



1,263 SF - 2,917 SF
AVAILABLE



CBM1

LEASING
BROKERAGE
INVESTMENTS

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AARON GUIDO
CalDRE #01924254
714.769.6117
Aaron@cbm1.com

DANIEL BARRIGA
CalDRE #02031360
949.608.4886
daniel@cbm1.com



FEATURES & AMENITIES

RIVERVIEW PLAZA



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

EXCLUSIVELY REPRESENTED BY

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26865-26989 SIERRA HWY, SANTA CLARITA, CA 91321



STARBUCKS

CHASE



PROPERTY SUMMARY

RIVERVIEW PLAZA

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PROPERTY DESCRIPTION

Riverview Plaza is a highly visible neighborhood shopping center positioned at the signalized intersection of Sierra Highway and Via Princessa in the heart of Santa Clarita. Anchored by established national retailers including CVS Pharmacy, Chase Bank, Starbucks, Panda Express, Menchie's, and Code Ninjas, the center benefits from strong daily consumer traffic, exceptional visibility, and immediate access to Interstate 14.

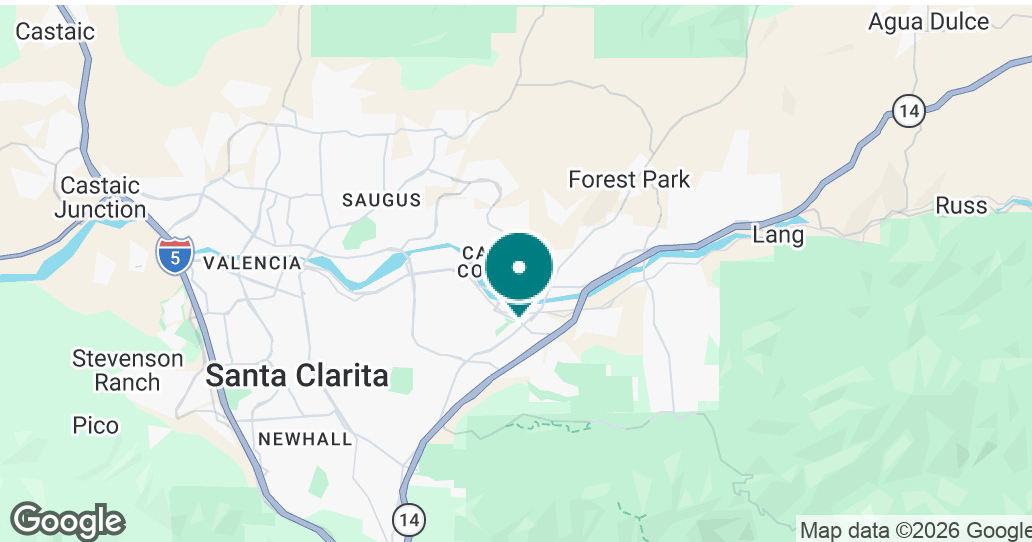
The available suites offer flexible size configurations while maintaining excellent frontage, abundant parking, monument signage, and synergy with a stable, long-term tenant mix.

Riverview Plaza serves one of the Santa Clarita Valley's most active retail trade areas, making it an ideal location for retail, medical, wellness, personal services, education, and specialty food operators.

LOCATION DESCRIPTION

Located immediately north of the Antelope Valley (14) Freeway, Riverview Plaza occupies one of Santa Clarita's premier neighborhood retail intersections at Sierra Highway and Via Princessa. The property sits directly across from Costco Wholesale and is surrounded by a strong concentration of national retailers including Home Depot, Target, Lowe's, Ralphs, Trader Joe's, Walmart, Sam's Club, and numerous quick-service and casual dining operators.

The surrounding trade area continues to benefit from steady residential growth, expanding industrial employment, and some of Los Angeles County's highest household incomes. Multiple points of ingress and egress, prominent monument signage, and traffic counts exceeding 60,000 vehicles per day provide exceptional exposure to both commuter and neighborhood traffic.



