

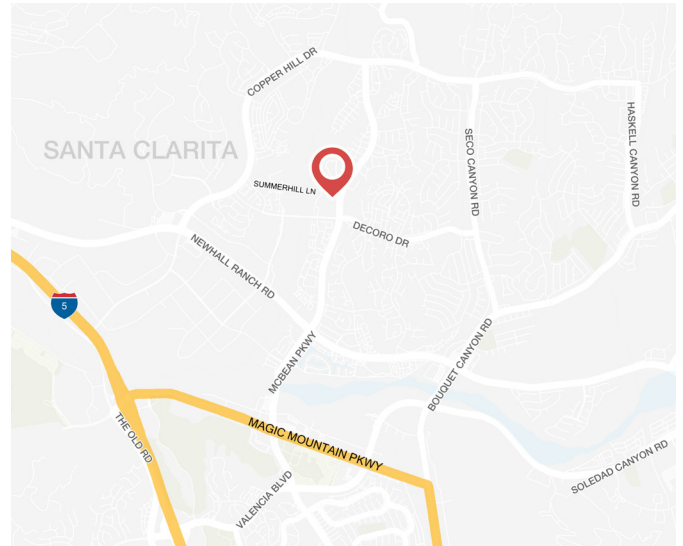


23910 Summerhill Lane

Valencia, CA 91354

Property Highlights:

- AVAILABLE: 5,264 SF Fully Built-Out Bank/ Professional Office Space
- Also Ideal for Retail, Medical, or other Service Oriented Users
- Well established strip center in the heart of Valencia, directly across from highest grossing supermarket in trade area
- Ample parking with overflow parking available on Summerhill Ln
- Immediately adjacent to numerous residential communities as well as a very large daytime employment base
- Minutes from Westfield Town Center Mall, Hyatt Regency, Magic Mountain Theme Park, and multiple Golf Courses
- Santa Clarita is One of the Fastest Growing Cities in LA County and One of the Safest in the Nation
- Within close proximity to 10.4M Sq.Ft. Valencia Industrial Park



Demographics:	1 Mile	3 Miles	5 Miles
Population	18,502	84,971	187,682
Avg HH Income	\$144,466	\$139,070	\$131,643
Daytime Population	4,254	55,316	94,322

Traffic Counts:	
McBean Parkway	42,800 CPD
Newhall Ranch Rd:	37,800 CPD
Summerhill Lane:	1,800 CPD
Total CPD @ Intersection	82,400 CPD

Join Neighboring Retailers:



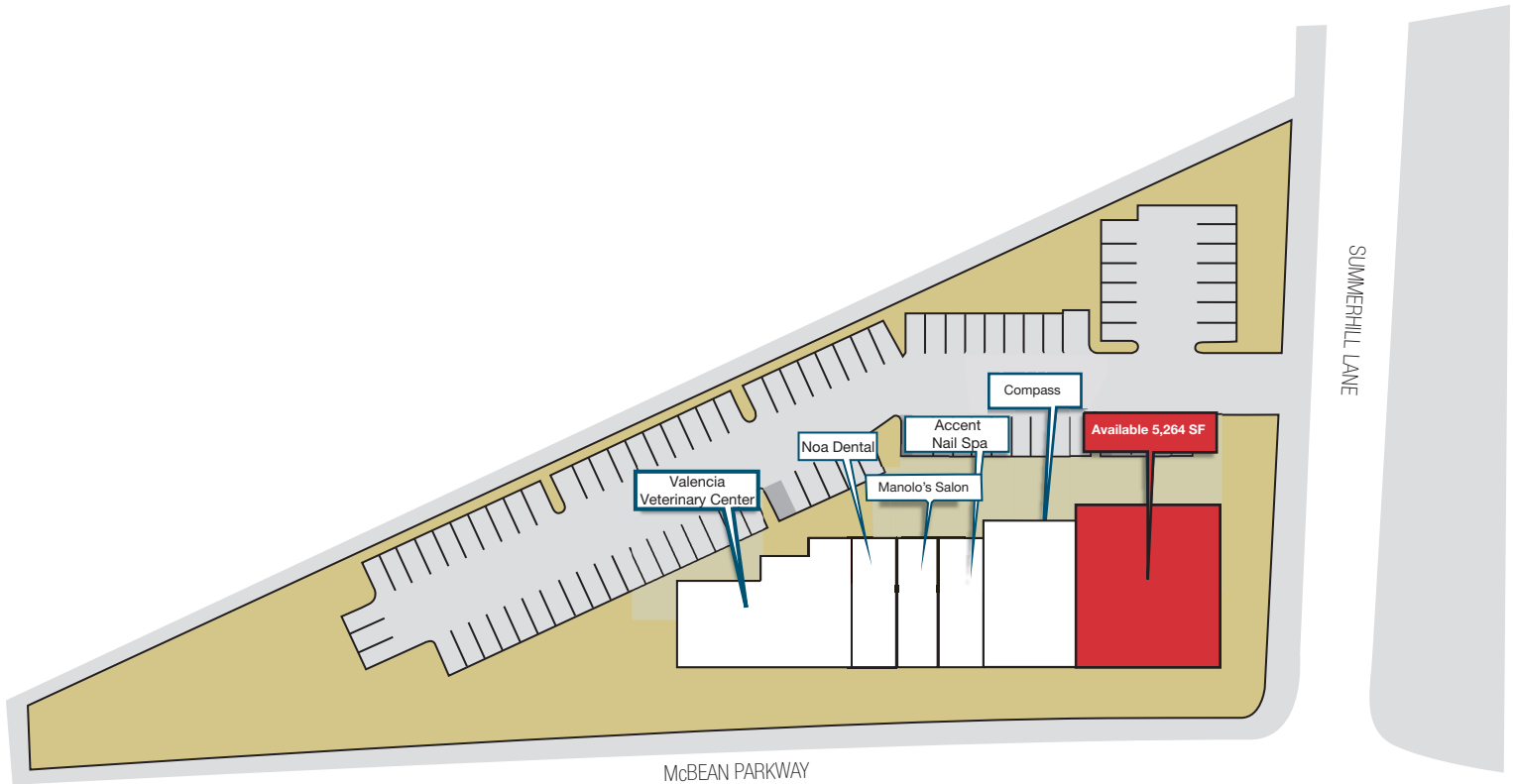
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Site Plan



ADDRESS	TENANT	SQ. FT.
23910	AVAILABLE	5,264
23914	Compass Real Estate	2,772
23918	Accent Nail Spa	1,264
23920	Manolo's Salon	1,195
23922	Noa Dental	1,201
23924	Valencia Veterinary Center	4,220

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Aerial Map



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