

# Seco Canyon Village

22872 - 22896 COPPER HILL DRIVE  
27911 - 27983 SECO CANYON ROAD  
SANTA CLARITA, CA



**FOR LEASE | 1,200 - 4,203 SF**  
**CVS/pharmacy®** Anchored Shopping Center



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**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

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## PROPERTY FEATURES

- CVS Drug Store Anchored Center
- Signalized Intersection
- High Traffic Count
- Strong Tenant Mix
- Daytime Population 100,000+
- Retail Space / Professional Office
- Great Visibility / Street Frontage
- Neighbors: Starbucks, Subway, Pizza Hut, Circle K
- Minutes to Valencia Industrial Park and Westfield Town Center



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### SITE PLAN

UNIT	NAME	SF
22872	AVAILABLE	1,300
22876	Thelma's Morning Café	1,353
22880	Las Delicias	1,353
22884 & 22888*	AVAILABLE	2,705
22892*	AVAILABLE	1,498
22896	Sushi Song, Inc.	1,934
27911	Bella Cucina	2,686
27923	Supercuts	1,499
27927	Papa John's Pizza	1,322
27931	Copperhill Family Dentist	1,300
27935	AVAILABLE	1,200
27939	Red Persimmon Salon	1,200
27943	AIM Mail Center #114	1,200
27947	AVAILABLE	1,200
27951	Laptop EMT	1,100
27955	Dry Cleaners	900
27959	Wingstop	1,600
27982	CVS Pharmacy, Inc.	16,784
CELLSITE	Verizon Wireless	

\*Can be Combined



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## FLOOR PLAN

27935 - Floor Plan: **1,200 SF**



22872 - Floor Plan: **1,300 SF**



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# Seco Canyon Villages

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## AMENITIES AERIAL



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**SUBJECT PROPERTY**

Valencia Country Club

Westfield Valencia Town Center

amazon

Six Flags  
MAGIC MOUNTAIN

THE OAKS CLUB  
AT VALENCIA

COLLEGE OF THE CANYONS

CaLARTS

Henry Mayo  
Newhall Hospital

Caribga DEL TACO Tostitos Jack in the box  
EXTENDED STAYAMERICA ARCO  
Marriott BURGER KING 76 IN-N-OUT BURGER McDonald's  
Wendy's CAMPING WORLD

USPS  
GREAT VALUE STORAGE  
Ed Davis Park  
Towsley Canyon

Sylmar

BARNES & NOBLE BOOKSELLERS  
www.bn.com  
STONE FIRE GRILL TACO BELL DOLLAR TREE

Downtown Newhall

CVS pharmacy DEL TACO Smart & Final  
Walgreens Popeyes ALDI Starbucks

amazon

Albertsons

7 ELEVEN

Starbucks

Chevron

H&R BLOCK

Domino's

PEPBOYS AUTO  
DICK'S SPORTING GOODS Walmart  
Sams LAIFITNESS

THE HOME DEPOT

COLD STONE CREAMERY IHOP  
VALLEJITA SUPERMARKETS EDWARDS THEATRES  
BIG LOTS! FOOD 4 LESS McDonald's  
Ralphs

Centre Pointe

7 ELEVEN 吉野家 YOSHINOYA Arby's  
Mobil BOOT BARN

V/C

VISTA CANYON

McDonald's COSTCO WHOLESALE Jack in the box  
jiffy lube  
CHIPOTLE MEXICAN BOWL CVS pharmacy

McDonald's PETSMART STAPLES  
Target BED BATH & BEYOND chilis  
BevMo! Lowe's The Habit BURGER GRILL

Disney | abc  
Television Group

THE CENTER  
at Newhall Ranch

1.4 Million SF State-of-the-Art Industrial Park

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POPULATION	3 MILE	5 MILES	7 MILES
Estimated Population	80,683	157,492	260,438
Median Age	37.4	37.4	37.1
Trade Area Size	28.3 sq mi	78.5 sq mi	153.9 sq mi

