

RETAIL SPACE FOR LEASE



Modified Gross Lease:
\$17,500 PER MONTH

**26081 BOUQUET CANYON ROAD
SANTA CLARITA, CA 91350**

Desirable location with high visibility and high traffic count on a major thoroughfare situated in heart of Santa Clarita surrounded by Valenica, Saugus & Newhall communities.

Entire property is offered for lease which consists of two lots totaling 30,973.23 square feet and two buildings: Main building approximately 7,300 - 7800 square feet including a small office upstairs, approximately 200-300 square feet, plus the secondary building in the rear approximately 1,500 - 1,600 square feet. For the most part the main building is an open showroom with several build outs for private rooms or offices (all of which can be removed).

Property is zoned SCMX-C Mixed Use Commercial which allows for many retail uses. Please check with the city of Santa Clarita to determine if your use is permitted use or may require a Minor Use Permit (MUP) or a Conditional Use Permit (CUP).



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