



RETAIL SPACE AVAILABLE

1,100sf, 1,500sf, 1825sf, 2022sf, 1,805sf

MICHAEL PICCIRILLO
Associate
(661) 645 2366
michael.piccirillo@cushwake.com
Lic. #02100320

CUSHMAN & WAKEFIELD
5060 California Avenue, Suite 1000
Bakersfield, California 93309
www.cushmanwakefield.com



HIGHRIDGE Crossing



Highridge Crossing is an Office Depot anchored center offering a diverse tenant mix and excellent traffic counts



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Highridge Crossing is located in Valencia, CA less than 2 miles east of Interstate 5. Adjacent to numerous residential communities and businesses.





HIGHLIGHTS

72,734

3 mile pop

\$172,792

3 mile avg inc

49,649

3 mile daytime pop

47,331 

Copper Hill Rd CPD

44,515 

Newhall Ranch Rd CPD



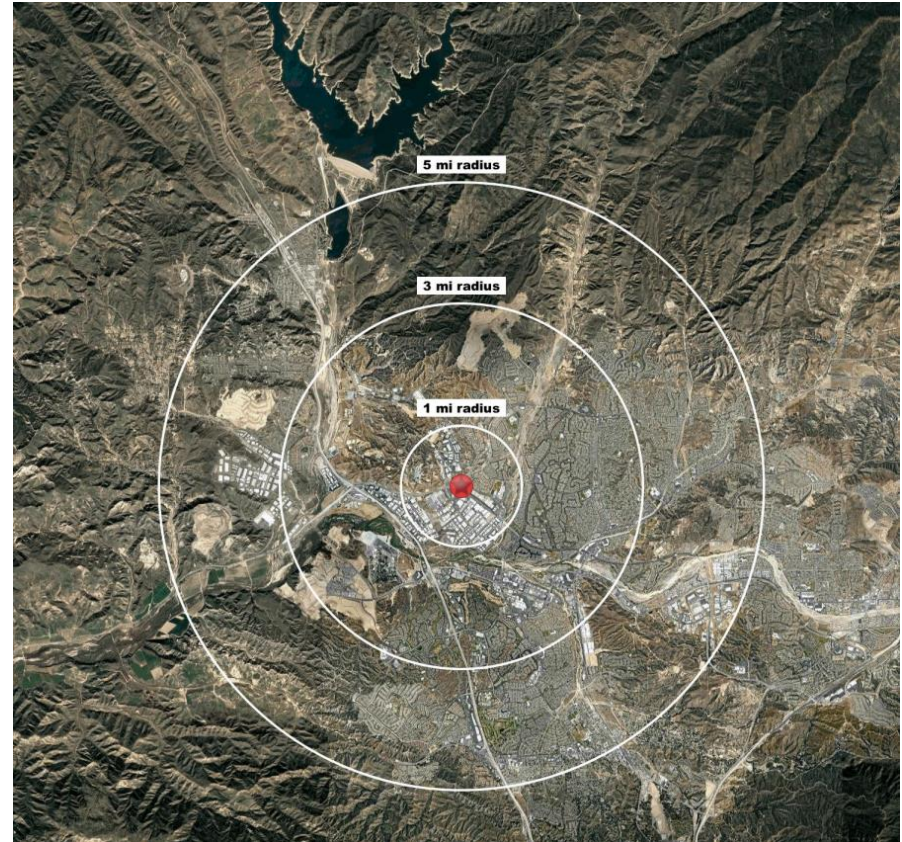
Suite	Tenant	Size
28102	Chipotle Mexican Grill Inc.	2,500
28104	Fish Tail Seafood Grill	1,294
28106	Nutri-Shop	1,100
28108	Hummus Republic	1,091
28110	Available	1,100
28112	9Round Kickboxing Fitness	1,195
28122	Nail City & Spa	1,495
28124	Palk's Noodles	1,545
28126	Temakitto	1,005
28128	Available	1,500
28130	Available	1,825
28132	Available	2,022
28134	Pacific Dental Services, LLC	2,651
28136	Available	1,805
28138	Magic Foot Massage	1,133
28150	Office Depot, LLC	16,010
28162	Panda Express, Inc.	2,000
28164	Juice It Up	1,000
28166	Crepissima	1,090
28168	Billionaire Barber Club	1,200
28170	Dink's Deli & Bagels	1,499
28172	Starbucks Corporation	1,499
28180	Wendy's International, Inc.	3,000
28190	Urbane Cafe Operations, LLC	2,100
28194	JP Morgan Chase Bank	5,000

Lat/Lon: 34.4435/-118.5742

28150 Newhall Ranch Rd Santa Clarita, CA 91355	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	4,323	72,734	165,693
2028 Projected Population	4,218	73,061	167,810
2020 Census Population	4,657	73,986	169,089
2010 Census Population	3,331	69,554	160,236
Projected Annual Growth 2023 to 2028	-0.5%	-	0.3%
Historical Annual Growth 2010 to 2023	2.3%	0.4%	0.3%
2023 Median Age	35.0	37.2	37.7
Households			
2023 Estimated Households	1,496	24,369	55,296
2028 Projected Households	1,480	24,898	56,871
2020 Census Households	1,596	24,490	55,747
2010 Census Households	1,145	22,220	51,441
Projected Annual Growth 2023 to 2028	-0.2%	0.4%	0.6%
Historical Annual Growth 2010 to 2023	2.4%	0.7%	0.6%
Race and Ethnicity			
2023 Estimated White	43.1%	49.1%	50.2%
2023 Estimated Black or African American	5.6%	12.2%	8.0%
2023 Estimated Asian or Pacific Islander	29.9%	16.8%	15.6%
2023 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.8%
2023 Estimated Other Races	21.1%	21.4%	25.5%
2023 Estimated Hispanic	22.8%	25.2%	30.2%
Income			
2023 Estimated Average Household Income	\$208,652	\$172,792	\$168,262
2023 Estimated Median Household Income	\$143,632	\$133,216	\$131,655
2023 Estimated Per Capita Income	\$72,231	\$59,124	\$56,760
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.9%	3.0%	3.6%
2023 Estimated Some High School (Grade Level 9 to 11)	2.1%	4.5%	4.5%
2023 Estimated High School Graduate	12.7%	15.6%	16.3%
2023 Estimated Some College	18.9%	20.5%	21.7%
2023 Estimated Associates Degree Only	11.7%	9.7%	9.9%
2023 Estimated Bachelors Degree Only	33.5%	29.2%	28.9%
2023 Estimated Graduate Degree	20.2%	17.4%	15.2%
Business			
2023 Estimated Total Businesses	1,468	4,828	8,576
2023 Estimated Total Employees	18,651	49,649	81,433
2023 Estimated Employee Population per Business	12.7	10.3	9.5
2023 Estimated Residential Population per Business	2.9	15.1	19.3

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