

FOR LEASE – RETAIL/OFFICE

620 - 3,145 SF AND 12,960 SF AVAILABLE

17720 - 17734 SIERRA HWY | SANTA CLARITA, CA 91351

NEW DEVELOPMENT PROJECT



YAIR HAIMOFF, SIOR

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COMMERCIAL REAL ESTATE, INC.

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RETAIL/OFFICE FOR LEASE

17720 - 17734 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
 - o 17720A: 793 SF
 - o 17724: 620 SF
 - o 17724A: 1,316 SF
 - o 17726: 1,674 SF
 - o 17728: 3,145 SF
 - o 17730: 2,323 SF
- NEIGHBORING:
 - o College of the Canyons
 - o **Skyline Ranch - New Home Development**
 - o Backwoods Inn
 - o Elks Lodge
 - o Travelodge by Wyndham
 - o Tractor Supply Co.
- Great Street Frontage with Excellent Visibility and Signage
- High Traffic Volume
- Excellent Demographics
- Adjacent to Soledad Canyon Rd & Sierra Hwy a Major Retail / Office Corridor
- Minutes from Freeway On-ramp



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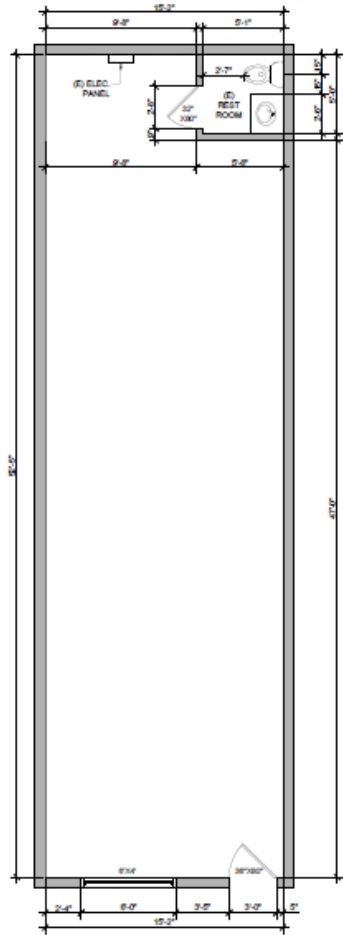
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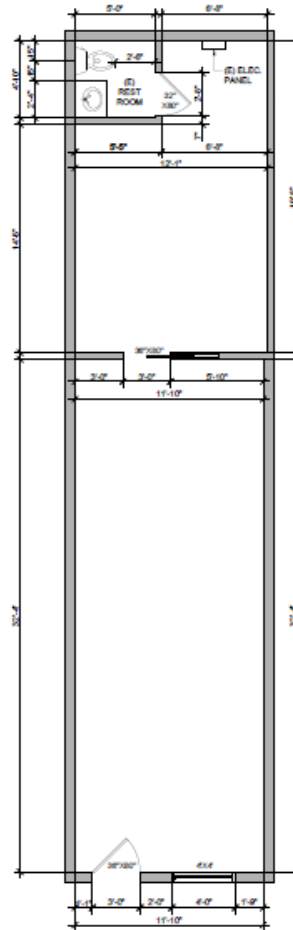
RETAIL/OFFICE FOR LEASE

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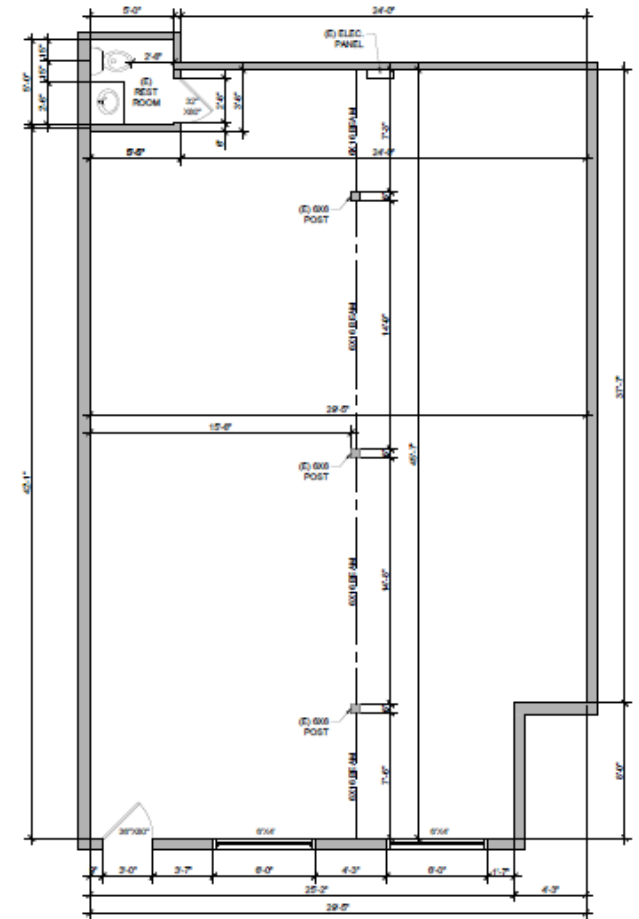
17720A: 793 SF
1st Floor



