

MAMMOTH RETAIL PLAZA- HIGHLY VISIBLE HWY 14 ADJACENT

AVAILABILITIES

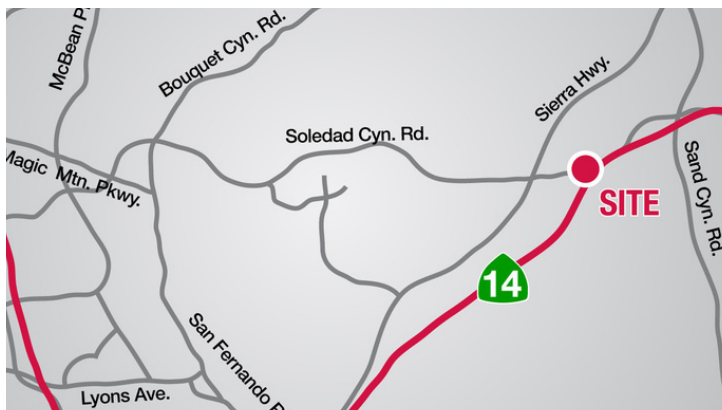
PAD A:	up to 4,500SF w/ Drive-Thru
PAD B:	up to 2,000SF w/ Drive-Thru
PAD C: (LEASED)	up to 3,500SF w/ Drive-Thru

DEMOGRAPHICS

	2 MILES	3 MILES	5 MILES
Total Households	4,105	6,280	19,393
Total Population	12,906	19,920	60,220
Average HH Income	\$127,829	\$121,377	\$106,122

PROPERTY HIGHLIGHTS

- Address: 14550 Soledad Canyon Rd, Santa Clarita CA 91387 (Soledad Cyn Rd & Mammoth Ln)
- Two(2) Ground Lease Drive-Thru "Y" Entrance Pads are Available
- SR-14 Hwy Adjacent w/ Superb Visibility and Exposure
- Both Monument and Freeway Signage Available
- On/Off Ramps on Both Sides of the Hwy Providing Convenient Access
- Total Daily Traffic on Hwy 14 at the Site is 114,000 CPD
- Extremely Limited Drive-Thru Opportunities in SCV
- Multiple New Residential Developments Currently Underway within Close Proximity to Site



