



illi Commercial Real Estate  
The sign of a **PROFITABLE PROPERTY**

**23120 - 23130 Lyons Avenue, Newhall, CA 91321**

## **RETAIL FOR LEASE IN BUSY NEIGHBORHOOD CENTER**



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## PROPERTY FEATURES

- ± 900 –2,100 SF retail available
- Join Papa John's, Western Dental, To The Point Dance Studio, Detail Garage, One Bite Dumplings, and Neighborista in this dynamic neighborhood shopping center
- Premier street visibility, signage, and accessibility on Lyons Avenue & Wayman Court
- Generous customer parking
- Retail and office suites available with flexible lease terms



## AREA AMENITIES

- Lyons Avenue is one of Santa Clarita's busiest east-west thoroughfares
- Strong demographics with an average household income nearing \$110k within a 3-mile radius
- 1/2 mile from Old Town Newhall and Hart High School
- Convenient shopping, dining, & entertainment in Santa Clarita's premier retail & arts district



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## PROPERTY PHOTOS



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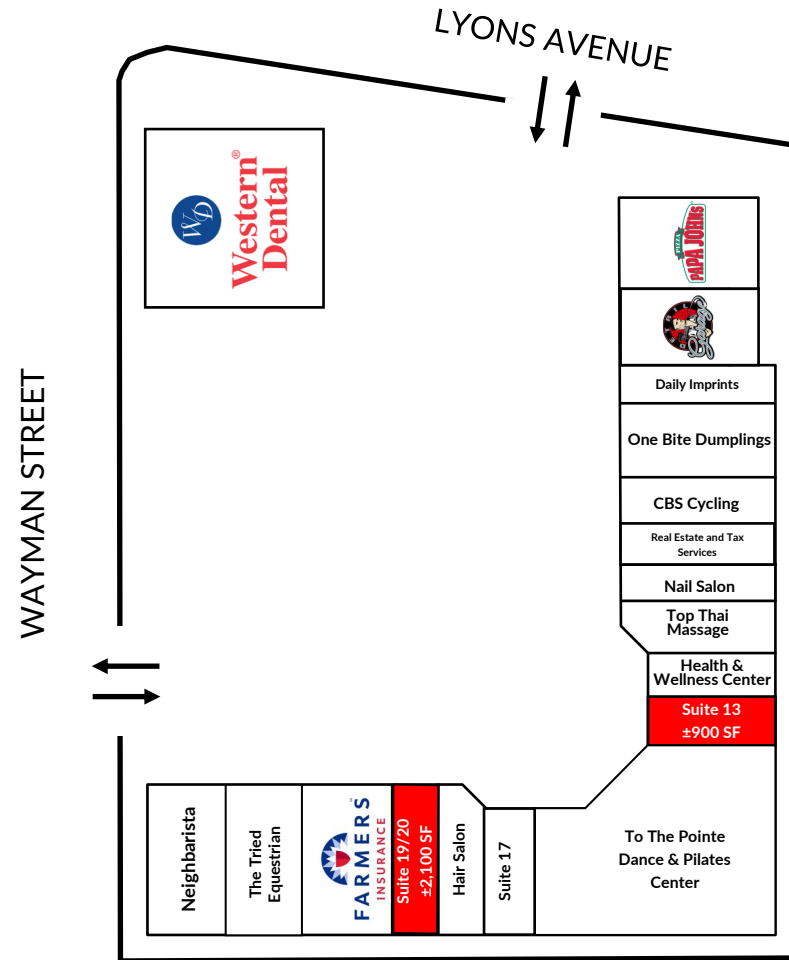
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## SITE PLAN



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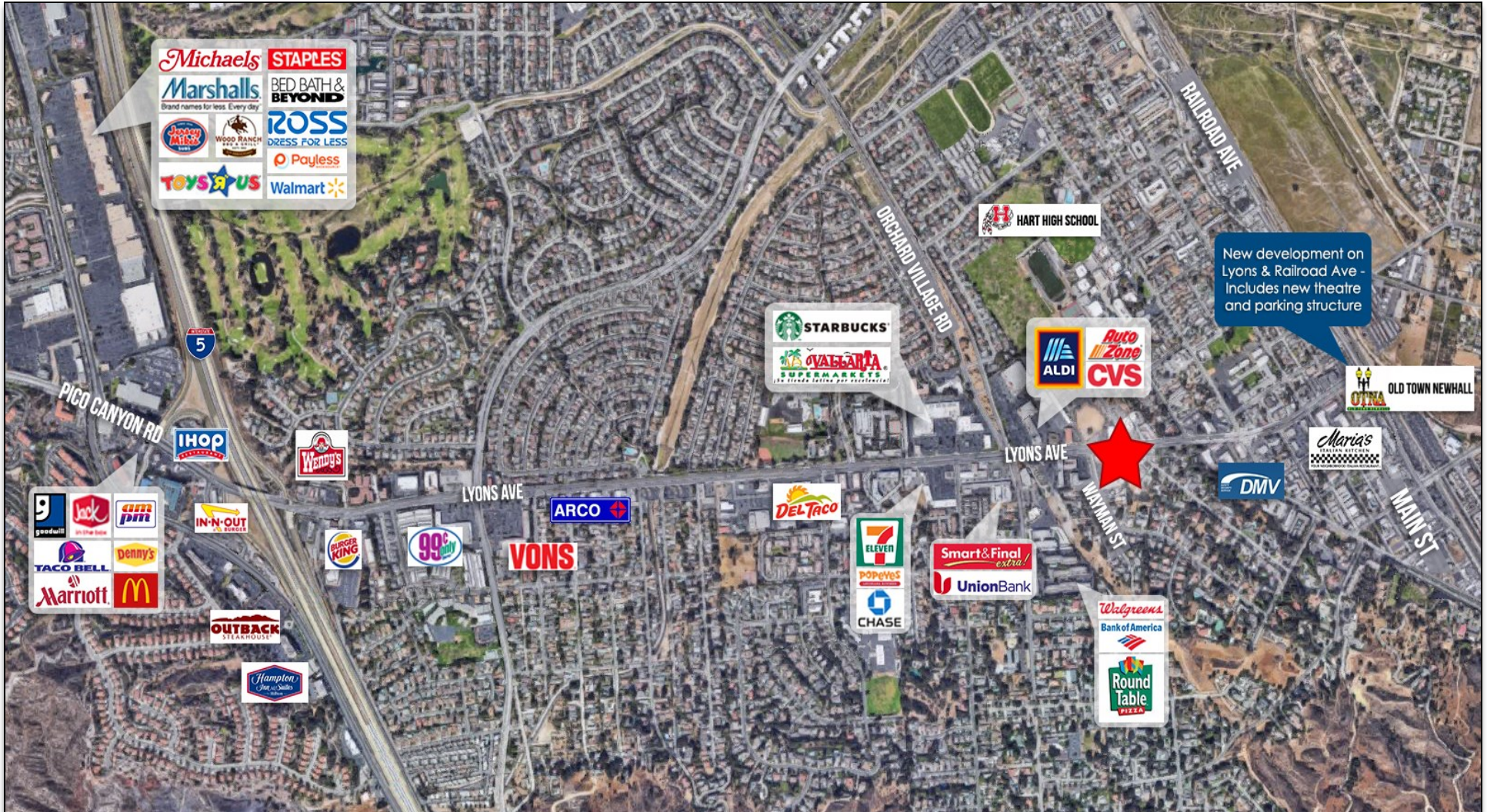
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# TRADE AREA



