

CANYON CENTER

19407 Soledad Canyon Rd., Santa Clarita, CA 91351



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EXTERIOR



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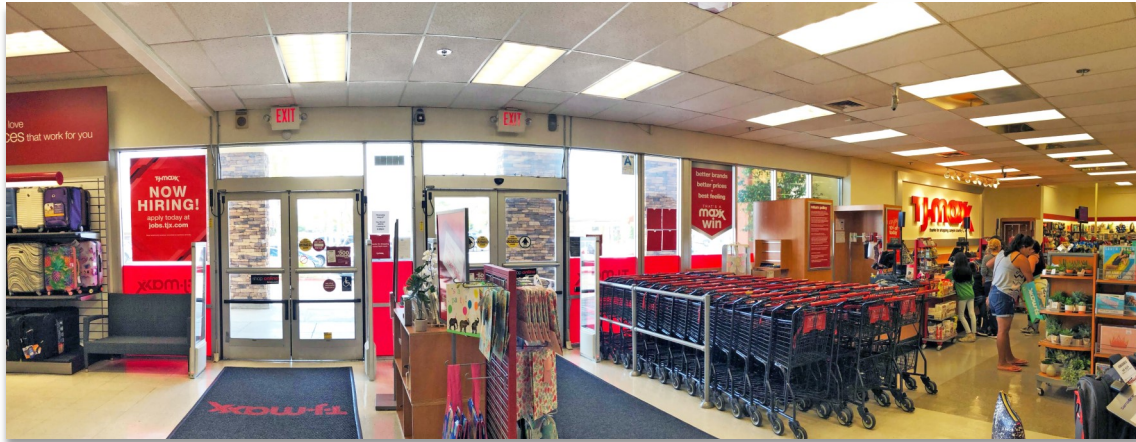
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INTERIOR

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

PROPERTY FEATURES

- Multi-Anchored retail mecca
- Largest Power Center in Santa Clarita
- Active National Shopping Center
- Positioned in the heart of Santa Clarita Valley

AREA AMENITIES

- Located in the heart of Santa Clarita
- Close proximity to 5 and 14 freeways
- Intersection on Soledad and Whites Canyon has over $\pm 82,000$ Cars per day
- Tenants Island Pacific, Starbucks, Dollar Tree, Big Lots, Supercuts, Subway, UPS, and KFC
- 1 Mile: 20,843 (Average HH Income \$75,588)
- 3 Mile: 78,513 (Average HH Income \$66,303)
- 5 Mile: 175,123 (Average HH Income \$93,574)



DEMOS	1 mile	3 mile	5 mile
Population	20,243	97,328	210,155
Avg. HH Income	\$97,339	\$108,648	\$119,062
Daytime Pop.	18,769	77,573	169,072
Traffic Count	$\pm 78,375$ cars per day		

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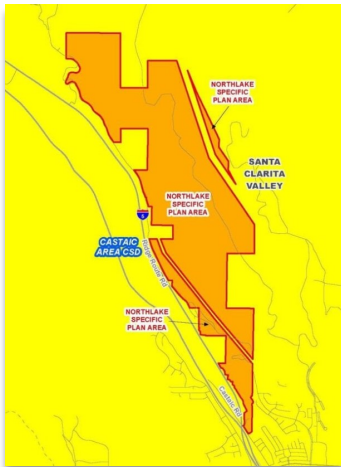
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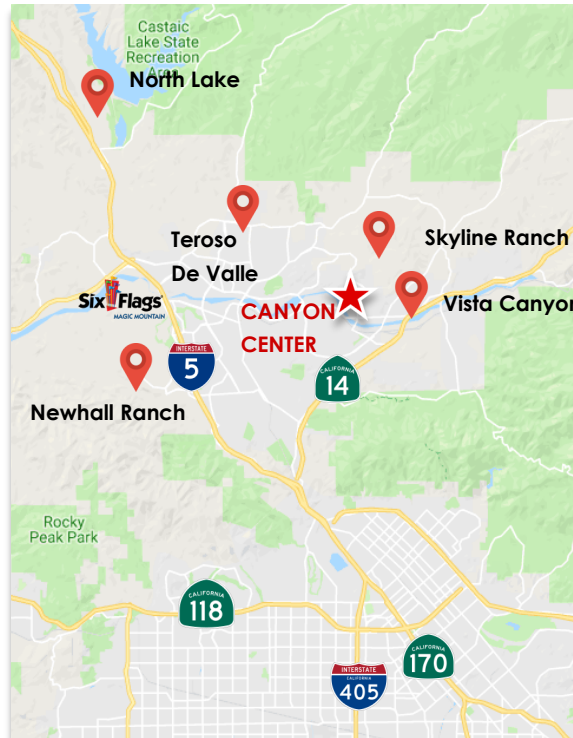
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NEW DEVELOPMENTS