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SITE PLAN RIVERVIEW PLAZA



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LEASE SPACES

RIVERVIEW PLAZA

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 26885-87	Available	2,917 SF	NNN	\$3.25 SF/month	For users requiring additional square footage, the premises remain available as one contiguous ±2,917 SF inline retail opportunity. The former dance studio provides an open-span layout with substantial frontage and excellent visibility, allowing for a wide range of retail, medical, fitness, educational, entertainment, or specialty concepts. Ownership's preferred leasing strategy is to demise the space into two suites totaling ±1,264 SF and ±1,653 SF; however, the property can be delivered as one contiguous space for qualified tenants seeking a larger presence within Riverview Plaza.
■ 26885	Available	1,264 SF	NNN	\$3.75 SF/month	Formerly part of a larger dance and fitness facility, this newly created inline retail opportunity offers an efficient footprint ideally suited for boutique retail, medical, wellness, beauty, office, or service-oriented users. The suite features excellent storefront visibility, prominent signage opportunities, abundant parking, and immediate co-tenancy with established national retailers. Designed as part of Ownership's preferred demising strategy, the space provides an attractive opportunity for tenants seeking a highly visible location without the overhead of a larger footprint. Available for immediate repositioning with flexible improvement options available for qualified tenants.
■ 26887	Available	1,653 SF	NNN	\$3.75 SF/month	This highly visible inline retail suite offers a flexible layout capable of accommodating a wide variety of retail, medical, educational, fitness, or personal service uses. Formerly occupied by a successful dance studio, the premises feature high ceilings, an open floor plan, and can be delivered with minimal demolition, significantly reducing construction timelines for many users. Located adjacent to Cafe Turmeric and surrounded by a strong mix of destination retailers, the suite benefits from excellent pedestrian visibility, convenient parking, and daily traffic generated by CVS, Chase, Starbucks, Menchie's, and Costco directly across the street.

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LEASE SPACES RIVERVIEW PLAZA



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ADDITIONAL PHOTOS RIVERVIEW PLAZA

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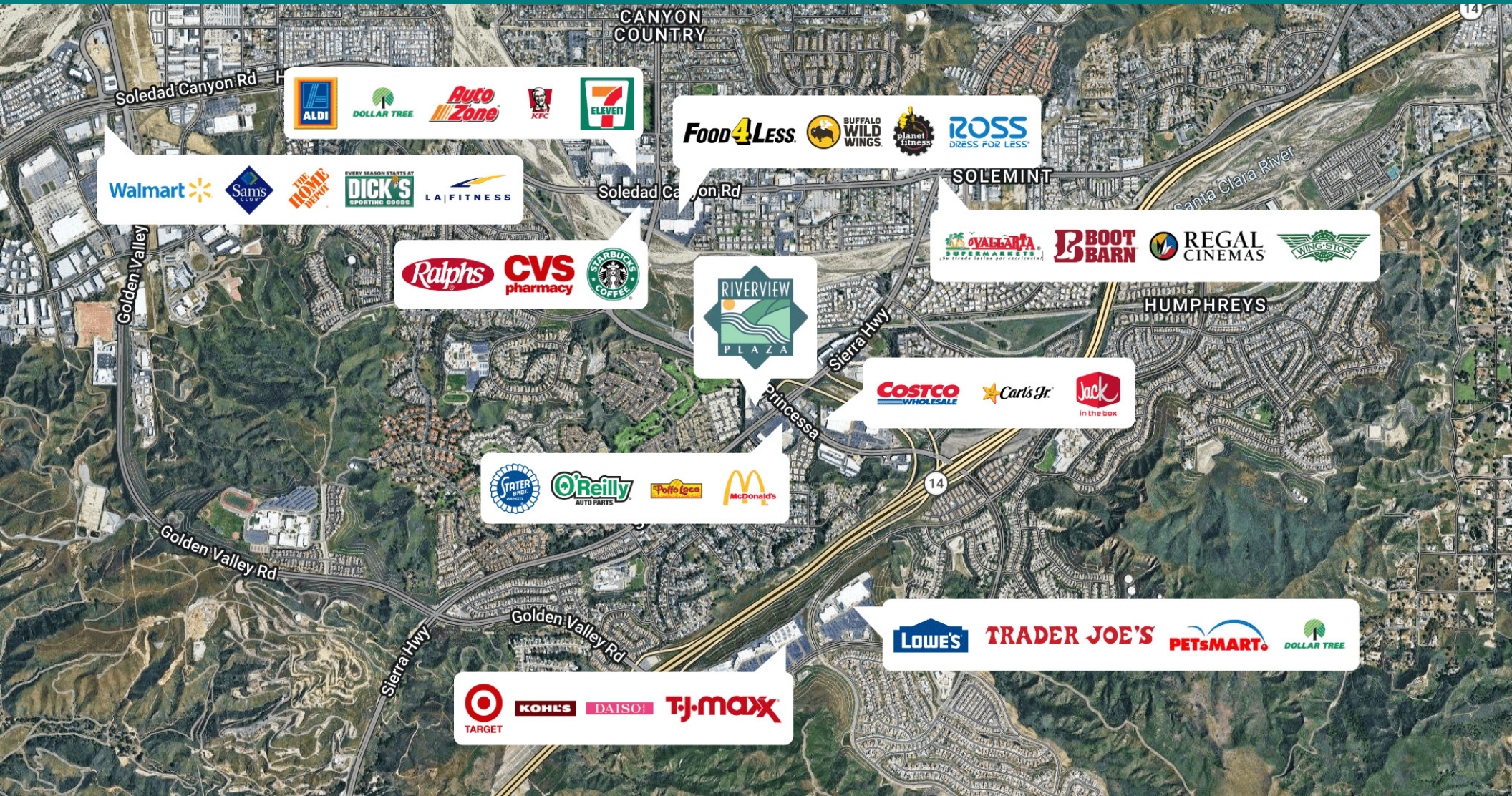
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RETAILER MAP RIVERVIEW PLAZA