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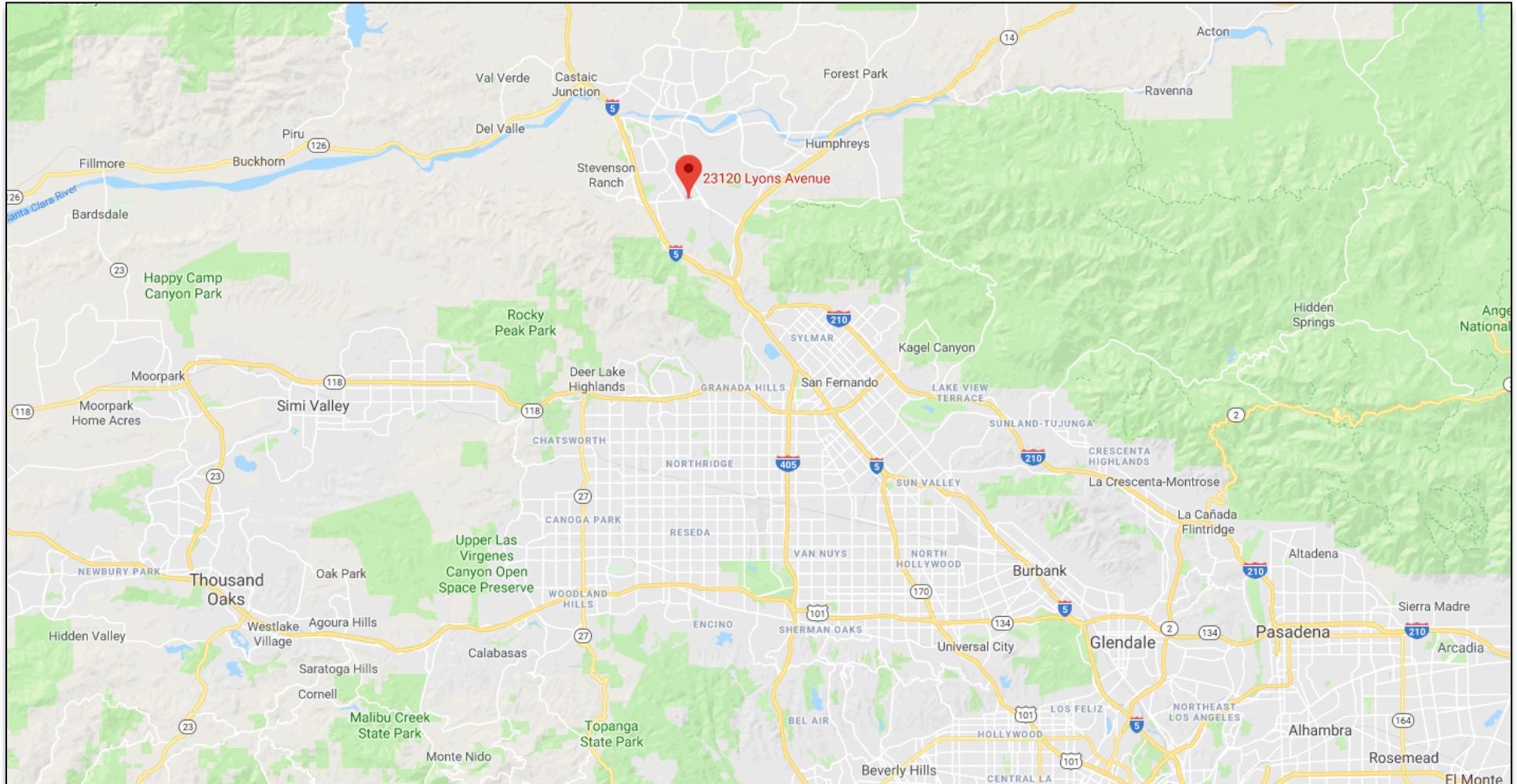
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## REGIONAL MAP



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