17724: 620 SF
1st Floor



17724A: 1,316 SF
1st Floor



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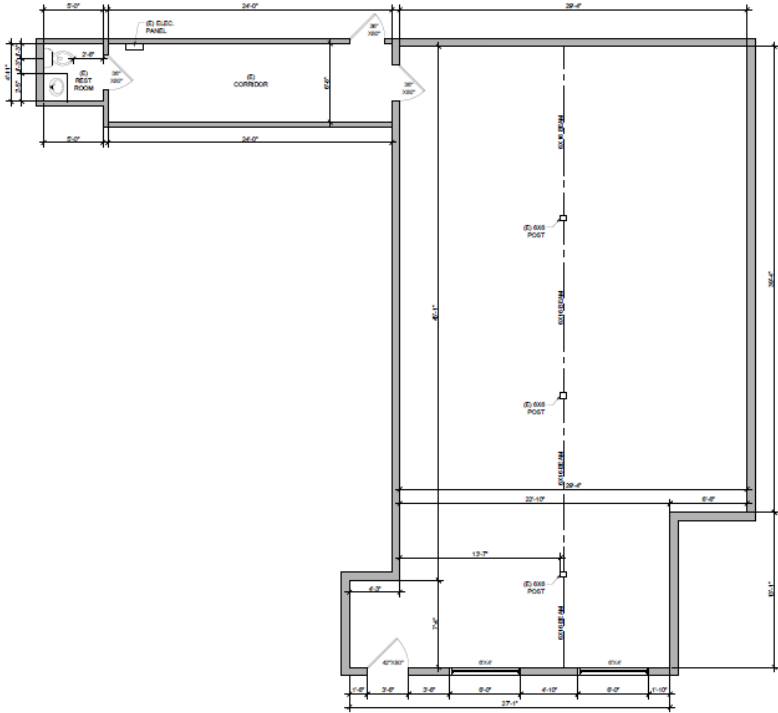
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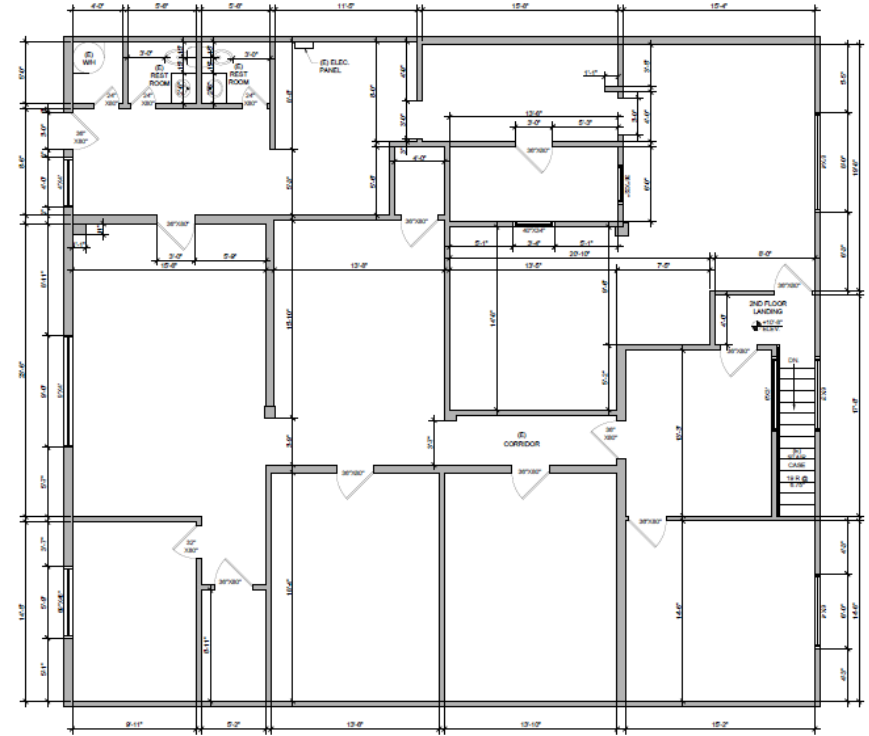
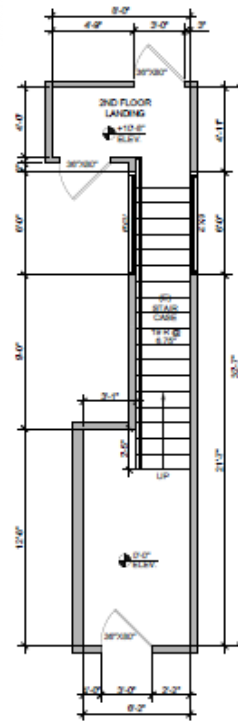
RETAIL/OFFICE FOR LEASE