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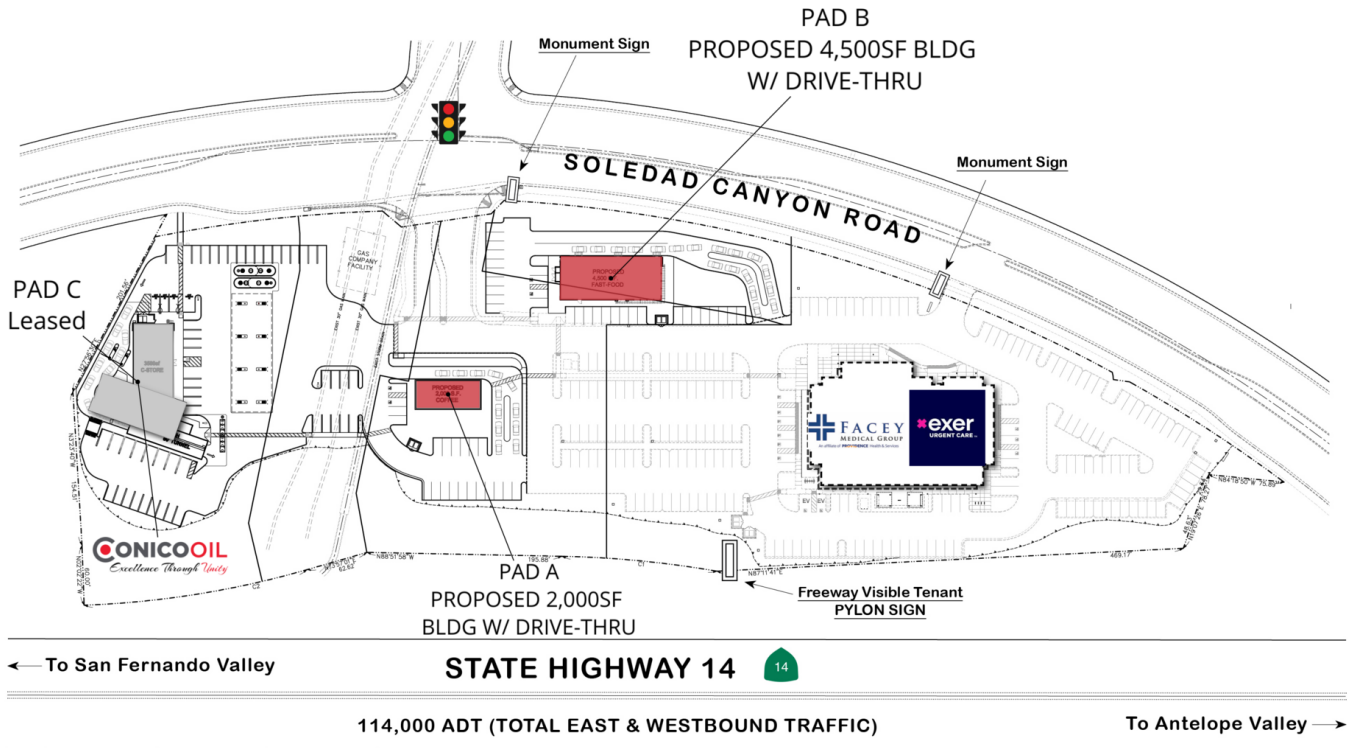
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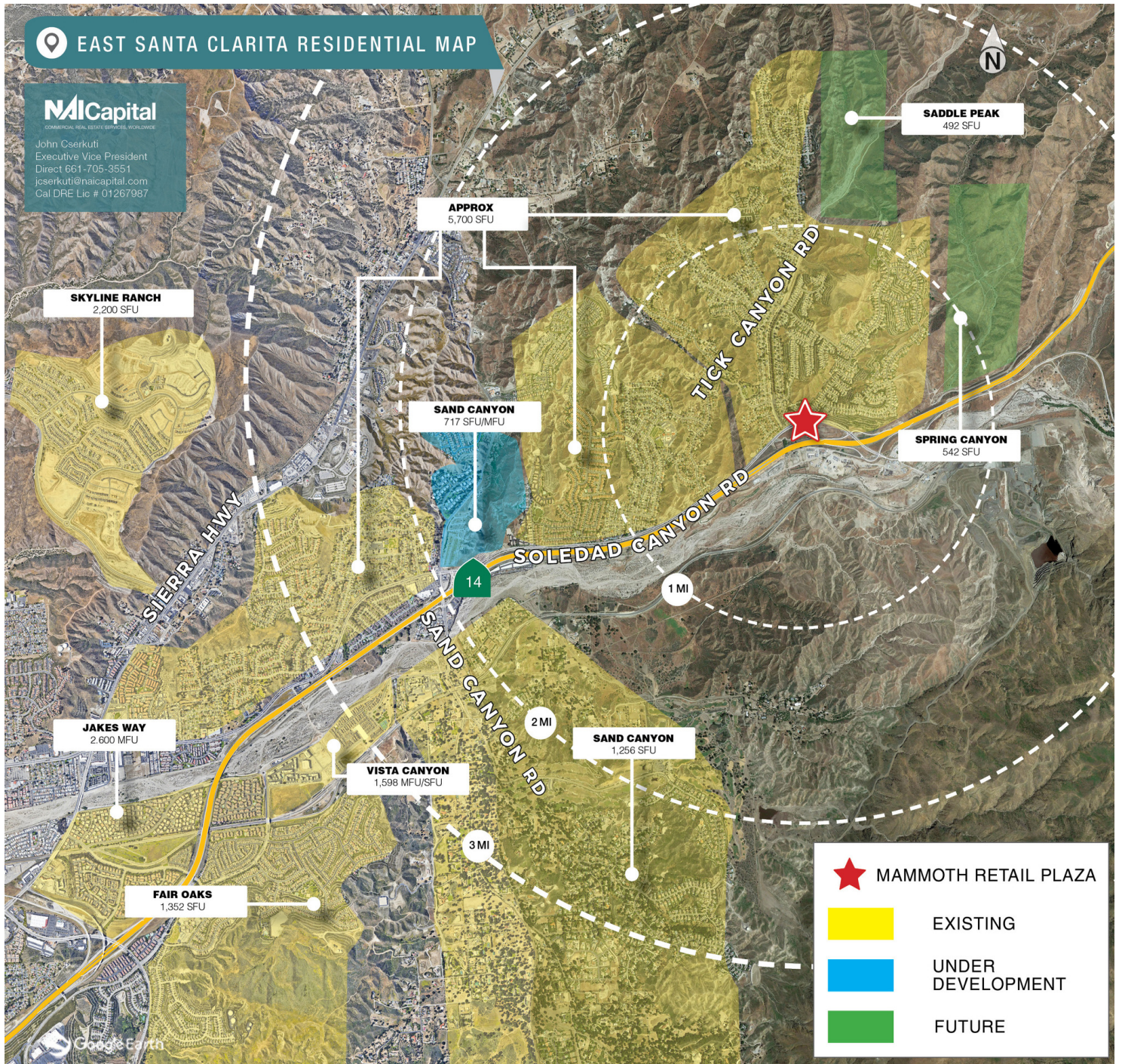
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