

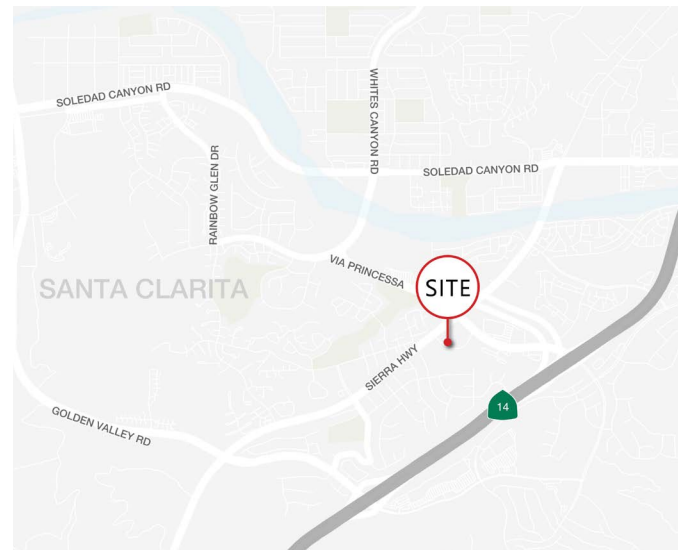


# 26870 Sierra Highway

Santa Clarita, CA 91351

## Property Highlights:

- Available: Unit B-2: 3,175 SF
- Ideal for Retail, Office/Medical or Service Oriented Uses
- Prime Anchored Center with a Top Performing Grocer in the Market
- Signalized Intersection with Easy Ingress/Egress to Both Sierra Hwy & Via Princessa
- Adjacent to SR-14 Hwy, Metrolink Station and Golden Valley High School
- Neighbors include : Costco, Starbucks, Chase Bank, CVS, Panda Express, Shell and Mobil Gas stations
- Santa Clarita ranks 4th Safest City in the Nation



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	19,315	76,116	161,658
Average HH Income	\$83,967	\$99,926	\$110,141
Daytime Population	4,545	19,467	42,240

Traffic Counts:	
Sierra Highway	25,481 CPD
Via Princessa	39,905 CPD
<b>Total CPD @ Intersection</b>	<b>65,386</b>

## Join Tenants:



### For More Information:

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

**Bert Abel**  
Executive Vice President  
661.705.3554  
babel@naicapital.com  
Cal DRE Lic. #01206388

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# Site Plan



Unit	Name	SF	Address
A-2	Personalize Dry Cleaners	1,430	26850 Sierra Highway
A-4	Nail Salon	1,595	26850 Sierra Highway
A-8	Tanning Salon	1,525	26850 Sierra Highway
A-10	Sushi 661	1,625	26850 Sierra Highway
A-12	SuperCuts	1,300	26850 Sierra Highway
A-14	Dr. Robert Fisher/Chiropractic	1,300	26850 Sierra Highway
A-18	S&S Donuts	1,300	26850 Sierra Highway
A-20	O'Reilly Auto Parts	8,000	26850 Sierra Highway
B-1	Pet Stop	4,665	26870 Sierra Highway
B-2	<b>Available</b>	<b>3,175</b>	<b>26870 Sierra Highway</b>
C2/C4	Hallmark	3,294	26880 Sierra Highway

Unit	Name	SF	Address
C-6	Sonus Hearing Care Professional	1,256	26880 Sierra Highway
D-2	Bodhi Leaf Coffee Traders	1,400	26910 Sierra Highway
D-4	Discount Cigarattes	1,050	26910 Sierra Highway
D-6	Zinga Asian	1,400	26910 Sierra Highway
D-8	Canyon Urgent Care	1,050	26910 Sierra Highway
	Stater Bros.	50,245	26900 Sierra Highway
Shop E	Midas	5,250	26920 Sierra Highway
Pad 2	El Pollo Loco	2,276	26930 Sierra Highway
Pad 1	McDonald's	2,197	26940 Sierra Highway

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# Aerial Map



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