

Freestanding Retail for Sale

22600 Lyons Avenue, Newhall, CA 91321





SCV Commercial Real Estate is pleased to present this unique opportunity to purchase this single story, freestanding retail building located in the Old Town Newhall Arts & Entertainment District. This property is located on the corner of Main Street and Lyons Avenue. With no on site parking requirements, the parking lot can be used for expansion of the building or outdoor patio dining, per the OTN Specific Plan. Architectural drawings for a 10,688 sf, two story restaurant with outdoor dining can be made available to an interested buyer. Must inquire with broker for additional details.

**while the information contained herein is deemed to be from reliable sources, buyer must independently verify all information.*

- 4,216 sf Freestanding Retail Building
- Lot Size 9,313sf / .2138 acres
- Adjacent to the Newhall Library and Metrolink Station
- Directly across the street from Newhall Crossings, a mixed use development consisting of retail, 47 apartments units, and Laemmle Theater.
- Corner location at signalized intersection
- Adjacent to 372 space parking structure
- Part of the Old Town Newhall Arts & Entertainment District
- Plans for a 10,688 sf Two Story restaurant available-Call Broker to Discuss
- APN 2865-017-001
- For Sale: \$3,250,000.00

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**372 SPACE PARKING
STRUCTURE**

NEWHALL CROSSINGS

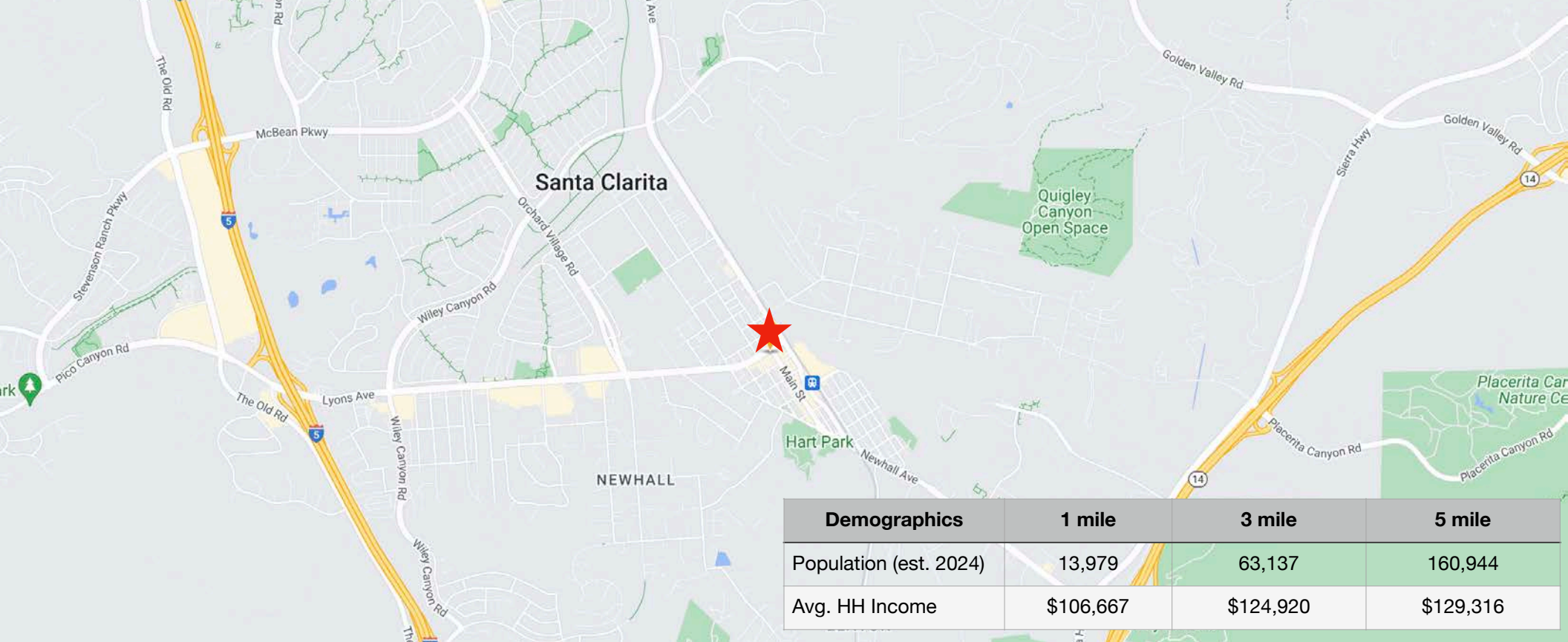
MAIN ST. 3,438 CPD



LYONS AVE. 20,616 CPD

RAILROAD AVE. 28,201 CPD

NEWHALL LIBRARY



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