

# FORMER TJ MAXX SPACE NOW AVAILABLE

19361 Soledad Canyon, Santa Clarita, CA 91351



*"Unifying retailers and brands to optimize the needs of our consumers"*

*-Canyon Center*

## LEASING CONTACT:

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**EXTERIOR**



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**INTERIOR**

Approx. 181 (width) x 132/4 With Additional Rear Area for Offices and Storage

12 ft Ceilings with Additional Foot Above Dropped Ceilings



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**PROPERTY**



## FEATURES

- Power Center in the heart of Canyon Country
- Premium retail space in high profile Power Center
- Approx. 950 - 28,426 SF available for lease
- Opportunity to join the rich and diverse rapidly expanding market in Santa Clarita Valley
- Tenants include Ralphs, Dollar Tree, Big Lots, Supercuts, Subway, UPS, & KFC

## DEMOS

|                      | 1 mile      | 3 mile    | 5 mile    |
|----------------------|-------------|-----------|-----------|
| <b>Population</b>    | 20,960      | 88,320    | 194,114   |
| <b>Avg HH Income</b> | \$87,825    | \$106,940 | \$119,441 |
| <b>Daytime Pop</b>   | 4,428       | 18,934    | 47,286    |
| <b>Traffic Count</b> | ±82,000 CPD |           |           |

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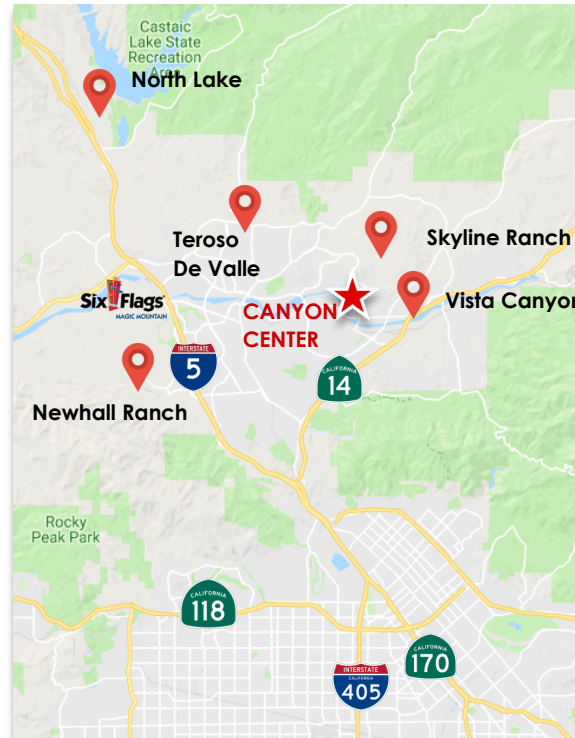
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## NEW DEVELOPMENTS

North Lake Project



Newhall Ranch Project



Toroso De Valle



Skyline Ranch Project



Vista Canyon Project



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**SITE PLAN**



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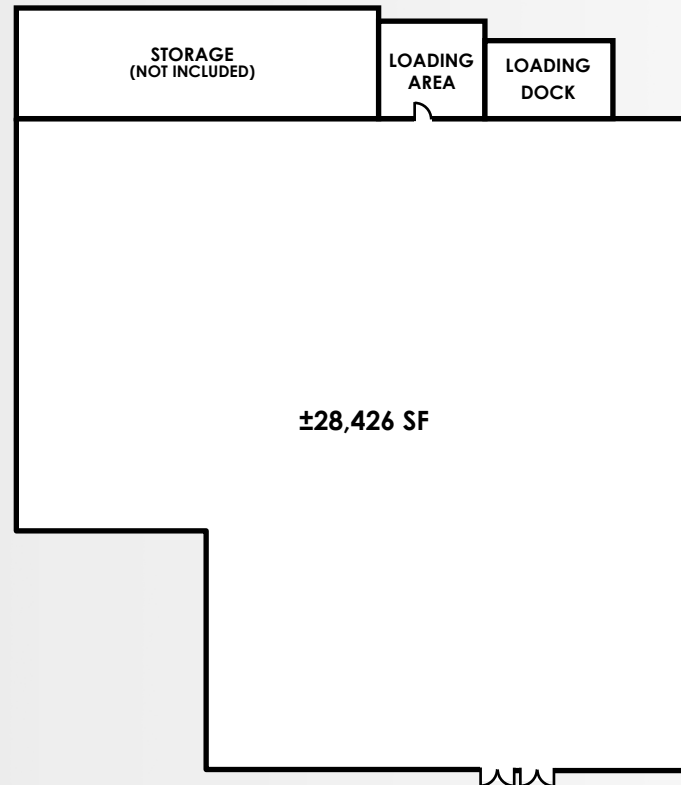
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**AERIAL**

Canyon Center is ranked amongst the highest regarded retail Power Centers in all of the high desert and now with three mid-range retail opportunities available, we have room to grow. With space ranging from **±1000 - 28,426 sqft** we can accommodate the growth of your newest location as well. If your business is designed to cater to a growing, family friendly, diverse population at a regional Power Center, this may be the place for you. (Additional photos available upon request)



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