

# FOR LEASE – RETAIL/OFFICE

620 - 3,145 SF AND 12,960 SF AVAILABLE  
17730 SIERRA HWY | SANTA CLARITA, CA 91351  
NEW DEVELOPMENT PROJECT



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COMMERCIAL REAL ESTATE, INC.

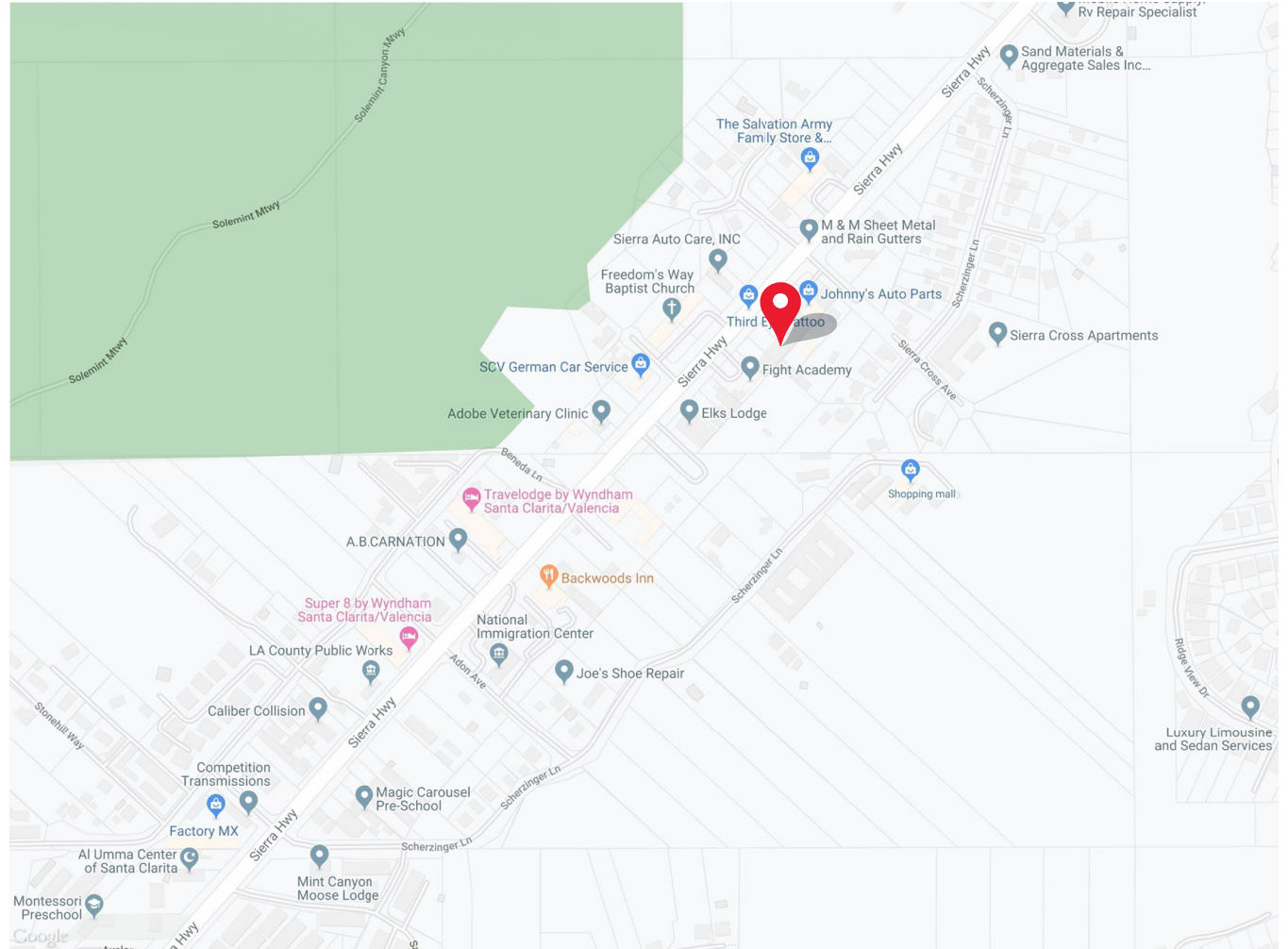
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# RETAIL/OFFICE FOR LEASE

17730 Sierra Hwy | Santa Clarita, CA 91351

- New Retail Development Project
- Complete Remodel Underway – New Ownership
- New Suites from 620 - 3,145 SF and 12,960 SF Available
- NEIGHBORING:
  - o College of the Canyons
  - o Skyline Ranch – New Home Development
  - o Backwood Inn
  - o Elks Lodge
  - o Travelodge by Wyndham
  - o Tractor Supply
- Great Street Frontage with Excellent Visibility and Signage
- High Traffic Counts
- Good Demographics
- Adjacent to Soledad Canyon Road and Sierra Highway a Major Retail/Office Corridor
- Minutes from Freeway On-ramp



