

# FOR LEASE OFFICE/RETAIL COMPLEX

Lyons Village

23226-23248 LYONS AVENUE | SANTA CLARITA | 91321

PRIME  
END CAP

DUAL  
SIGNAGE

DUAL  
SIGNAGE

23236



1,230 TO 2,570  
RETAIL SF AVAILABLE



879  
OFFICE SF AVAILABLE



\$124,949  
AVG HH INCOME (5 MILES)



143,311  
POPULATION (5 MILES)



51,807  
HOUSEHOLDS (5 MILES)

YAIR HAIMOFF, SIOR

Exec. Managing Director

818.203.5429

yhaimoff@spectrumcre.com

DRE License #01414758

ANDREW GHASSEMI

Senior Vice President

661.212.3956

aghassemi@spectrumcre.com

DRE License #01963548

MATT SREDEN

Vice President

661.755.6654

msreden@spectrumcre.com

DRE License #01907628

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

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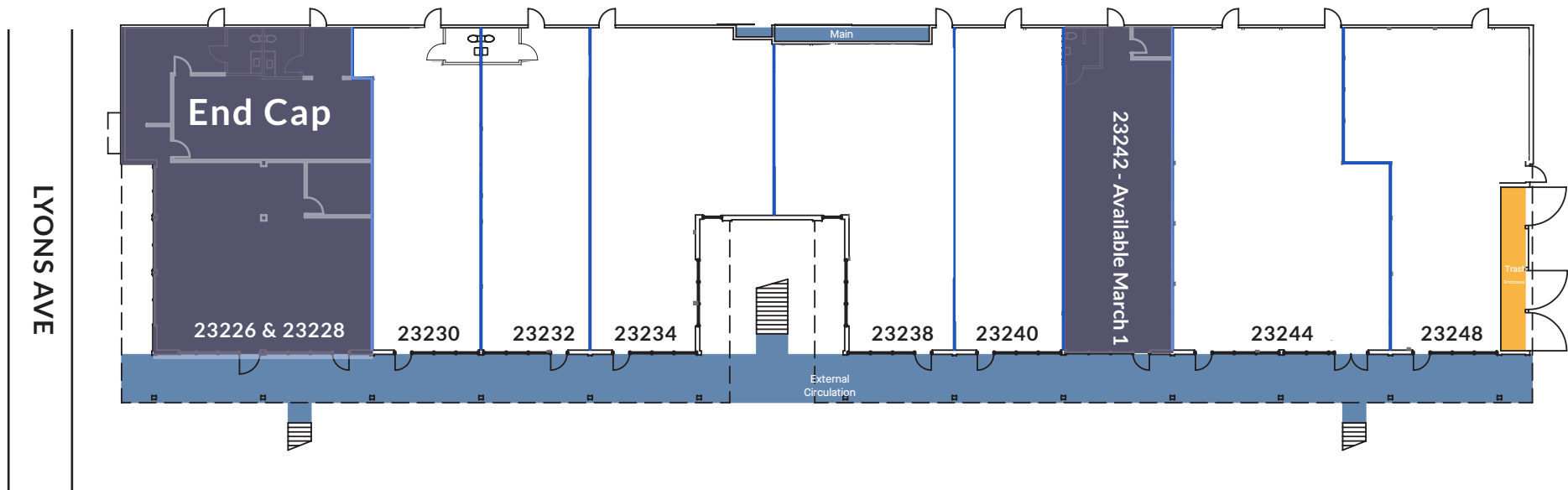


