



CHASE

**PANDA EXPRESS
CHINESE KITCHEN**

**STARBUCKS
DRIVE THRU**

**CVS
pharmacy**

menchie's

2,917 SF
Shop Space

1,340 SF
2nd Gen
Restaurant
+ Patio

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**PROPERTY OWNED
AND MANAGED BY:**
DMP PROPERTIES

CBM1.COM

CBM1
LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

RIVERVIEW PLAZA | 26865-26989 SIERRA HWY, SANTA CLARITA, CA 91321

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FEATURES & AMENITIES

- Anchored by CVS, Chase, Starbucks, Panda Express, and Menchie's
- Across from Costco (±\$250M annual sales per Placer.ai)
- Signalized Corner at Sierra Hwy & Via Princessa with ±60,000 cars per day
- Immediate access to the 14 Freeway (±122,000 VPD)
- Strong Retail Synergy and long-term, high-performing tenants
- High-Income Demographics: \$126K avg. HH income within 5 miles
- Ample Parking & Monument Signage with high visibility
- Dense Trade Area with ±167,000 residents within 5 miles
- Surrounded by Major Industrial Parks & Movie Ranches
- Ongoing Development Growth throughout the Santa Clarita Valley

OWNED AND MANAGED BY



EXCLUSIVELY REPRESENTED BY

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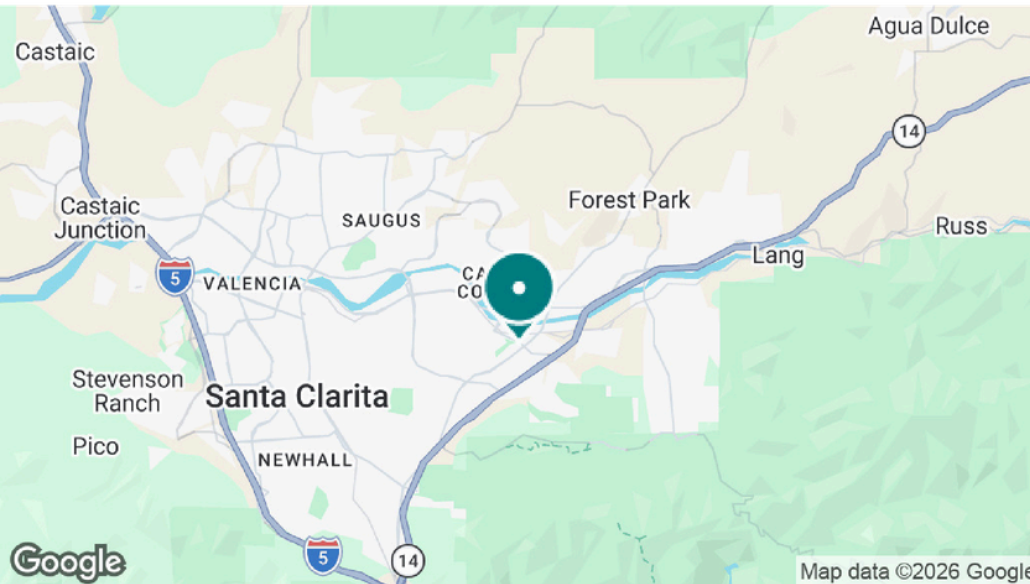
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EXISTING TENANT MIX



PROPERTY SUMMARY

RIVERVIEW PLAZA | 26865-26989 SIERRA HWY, SANTA CLARITA, CA 91321



PROPERTY DESCRIPTION

Riverview Plaza is a premier neighborhood shopping center located at the signalized intersection of Sierra Highway and Via Princessa in the heart of Santa Clarita, California. Anchored by national brands including CVS, Starbucks, Chase Bank, Panda Express, and Menchie's, this center benefits from exceptional visibility, multiple points of ingress and egress, and traffic counts exceeding 60,000 vehicles per day.

The property's established tenancy base includes some of the top-performing stores in the region, many of which have operated here for over a decade. With direct proximity to Costco, Home Depot, and the 14 Freeway, Riverview Plaza offers unmatched exposure and consumer draw within one of Southern California's strongest suburban trade areas.

LOCATION DESCRIPTION

Situated at the major retail hub of Sierra Highway and Via Princessa, Riverview Plaza sits immediately north of the Antelope Valley (14) Freeway in a thriving corridor that serves Santa Clarita, Canyon Country, and Valencia. The property enjoys strong daytime activity driven by Costco, Starbucks, Chase, and CVS, and benefits from surrounding high-income residential neighborhoods and multiple business parks.

Santa Clarita consistently ranks among the "Most Business-Friendly Cities in Los Angeles County" and is home to over 30 million square feet of industrial and office space across major developments such as Needham Ranch, Valencia Commerce Center, and Southern California Innovation Park.

