

RETAIL SPACE FOR LEASE

*SEC Sierra Highway & Via Princessa
26850-26910 Sierra Highway • Canyon Country • California*



AREA RETAILERS INCLUDE:



For more information please contact:

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PROPERTY DESCRIPTION:

LOCATION: SEC Sierra Highway & Via Princessa
26850-26910 Sierra Highway, Canyon Country, CA

AVAILABLE SF: ± 1,050 - 6,000 SF

TOTAL SF: ± 85,506 SF

RENT: \$1.75-\$2.75 PSF/MO NNN

PARKING: 393 Surface Parking Spaces

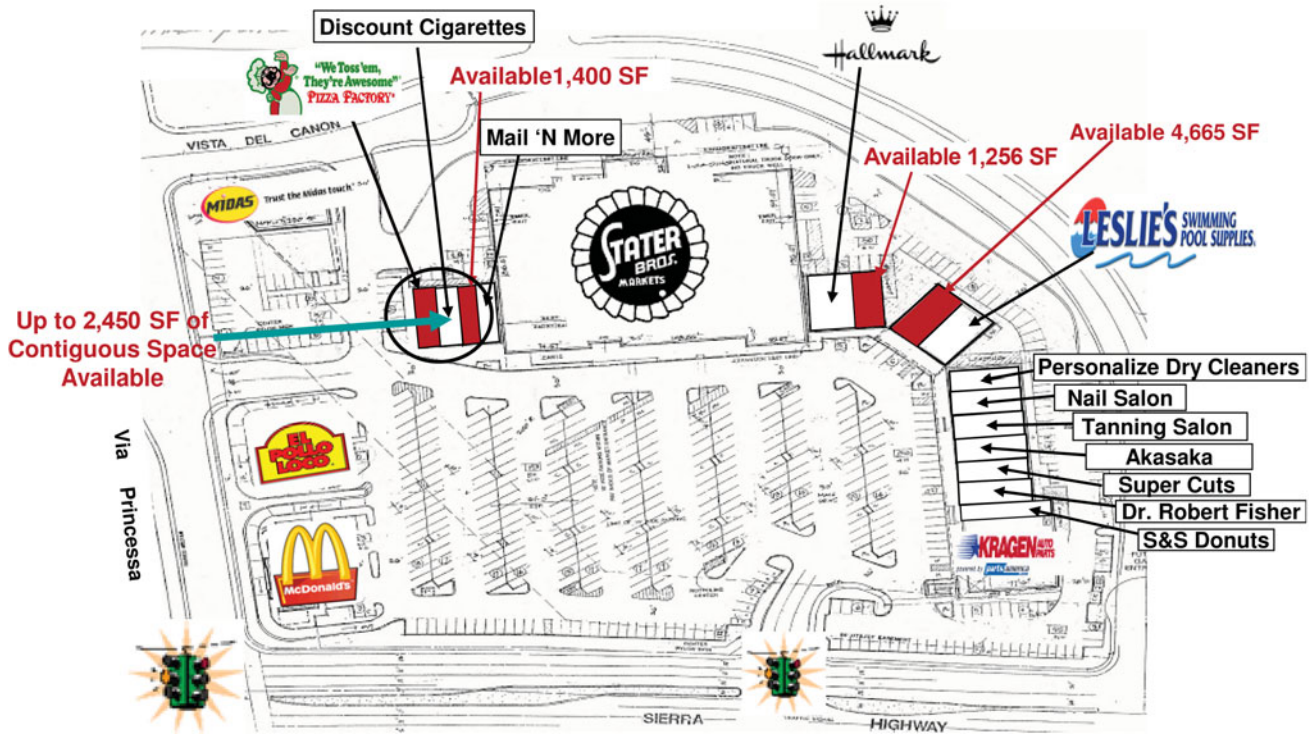
- FEATURES:**
- FOOD USES PERMITTED
 - Anchored by Stater Brothers, McDonalds and El Pollo Loco
 - Busy signalized intersection offering several ingress and egress points
 - Immediately adjacent to Santa Clarita Metro Link station
 - Strong Anchor Tenants
 - Easy Access to 14 South Freeway

DEMOGRAPHICS (2009):

	1 MILE	3 MILE	5 MILE
Population:	20,400	68,236	144,873
Average HH Income:	\$71,818	\$89,490	\$97,227
# of Employees:	4,791	14,912	32,701

Traffic Counts:
Via Princessa @ Sierra Highway: 35,287 CPD (taken 2005)
Via Princessa @ Jason Dr. : 31,287 CPD (taken 2004)

SITE PLAN



AERIAL VIEW



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