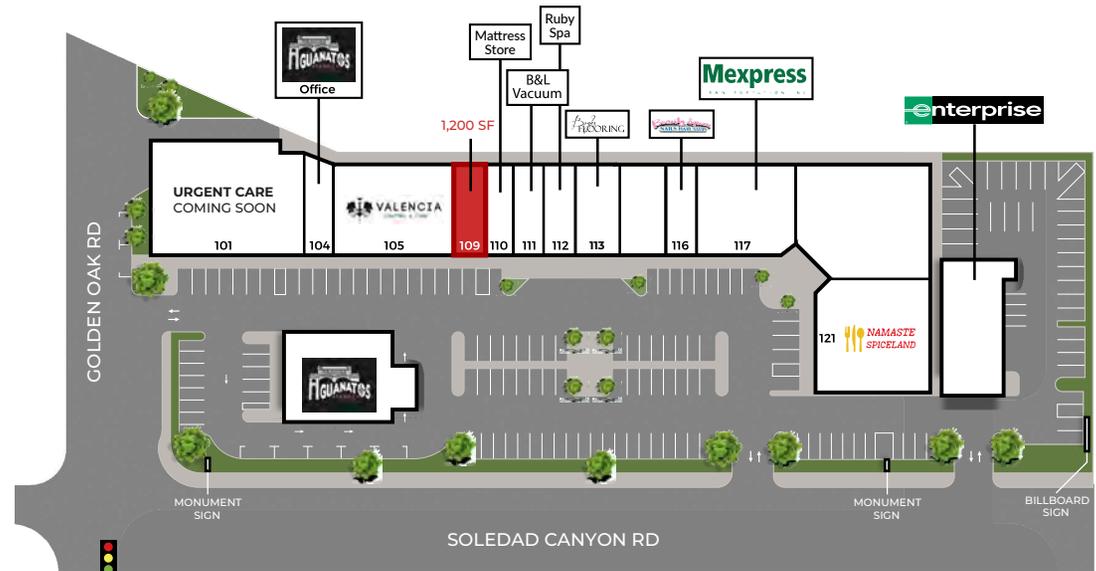
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SITE MAP / AVAILABILITY

TENANT NAME	UNIT	AREA
Guanatos Tacos	100	2,500 SF
Urgent Care (Coming Soon)	101	7,060 SF
Guanatos Tacos	104	1,180 SF
Valencia Lighting and Ceiling Fans	105	4,800 SF
AVAILABLE	109	1,200 SF
Mattress Store	110	1,200 SF
B&L Vacuum & Sewing	111	1,272 SF
Ruby Spa	112	1,280 SF
Boyles Flooring	113	1,200 SF
LEASED	115	1,200 SF
Beauty Square Nails Hair Salon	116	1,200 SF
Mexpress Transportation Inc	117	4,102 SF
LEASED	120	4,920 SF
ASR Groceries Inc	122	5,041 SF



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...a / Austin
temporarily closed



**CROSSFIT COVERED
SANTA CLARITA**

**GOLDEN VALLEY RD
± 30,620 VPD**



**NATIONAL CREDIT
DRIVE-THRU**



**SOLEDAD CANYON RD
± 53,000 VPD**



**BOWMAN
HIGH SCHOOL**

**SANTA CLARITA
SKATE PARK**

**SANTA CLARITA
AQUATIC CENTER**

**SANTA CLARITA
SPORTS COMPLEX**



George A. Carvalho
Santa Clarita Sports...

Trek Bike Park
of Santa Clarita

Canine Country Dog Park

Hugo's GymFitness

Gymnastics
Olympica USA

Transportation
Finance Facility

Santa Clara River

Santa Clara River

Santa Clarita Lanes

Soledad Canyon Rd

Soledad Canyon Rd

Soledad Canyon Rd

Golden Valley Rd

Golden Valley Rd

Golden Valley Rd

Golden Valley Rd

Soledad Canyon Rd

Soledad Canyon Rd

Brazilian
entia...