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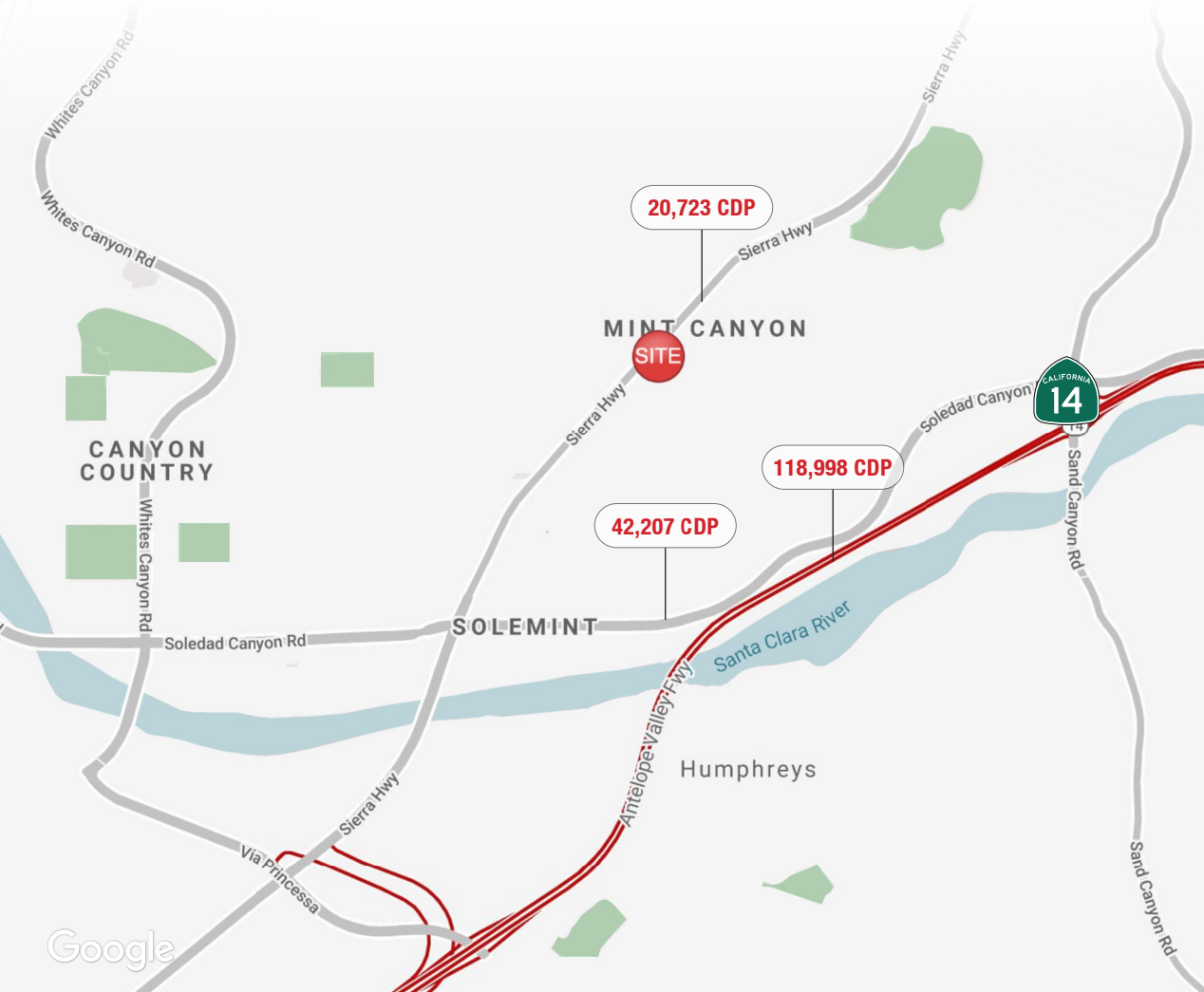
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# RETAIL/OFFICE FOR LEASE

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| POPULATION                  | 3 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| Estimated Population (2019) | 84,207 | 120,015 | 372,025  |
| Projected Population (2024) | 84,098 | 119,754 | 372,299  |



| AVERAGE HOUSEHOLD INCOME                  | 3 MILE    | 5 MILES   | 10 MILES  |
|---|-----------|-----------|-----------|
| Estimated Average Household Income (2019) | \$109,646 | \$116,690 | \$116,497 |
| Projected Average Household Income (2024) | \$130,504 | \$139,686 | \$139,444 |



| DAYTIME DEMOGRAPHICS | 3 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Businesses     | 1,873  | 3,135   | 12,567   |
| Daytime Population   | 12,669 | 22,348  | 122,553  |

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SIERRA HWY

Google Earth

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