17720 - 17734 Sierra Hwy | Santa Clarita, CA 91351

17726: 1,674 SF
1st Floor



17728: 3,145 SF



17728: 1st Floor

17728: 2nd Floor

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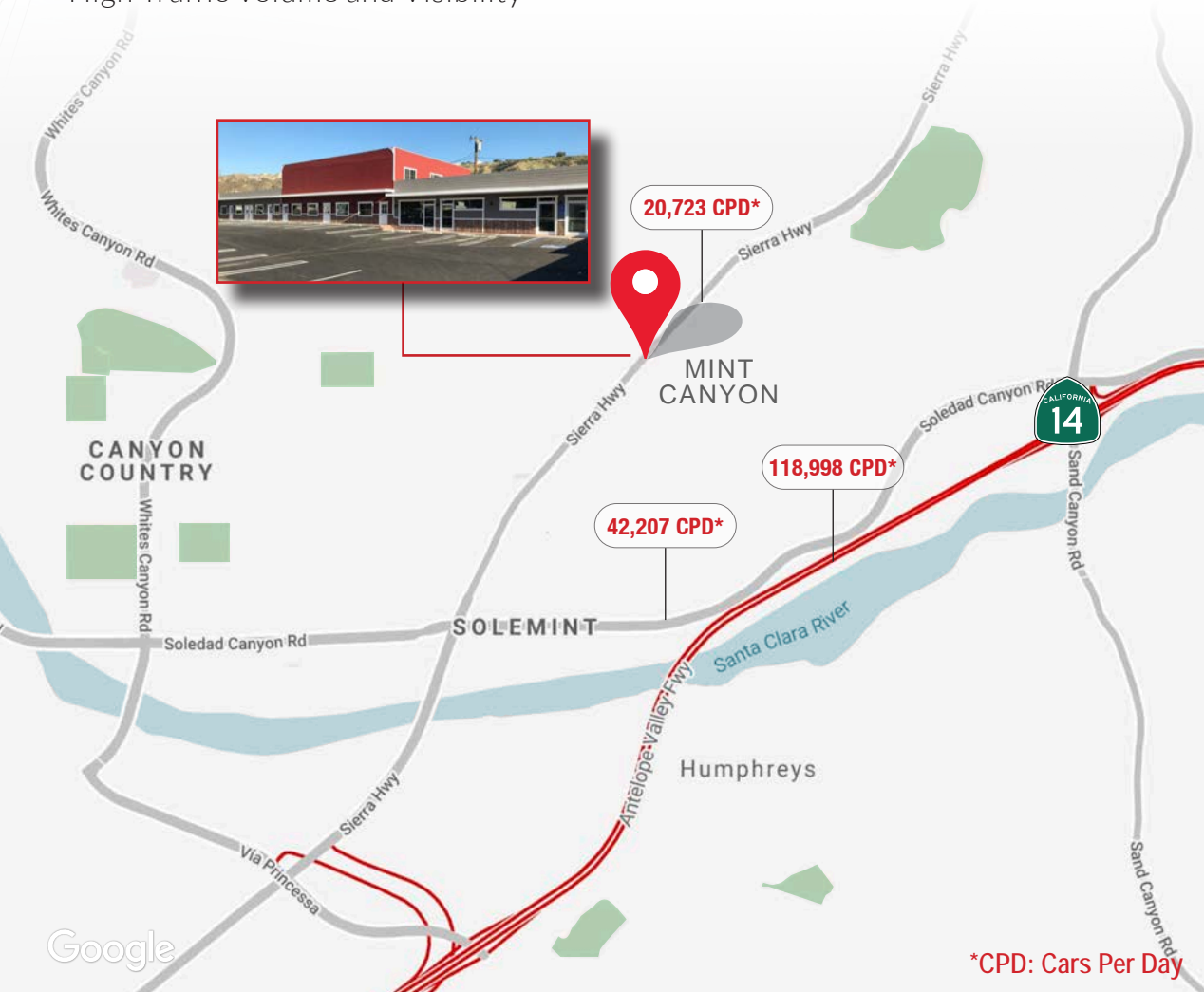
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High Traffic Volume and Visibility



*CPD: Cars Per Day



| 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

SKYLINE RANCH
NEW HOME
DEVELOPMENT



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