DEMOGRAPHICS



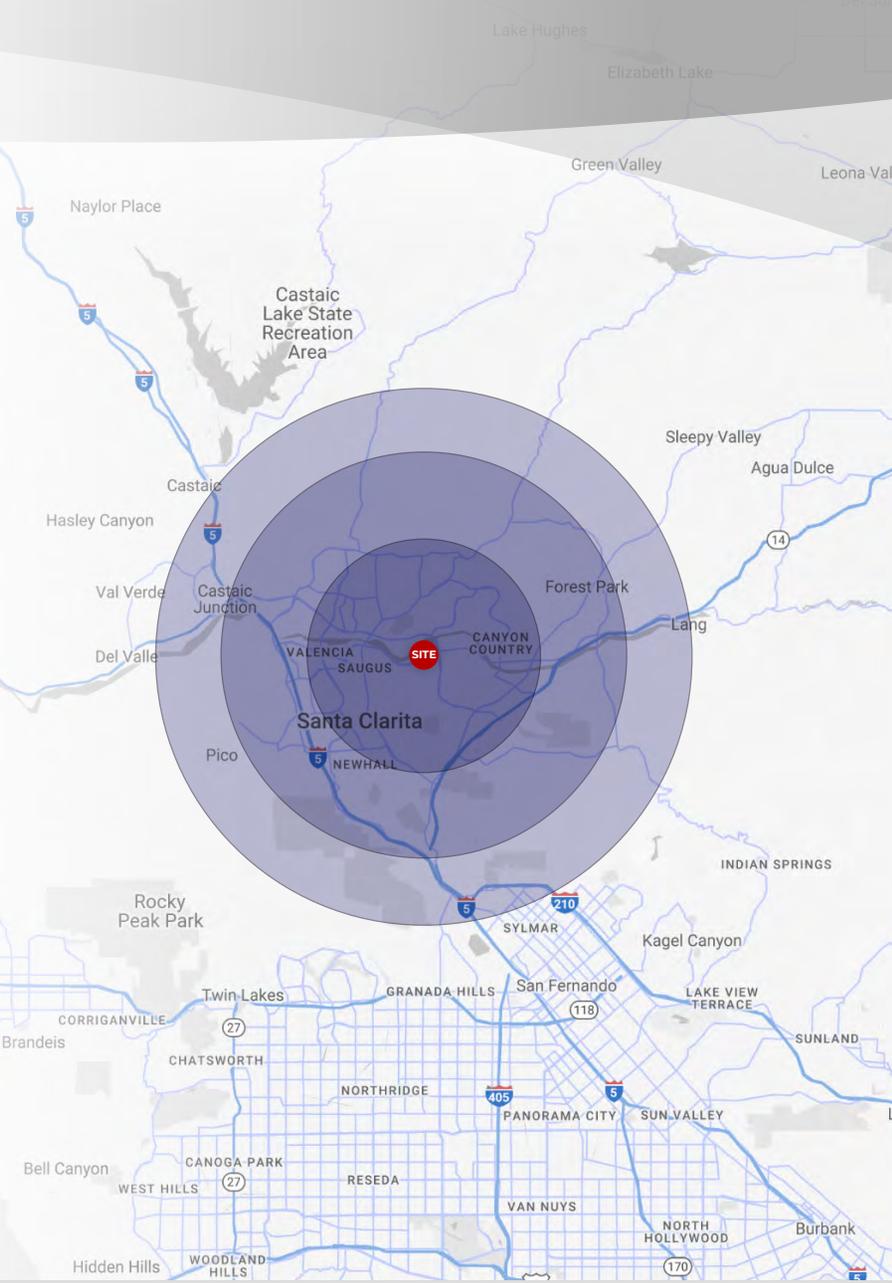
POPULATION	3 MILE	5 MILES	7 MILES
Estimated Population	115,510	230,246	259,849
Estimated Households	39,460	78,578	86,311



HOUSEHOLD INCOME	3 MILE	5 MILES	7 MILES
Average Household Income	\$143,490	\$152,474	\$153,971
Median Household Income	\$112,825	\$119,744	\$121,383



DAYTIME POPULATION	3 MILE	5 MILES	7 MILES
Total Businesses	4,468	10,062	11,312
Total Employees	33,391	80,423	95,727



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