North Lake Project



Newhall Ranch Project



Toroso De Valle



Skyline Ranch Project



Vista Canyon Project



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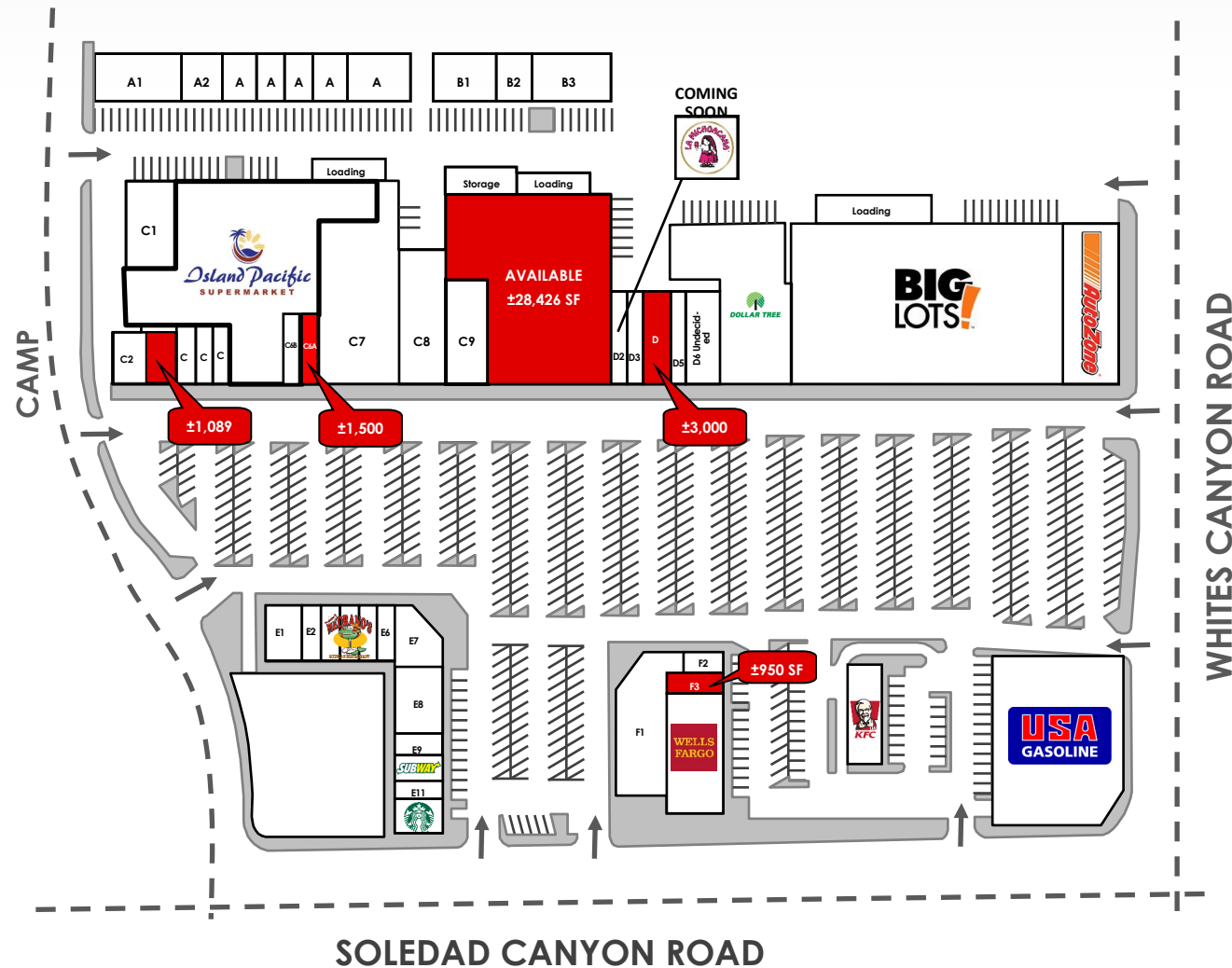
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SITE PLAN



