

The Plaza at Golden Valley

19001-19415 Golden Valley Road, Santa Clarita, CA 91387



Property Highlights

602,914 Gross Leasable Area

49.99 Total Acres

157,748 5 Mile Population

- Strategically located in the heart of the Santa Clarita Valley, one of the fastest growing communities in Los Angeles County.
- Benefits from approximately one mile of freeway frontage along Highway 14.
- Full freeway interchange at Golden Valley Road and Highway 14.
- Strong traffic counts with 150,000+ cars per day. Source - Caltrans audit, 2013 24 hr./2 way.

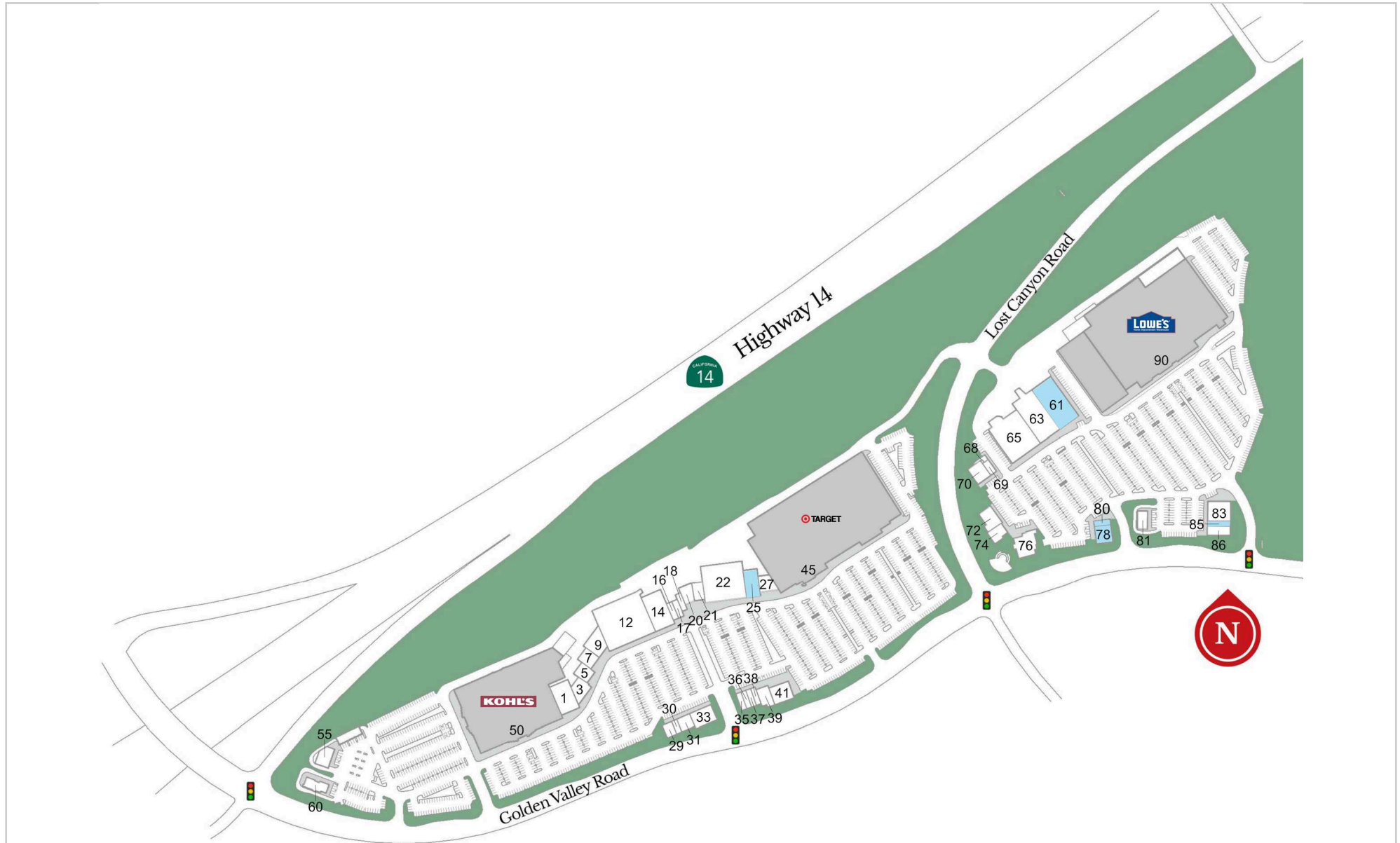
Demographics

	1-Mile	3-Mile	5-Mile
Population	9,184	70,063	157,748
Households	3,734	22,446	50,544
Avg HH Income	\$99,302	\$99,401	\$112,680

Source: Esri, 2018

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Current Tenants

1	Dress Barn	7,700 SF	37	Los Angeles Police Credit...	1,202 SF
3	Adventure Dental	3,626 SF	38	GNC	1,205 SF
5	Gold Medal Martial Arts	3,039 SF	39	Sprint	2,963 SF
7	Vargo Physical Therapy	3,015 SF	41	Panera Bread	4,829 SF
9	Snap Fitness	4,999 SF	45	Target (N.A.P.)	141,758 SF
12	Bed Bath & Beyond	29,001 SF	50	Kohl's (N.A.P.)	88,248 SF
14	BevMo!	10,000 SF	55	Shell (N.A.P.)	
16	Mathnasium of Canyon Coun...	1,300 SF	60	McDonald's	
17	Best City Nail Spa	1,304 SF	63	Party City	16,013 SF
18	Verizon Wireless	1,309 SF	65	PetSmart	19,190 SF
20	Tomato Joe's Pizza	3,425 SF	68	Newman Chiropractic	518 SF
21	Jersey Mike's Subs	1,836 SF	69	The Parlour	1,299 SF
22	Staples	20,014 SF	70	Henry Mayo	3,475 SF
27	Painting with a Twist	3,106 SF	72	Logix Smarter Banking	3,708 SF
29	The Habit Burger Grill	1,684 SF	74	Chipotle Mexican Grill	2,665 SF
30	Baskin Robbins	1,000 SF	76	Chili's Bar & Grill	6,431 SF
31	T-Mobile	2,500 SF	81	Popeyes	2,500 SF
33	Wells Fargo	5,014 SF	83	Sizzler	6,723 SF
35	Supercuts	1,203 SF	86	Dog Haus	2,000 SF
36	The UPS Store	1,202 SF	90	Lowe's (N.A.P.)	166,593 SF

Available/Coming Soon

25	Available	5,000 SF
61	Available	14,317 SF
78	Available	4,040 SF
80	Available	960 SF
85	Available	1,000 SF