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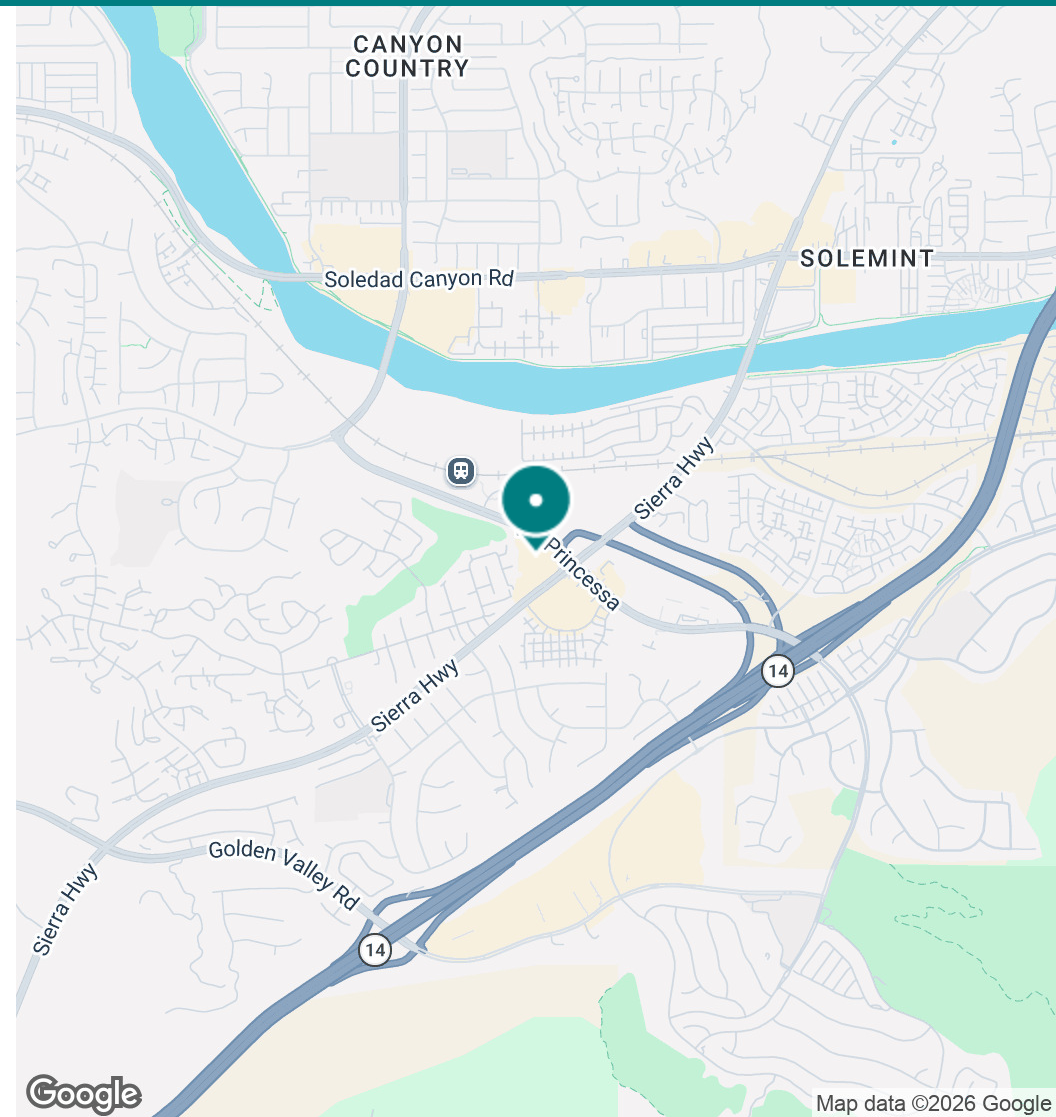
