



*For
Lease*

Canyon Country Village | Santa Clarita, CA

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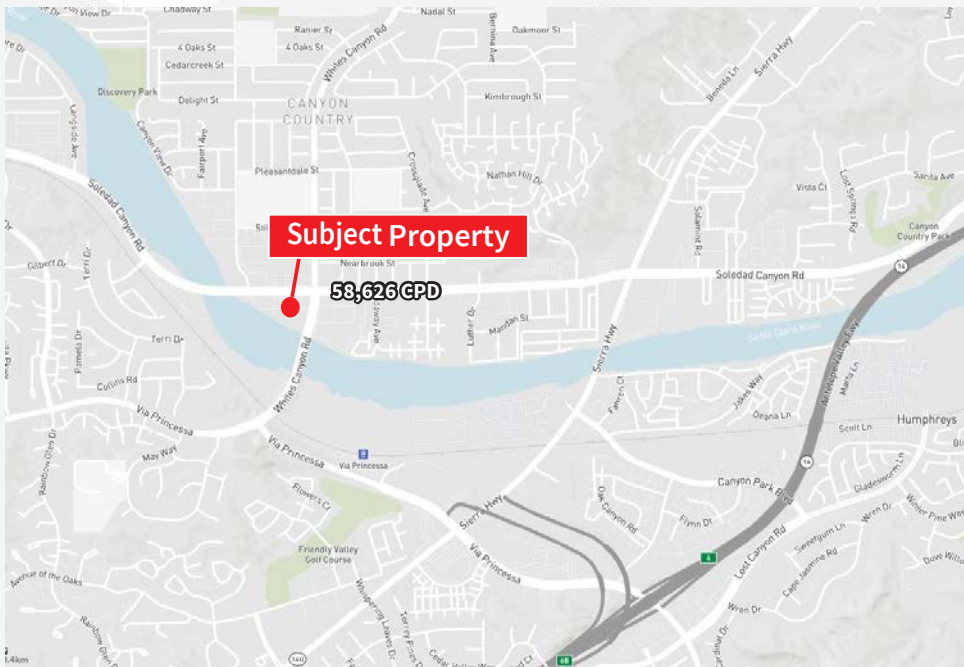
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Property Highlights

19424 Soledad Canyon Road | Santa Clarita, CA

- Highly visible shop and food spaces available in well-tenanted Canyon Country shopping center anchored by Ralphs & CVS
- Center is positioned at strong retail intersection with TJ Maxx, Ross Dress for Less, Big Lots, Dollar Tree, Food 4 Less and Big 5 Sport Goods
- Excellent visibility and parking
- Densely populated trade area with strong incomes
- An impressive tenant mix, along with excellent visibility makes this center a premier retail destination