DEMOGRAPHICS	2.5 MILES	5 MILES	10 MILES
Total Households	22,137	57,218	152,443
Total Population	66,725	173,661	501,903
Average HH Income	\$124,281	\$145,243	\$138,472

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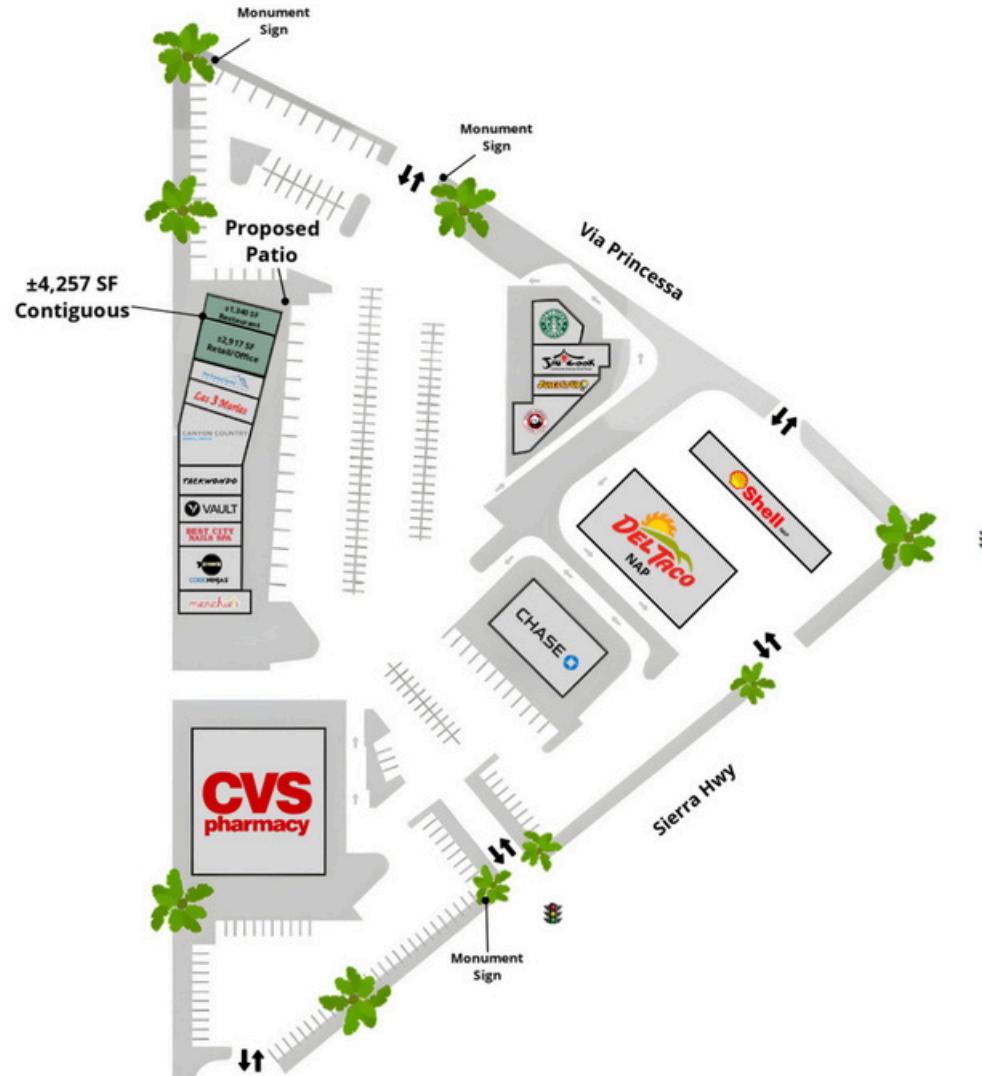
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LEASING PLAN

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LEGEND

- Available
- Unavailable



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LEASING PLAN

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,340 - 4,257 SF	Lease Rate:	\$3.50 - \$5.25 SF/month

AVAILABLE SPACE(S)

SUITE	STATUS	SIZE	TYPE	RATE	DESCRIPTION
■ 26885-87	Available	2,917 - 4,257 SF	NNN	\$3.50 SF/month	This ±2,917 SF near-endcap suite offers strong frontage along Sierra Highway and the rare opportunity to expand to a maximum contiguous ±4,257 SF by combining with the adjacent ±1,340 SF end cap restaurant space. Currently built out as a dance/fitness studio with an open floor plan and high ceilings, the space is ideal for fitness, wellness, medical, specialty retail, entertainment, or restaurant operators seeking scale in a high-traffic, Costco-adjacent center at the signalized intersection of Sierra Highway and Via Princessa.
■ 26889	Available	1,340 - 4,257 SF	NNN	\$5.25 SF/month	This ±1,340 SF end cap opportunity features second-generation restaurant improvements, excellent visibility, and dedicated patio space within Riverview Plaza, directly across from Costco and just minutes from the 14 Freeway. The suite offers strong signage exposure and immediate synergy with Starbucks, CVS, Chase, and Panda Express, and can be delivered either as a standalone restaurant or combined with the adjacent ±2,917 SF suite for up to ±4,257 SF of contiguous space – creating flexibility for larger restaurant, brewery, experiential, or hybrid food and fitness concepts.

