

FOR LEASE OFFICE/RETAIL COMPLEX

Lyons Village

23226-23248 LYONS AVENUE | SANTA CLARITA | 91321



1,209 TO 2,439
RETAIL SF AVAILABLE



588
OFFICE SF AVAILABLE



\$126,158
AVG HH INCOME (5 MILES)



140,456
POPULATION (5 MILES)



50,202
HOUSEHOLDS (5 MILES)

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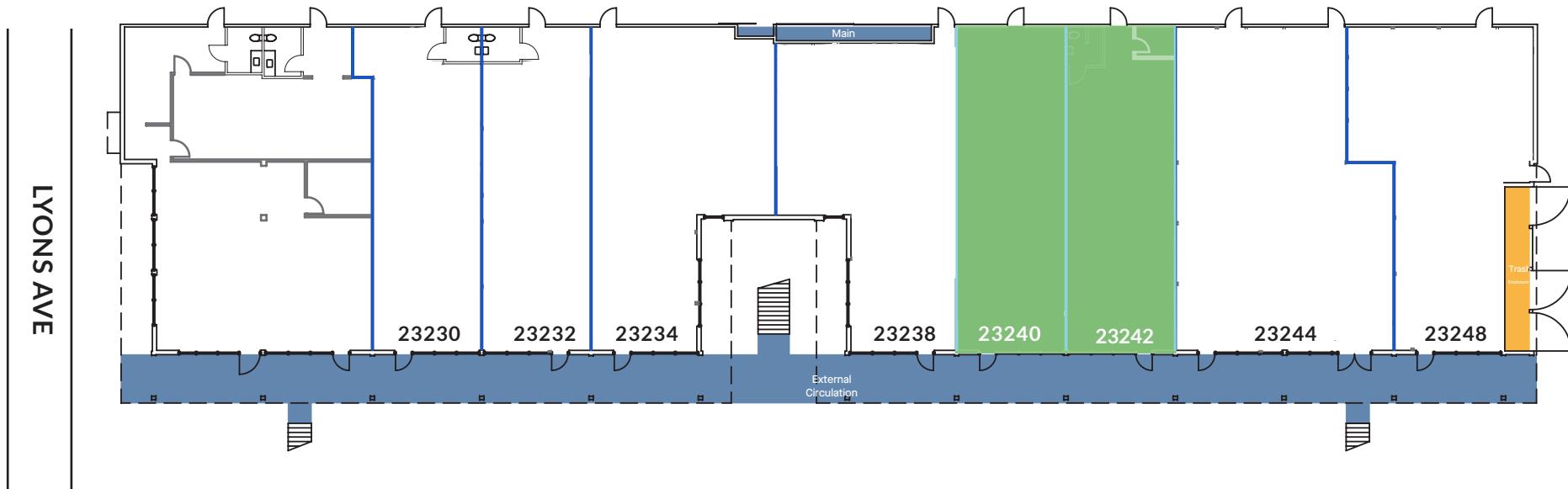
SPECTRUM
COMMERCIAL REAL ESTATE, INC.

OFFICE / RETAIL FOR LEASE

23226-23248 Lyons Avenue | Santa Clarita | CA

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RETAIL SITE PLAN



RETAIL AVAILABLE

SUITE	SIZE SF
23240*	1,209
23242*	1,230

* Can be Combined - 2,439 SF

JOIN:



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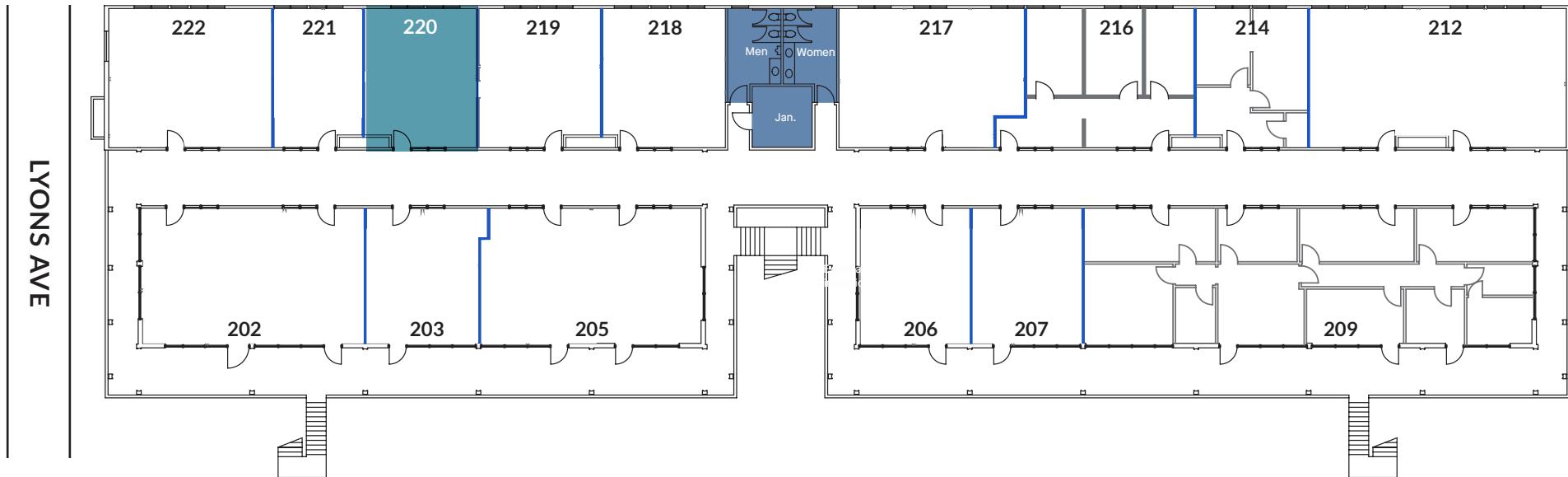
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OFFICE / RETAIL FOR LEASE

23226-23248 Lyons Avenue | Santa Clarita | CA

SPECTRUM
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OFFICE SITE PLAN



OFFICE AVAILABLE

SUITE	SIZE SF
220	588

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PROPERTY FEATURES

- Prime Mixed-Use Center Anchored by La Michoacana Premium
- Flexible Floor Plans Available
- Tremendous Street Visibility Along Lyons Avenue
- Ample Parking - Excellent Tenant Mix
- Located on Major Thoroughfare - Great Demographic Mix
- New Roof Installed in 2019

DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	18,384	64,214	140,456
2026 Projected Population	17,538	61,773	137,037
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi



AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2021 Est. Average Household Income	\$111,578	\$117,276	\$126,158
2021 Est. Median Household Income	\$91,751	\$96,551	\$104,579
2019 Est. Per Capita Income	\$36,474	\$42,243	\$45,163



DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2021 Est. Total Businesses	1,056	3,196	7,739
2021 Est. Total Employees	6,352	30,823	76,196

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LOCATION FEATURES

Lyons Village is located one parcel east of the Southeast signalized corner of Lyons Avenue and Orchard Village in the city of Santa Clarita. This charming center is complete with open walkways and brightly lit Retail & Office units. It is surrounded by Residential, Schools, Religious Centers, and Medical Services. Within walking distance to the new drive-thru Starbucks, Carl's Jr, Walgreens, Bank of America, Chase Bank, Aldi's and many more retail amenities. The property is extremely commuter friendly with a bus stop located on the corner of Lyons Avenue and Orchard Village. Lyons Village is centralized within minutes of both the I-5 & 14 Freeway on ramps.

- Neighbored by Several National Tenants
- Heavy Traffic Count & Very Walkable
- Close Proximity to Single and Multi-Residential Neighborhoods
- Less than a Mile to the Newhall Crossings Development & the New Laemmle Theater
- Centrally Located Between the I-5 & 14 Freeways



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