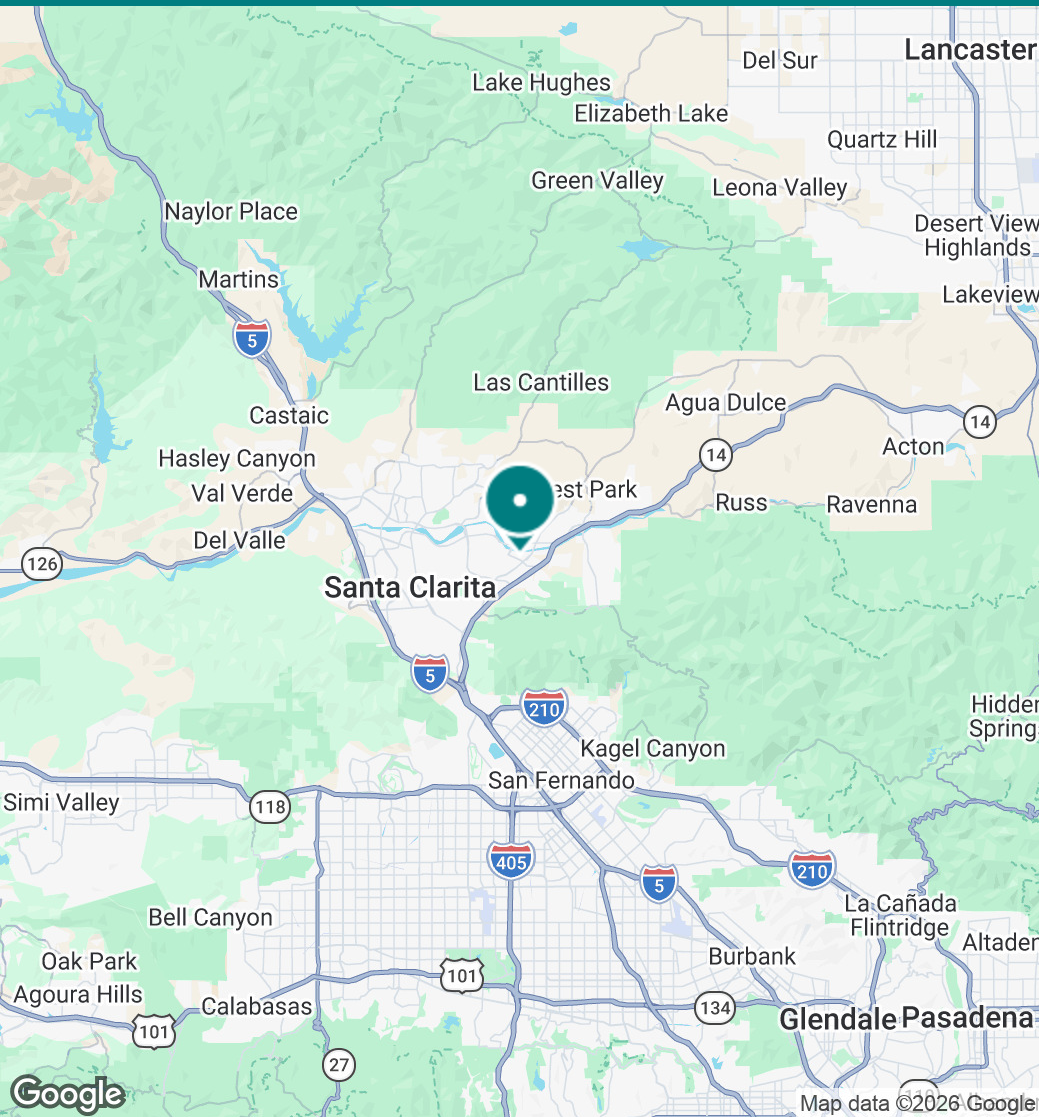
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LOCATION MAPS

