

RETAIL SPACE FOR LEASE

SEC Sierra Highway & Via Princessa
26850-26910 Sierra Highway • Canyon Country • California



AREA RETAILERS INCLUDE:



PROPERTY DESCRIPTION:

LOCATION: SEC Sierra Highway & Via Princessa
 26850-26910 Sierra Highway, Canyon Country, CA

AVAILABLE SF: ± 1,400 SF

TOTAL SF: ± 85,506 SF

RENT: \$2.75 PSF/MO NNN

PARKING: 393 Surface Parking Spaces

- FEATURES:**
- FOOD USES PERMITTED
 - Anchored by Stater Brothers, McDonalds and El Pollo Loco
 - Busy signalized intersection offering several ingress and egress points
 - Immediately adjacent to Santa Clarita Metro Link station
 - Strong Anchor Tenants
 - Easy Access to 14 South Freeway

DEMOGRAPHICS (2009):

	1 MILE	3 MILE	5 MILE
Population:	20,400	68,236	144,873
Average HH Income:	\$71,818	\$89,490	\$97,227
# of Employees:	4,791	14,912	32,701

Traffic Counts:
 Via Princessa @ Sierra Highway: 35,287 CPD (taken 2005)
 Via Princessa @ Jason Dr. : 31,287 CPD (taken 2004)

For more information please contact:

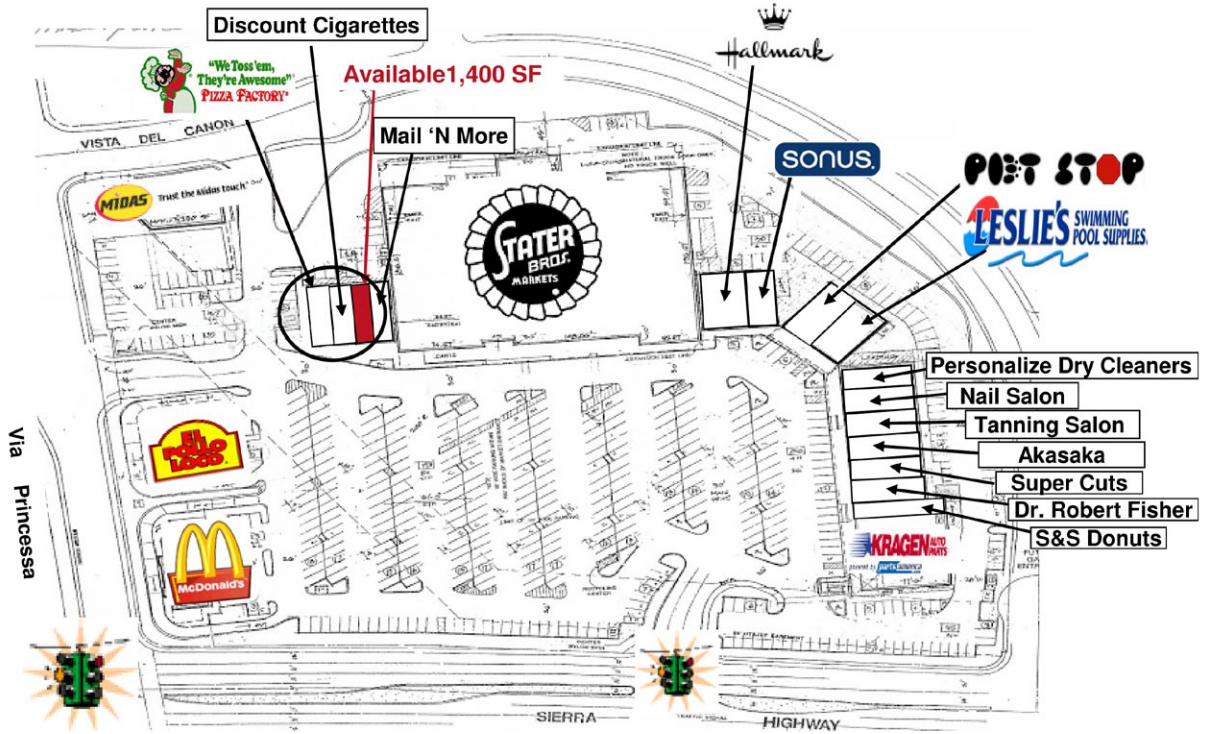
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SITE PLAN



AERIAL VIEW



For more information
please contact:

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LEE & ASSOCIATES®
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