

FOR LEASE

19965-19983 SOLEDAD CANYON RD, SANTA CLARITA, CA

SOLEDAD VILLAGE

NEC SOLEDAD CYN RD & LANGSIDE

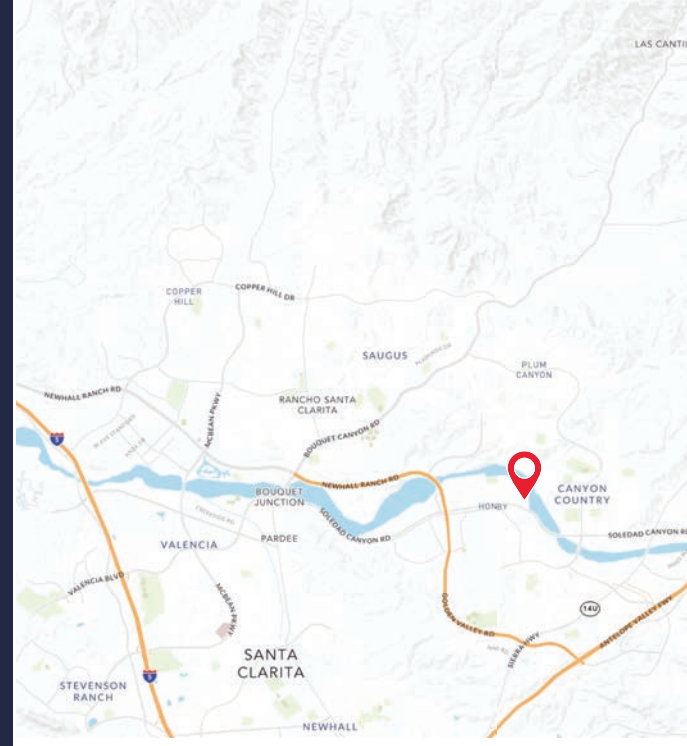


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PROPERTY HIGHLIGHTS

- > Located at a signalized intersection on the most heavily traveled street in the Santa Clarita Valley
- > Located near the Centre Pointe one of the largest master planned center for Business, Technology, Retail and Industry in Los Angeles County
- > Located in the center of the Santa Clarita Valley
- > Strong demographics including an average household income of \$127,958 and a residential population exceeding 65,000 within a 3-mile radius
- > Within the City of Santa Clarita, one of the fastest growing area in Los Angeles County



PROPERTY DETAILS

Delivery	Available Immediately
Use	Market, Barber Shop, Mexican Restaurant, Nail Salon, Beauty Salon, Insurance, Facials & Massage
Location	NEC of Soledad Canyon Road & Langside Avenue
Available	19981 – 940 SF Asking Rent \$1.50 PSF MG per month



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DEMOGRAPHICS

2018	Population	Average HH Income
3 MILE	83,000	\$87,852
5 MILE	201,614	\$100,059

TRAFFIC COUNTS

45,000

Soledad Canyon Rd. +/- Cars Per Day

40,000

Whites Canyon +/- Cars Per Day

20,000

Golden Valley +/- Cars Per Day

SITE PLAN



TENANTS

19965	Market
19969	Jose's Barber Shop
19971	Marbella's Restaurant
19973	Pet Grooming
19975	Beauty Salon
19977	Leased
19979	Farmers Insurance
19981	AVAILABLE
19983	Facials & Massage

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SUBJECT PROPERTY

CANYON HIGH SCHOOL

SIERRA VISTA JUNIOR HIGH SCHOOL

Soledad Canyon Rd

Whites Canyon Rd

Golden Valley Rd



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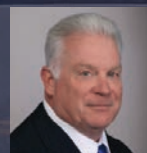
OUR LOCATIONS

- 28392 Constellation Rd. | Valencia, CA 91355
- 16501 Ventura Blvd., Suite 400 | Encino, CA 91436
- 26320 Diamond Pl, Suite 200 | Santa Clarita, CA 91350
- 10100 Santa Monica Blvd., Suite 300 | Century City, CA 90067

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FOR MORE INFORMATION



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TO SEE ALL OF OUR AVAILABLE PROPERTIES, VISIT:
[HTTP://WWW.SPECTRUMCRE.COM](http://www.spectrumcre.com)

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