RIVERVIEW PLAZA



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DEMOGRAPHICS MAP & REPORT

RIVERVIEW PLAZA

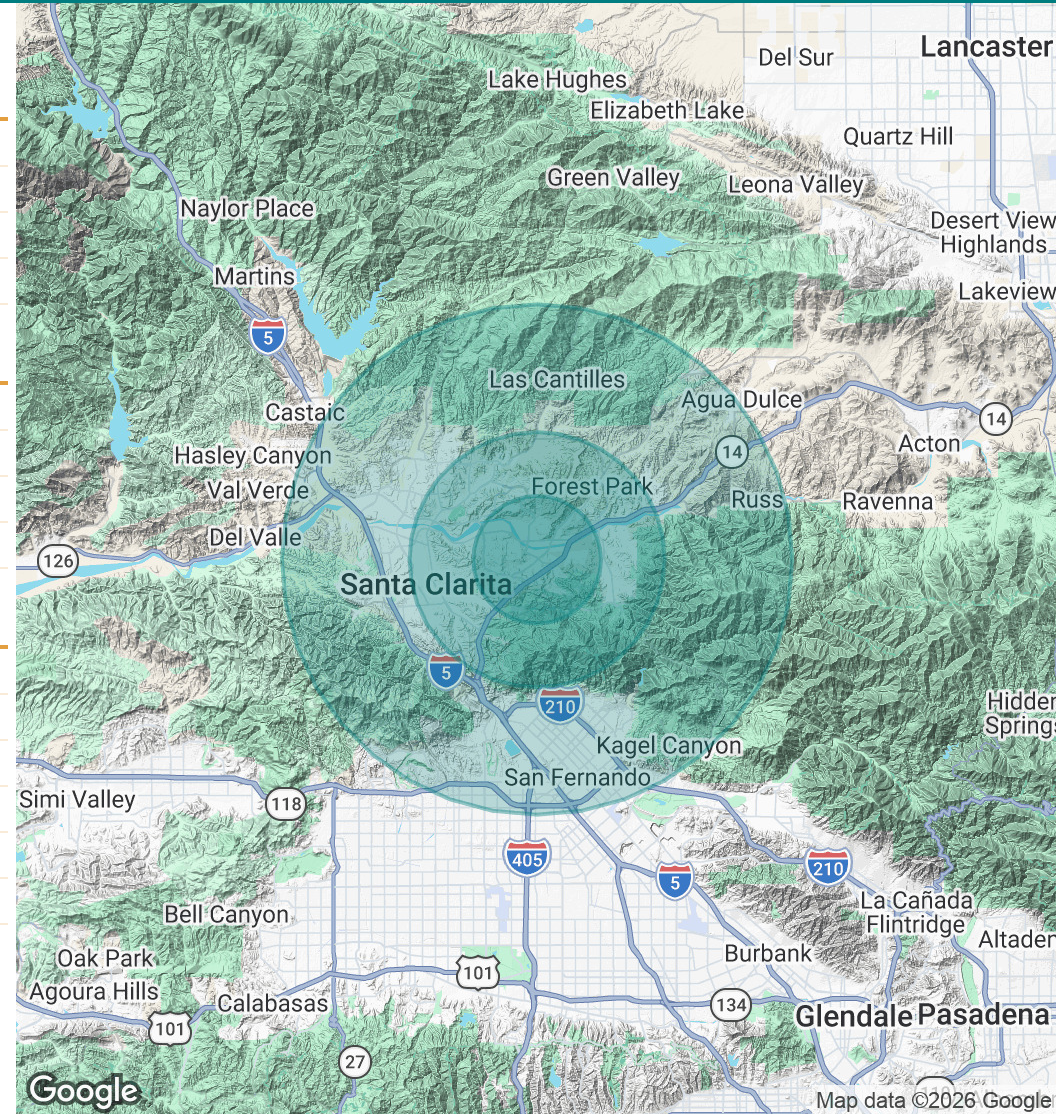
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POPULATION	2.5 MILES	5 MILES	10 MILES
Total Population	66,725	173,661	501,903
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	10 MILES
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	10 MILES
% 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%

2020 American Community Survey (ACS)



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MEET THE TEAM

RIVERVIEW PLAZA

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AARON GUIDO

Senior Vice President

Direct: 714.769.6117 **Cell:** 714.335.9887

Aaron@cbm1.com



CalDRE #01924254



DANIEL BARRIGA

Vice President

Direct: 949.608.4886 **Cell:** 714.394.5052

daniel@cbm1.com



CalDRE #02031360

AARON GUIDO

CalDRE #01924254
714.769.6117

Aaron@cbm1.com

DANIEL BARRIGA

CalDRE #02031360
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