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ADDITIONAL PHOTOS

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RETAILER MAP

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Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Data CSUMB SFML, CA OPC, Landsat / Copernicus,

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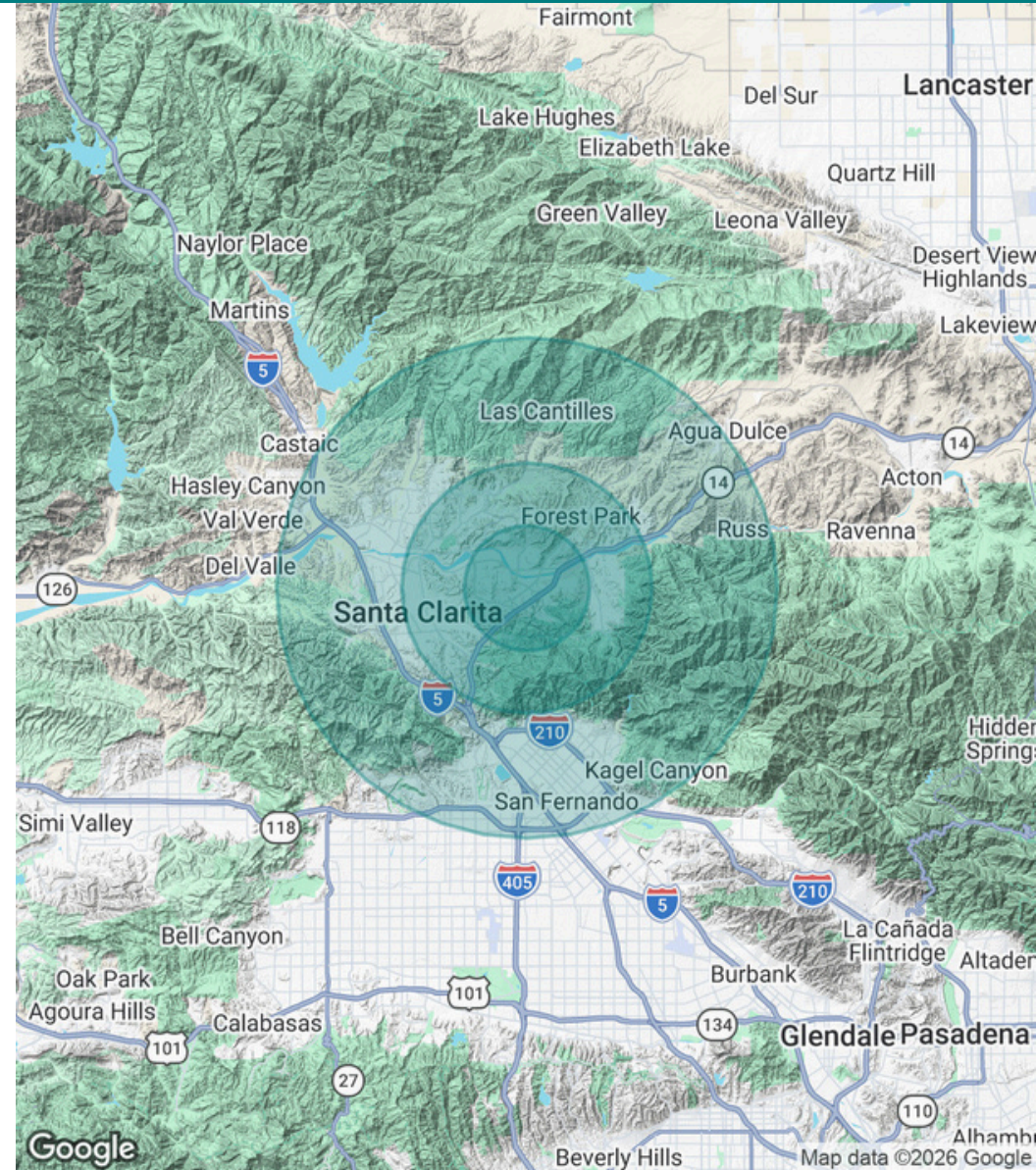
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DEMOGRAPHICS MAP & REPORT

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POPULATION	2.5 MILES	5 MILES	10MILES
Total Population	66,725	173,661	501,903
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	10MILES
Total Households #	22,137	57,218	152,443
of Persons per HH	3	3	3.3
Average HH Income	\$124,281	\$145,243	\$138,472
Average House Value	\$623,321	\$744,961	\$782,555
RACE	2.5 MILES	5 MILES	10MILES
% White	37.3%	44.9%	36.7%
% Black	6.0%	4.9%	4.2%
% Asian	12.5%	11.4%	11.5%
% Hawaiian	0.2%	0.2%	0.1%
% American Indian	1.5%	1.3%	1.6%
% Other	25.2%	20.1%	28.6%

Demographic data derived from AlphaMap



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MEET THE TEAM

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