

# 26111

Bouquet Cyn Road  
Santa Clarita | CA

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.



RETAIL  
BUILDING TYPE



33,000  
CARS PER DAY



104,444  
POPULATION (3 MILES)



\$123,323  
HOUSEHOLD INCOME

**FOR LEASE**  
**±1,441SF**

## SANTA CLARITA PLAZA

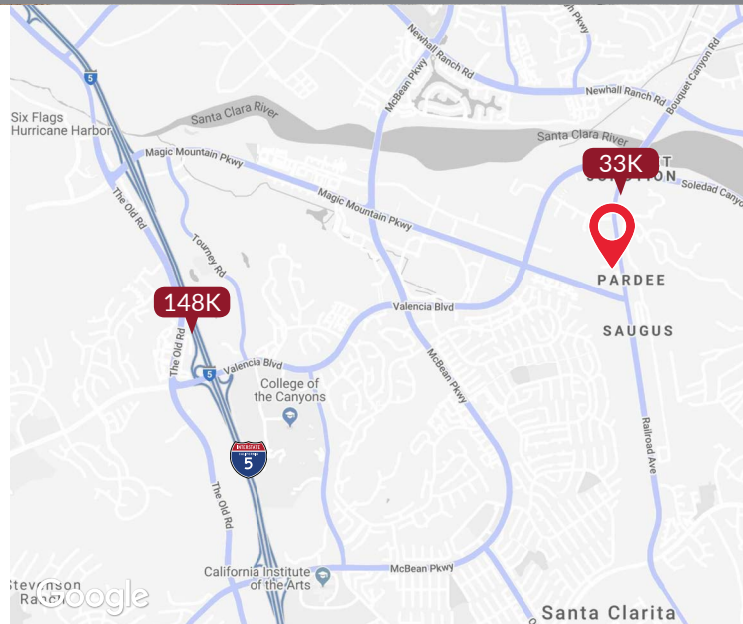
Neighborhood Shopping Center

### PROPERTY HIGHLIGHTS

- Possible Food Locations
- Excellent Demographics with High Traffic Count
- Good Street Visibility
- Excellent Signage
- Good Parking Ratio
- Join I-Hop, The Tea Gardens Tearoom and Numero Uno Pizza

### AVAILABLE UNITS

UNIT NUMBER	SIZE SF
A1	1,441



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## SITE PLAN & AVAILABILITY



## LOCATION INFORMATION

Santa Clarita Plaza is an attractive retail shopping center located along the highly accessible Bouquet Canyon Road. The Center Features: A Solid Tenant Mix, Beautiful Courtyard, Abundant Parking, Heavy Traffic Count and Excellent Signage. This space is currently set up as a operating Church featuring a Reception Area, Separate Offices and a Stage.

The property is attractively placed between Valencia Blvd/Soledad Canyon Rd and Magic Mountain Parkway providing direct access to the 5 and 14 Freeway.

## TENANT INFORMATION

TENANT NAME	SUITE	SIZE SF	% OF TOTAL	LEASE EXPIRATION	T12 SALES TOTAL	PSF
Small Shop Out-Parcels	N/A	33,070	86.87%	N/A	N/A	N/A
IHOP	1,000	5,000	13.13%	8/31/26	\$1,544,188	\$309
Subtotal	-	5,000	13.13%	8/31/26	\$1,544,188	\$309
<b>Total</b>	-	<b>38,070</b>	<b>100.00%</b>	-	<b>N/A</b>	-

## DEMOGRAPHIC DATA

	1 MILE	3 MILES	5 MILES
Population	8,095	104,444	213,274
Avg HH Income	\$126,387	\$123,323	\$127,317
Daytime Population	12,775	60,316	83,902

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## AMENITIES MAP & TRAFFIC MAP



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## PROPERTY PHOTOS



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