



**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

SOLEDAD CANYON ROAD



RETAIL / RESTAURANT  
BUILDING TYPE



+/- 50,000  
CARS PER DAY



166,368\*  
POPULATION (5 MILES)  
\*5 MILE RADIUS



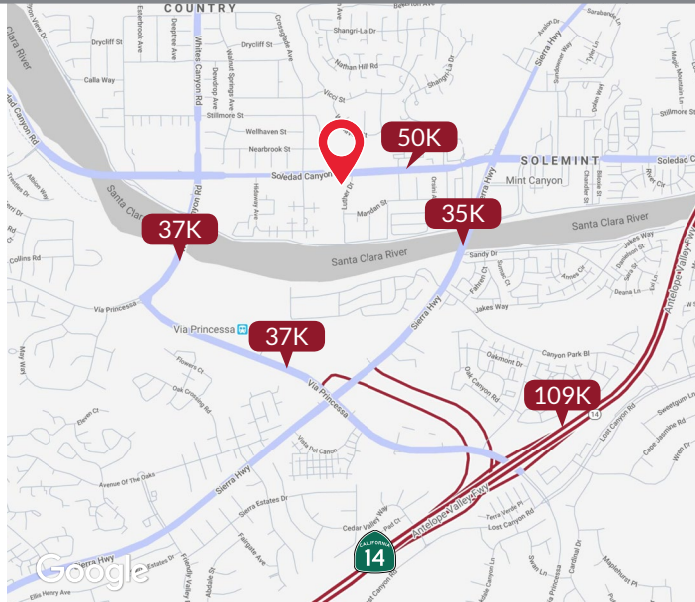
\$116,058\*  
HOUSEHOLD INCOME

**FOR LEASE**  
**RETAIL / RESTAURANT**

**SOLEDAD ENTERTAINMENT CENTER**  
18740-18840 Soledad Canyon Rd | Santa Clarita, CA

**PROPERTY HIGHLIGHTS**

- Edward Theaters is a Focus point for Santa Clarita
- Soledad Canyon Road is Santa Clarita's major thoroughfare
- Excellent visibility and high traffic counts approx. 50,000 cars per day
- Signalized intersection of Soledad Canyon Road
- The nearest movie theater is over 7 miles away
- Santa Clarita's unemployment rate of 6.2%, Los Angeles County, 10.2%, and California, 9.8%
- Santa Clarita's positive space absorption was the most of any submarket in Los Angeles County as of December 2012



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	28,108	80,842	166,368
Avg HH Income	\$86,989	\$107,310	\$116,058
Daytime Demographics	6,142	16,918	36,203

**RANDY CUDE**  
Executive Vice President  
661.414.2004  
rcude@spectrumcre.com  
DRE License #01005000

**YAIR HAIMOFF, SIOR**  
Executive Managing Director  
818.203.5429  
yhaimoff@spectrumcre.com  
DRE License #01414758

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## SITE PLAN & AVAILABILITY



SUITE	TENANT NAME	SF
18710	VACANT	3,000
18712	Studio Bijoux	1,266
18716	VACANT	1,267
18718	College of the Canyons	1,267
18730	VACANT	4,511
18740	Coldstone Creamery	1,200
18740b	T-Mobile	500
18742	Dickey's BBQ	1,540
18744	VACANT	3,012
18748	Cupid's Hot Dogs	600
18900	Edwards Theatres	37,500

SUITE	TENANT NAME	SF
18810	Oggi's Pizza & Brewing	5,000
18812	Mononoke Sushi Restaurant	1,100
18815	Verizon Wireless	410
18820	Dominique's Jewelry	943
18822	Sofya's European Skin Care	600
18824-30	Opportunities for Learning	6,368
18832	Golden Canyon Dentistry	1,208
18834	Best City Nails Spa	1,208
18838	Rose Massage	1,208
18840-42	Canyon Country Veterinary	2,731
18836	Perk's Coffee House	1,208

### RANDY CUDE

Executive Vice President  
 ☎ 661.414.2004  
 ✉ rcude@spectrumcre.com  
 DRE License #01005000

### YAIR HAIMOFF, SIOR

Executive Managing Director  
 ☎ 818.203.5429  
 ✉ yhaimoff@spectrumcre.com  
 DRE License #01414758

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## PHOTOS



### RANDY CUDE

Executive Vice President

📞 661.414.2004

✉️ rcude@spectrumcre.com

DRE License #01005000

### YAIR HAIMOFF, SIOR

Executive Managing Director

📞 818.203.5429

✉️ yhaimoff@spectrumcre.com

DRE License #01414758

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