AREA RETAILERS



DEMOGRAPHICS

1 mile ▼

2 miles ▼

3 miles ▼



20,715
Total Population

89,733
Total Population

196,869
Total Population



3.05
Avg, HH Size

3.10
Avg, HH Size

3.08
Avg, HH Size



\$96,543
Ave. HH Income

\$111,405
Ave. HH Income

\$123,231
Ave. HH Income



\$424,513
Median Home Value

\$499,762
Median Home Value

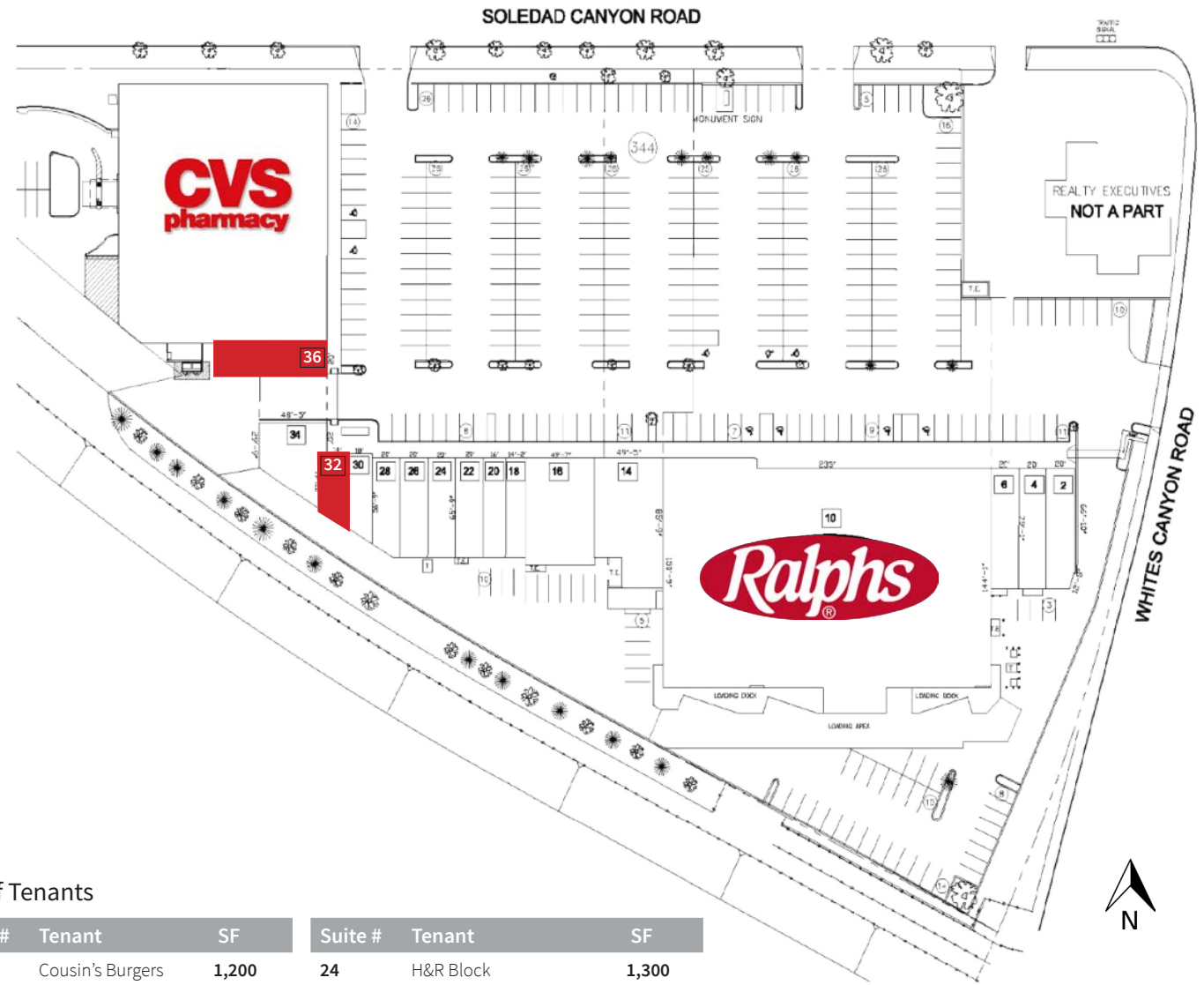
\$558,009
Median Home Value

Site Plan

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List of Tenants

Suite #	Tenant	SF	Suite #	Tenant	SF
2	Cousin's Burgers	1,200	24	H&R Block	1,300
4	Valley Escrow	2,000	26	Great Clips	1,300
6	Carriage Cleaners	1,600	28	Jamba Juice	1,250
10	Ralphs	34,368	30	Margarita & Co.	900
14	Bonsai Gardens	3,850	32	Potentially Available	900
16	Smile City Dental	3,500	34	VIP Veterinary Services	2,000
18	Perfect Nails	910	36	Potentially Available	1,600
20	See's Candies	1,040	40	CVS	25,500
22	Little Caesar's	1,300			
					TOTAL GLA: 84,418 SF





Aerial

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*Achieve
Ambitions*

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