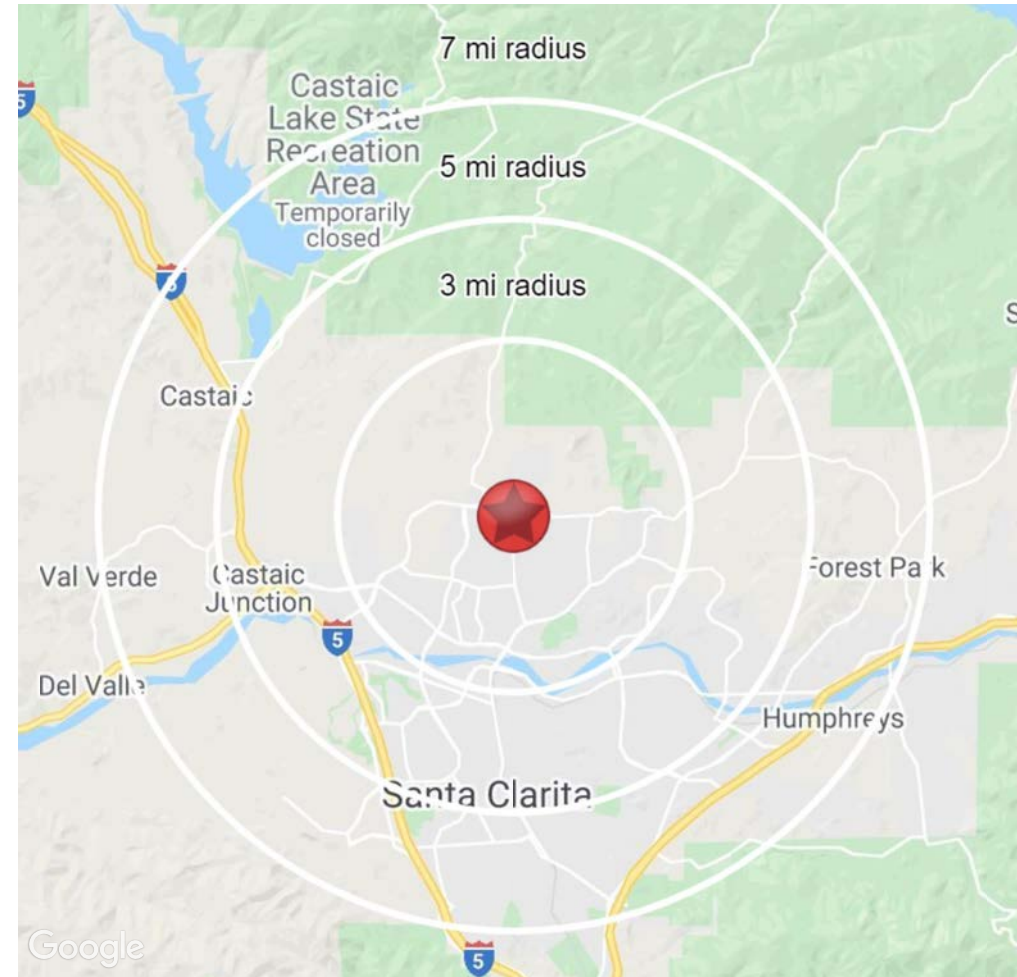


HOUSEHOLD INCOME	3 MILE	5 MILES	7 MILES
Estimated Avg Household Income (2021)	\$143,563	\$132,073	\$125,975
Projected Avg Household Income (2026)	\$158,496	\$145,188	\$140,012
Estimated Per Capita Income (2021)	\$47,881	\$44,235	\$42,265
Estimated Median Household Income (2021)	\$127,630	\$115,121	\$109,287
Projected Median Household Income (2026)	\$151,041	\$135,805	\$128,942



DAYTIME DEMOGRAPHICS	3 MILE	5 MILES	7 MILES
Total Businesses	3,015	6,968	10,714
Total Employees	30,553	76,569	106,305

Source: SitesUSA



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