# OFFICE / RETAIL FOR LEASE

23226-23248 Lyons Avenue | Santa Clarita | CA

**SPECTRUM**  
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## RETAIL SITE PLAN



## RETAIL AVAILABLE

SUITE	SIZE SF
23242 (Avail. March 1)	1,230
23226 & 23228 (End Cap)	2,570

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📞 818.203.5429

✉️ yhaimoff@spectrumcre.com

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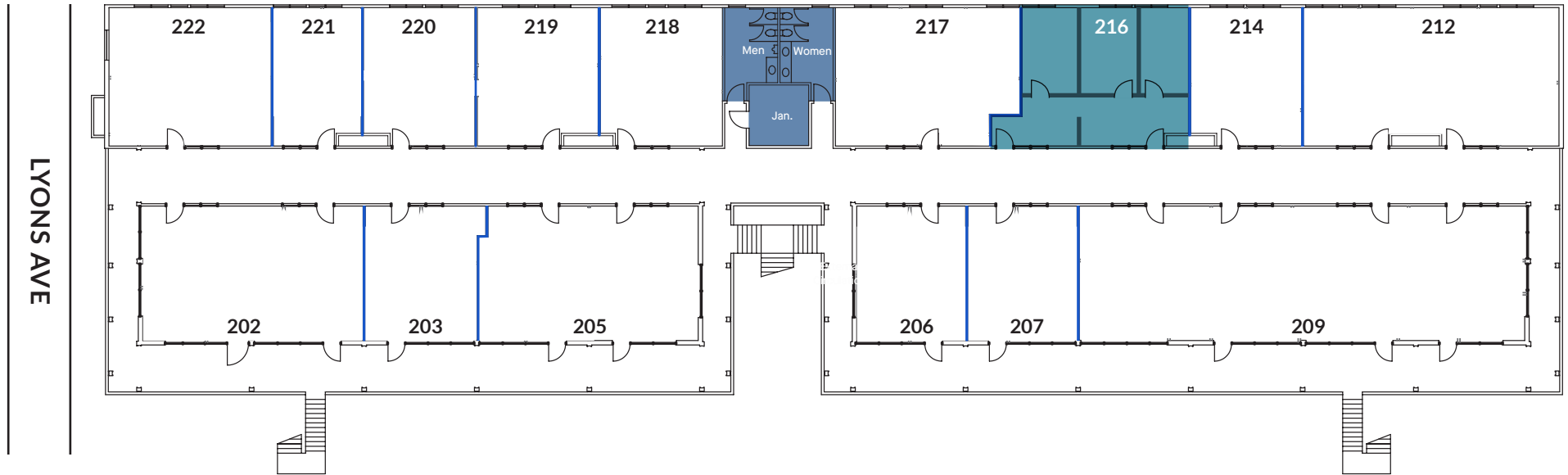
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# OFFICE / RETAIL FOR LEASE

23226-23248 Lyons Avenue | Santa Clarita | CA

**SPECTRUM**  
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## OFFICE SITE PLAN



## OFFICE AVAILABLE

SUITE	SIZE SF
216	879

YAIR HAIMOFF, SIOR

Exec. Managing Director

📞 818.203.5429

✉️ [yhaimoff@spectrumcre.com](mailto:yhaimoff@spectrumcre.com)

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## PROPERTY FEATURES

- Prime Mixed-Use Center Anchored by Round Table Pizza
- Flexible Floor Plans Available
- Tremendous Street Visibility Along Lyons Avenue
- Ample Parking - Excellent Tenant Mix
- Located on Major Thoroughfare - Great Demographic Mix
- New Roof Installed in 2019

## DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
2019 Estimated Population	19,163	66,597	143,311
2024 Projected Population	18,882	65,861	141,843
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi



AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2019 Est. Average Household Income	\$ 105,354	\$ 120,266	\$ 124,949
2019 Est. Median Household Income	\$ 85,334	\$ 94,096	\$ 100,241
2019 Est. Per Capita Income	\$ 34,165	\$ 43,013	\$ 44,455



DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 Est. Total Businesses	1,103	3,537	7,829
2019 Est. Total Employees	6,081	31,445	75,978

## LOCATION FEATURES

Lyons Village is located one parcel east of the Southeast signalized corner of Lyons Avenue and Orchard Village in the city of Santa Clarita. This charming center is complete with open walkways and brightly lit Retail & Office units. It is surrounded by Residential, Schools, Religious Centers, and Medical Services. Within walking distance to the new drive-thru Starbucks, Carl's Jr, Walgreens, Bank of America, Chase Bank, Aldi's and many more retail amenities. The property is extremely commuter friendly with a bus stop located on the corner of Lyons Avenue and Orchard Village. Lyons Village is centralized within minutes of both the I-5 & 14 Freeway on ramps.

- Neighbored by Several National Tenants
- Heavy Traffic Count & Very Walkable
- Close Proximity to Single and Multi-Residential Neighborhoods
- Less than a Mile to the Newhall Crossings Development & the New Laemmle Theater
- Centrally Located Between the I-5 & 14 Freeways



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