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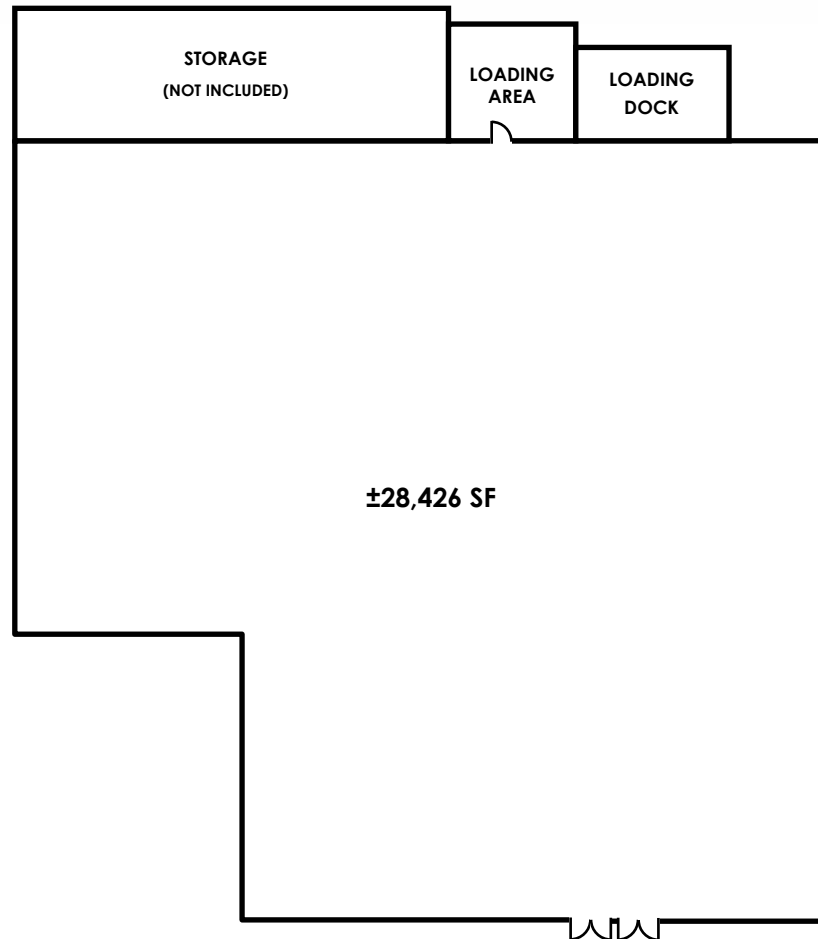
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AERIAL

Canyon Center has been ranked amongst the highest regarded retail Power Centers in the Santa Clarita Valley designed to cater to a growing, family friendly, diverse population. The center is situated to accommodate the growth of your newest location or start up business.



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