

AVAILABLE FOR LEASE

For more information, please contact:

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LYONS STATION

23404, 23428, 23430 Lyons Ave, Santa Clarita, CA



1,200 SF
AVAILABLE

1,200 SF
AVAILABLE

2,700 SF
AVAILABLE

↑
INTERSTATE
5
1.2 MILES

LYONS AVE. - 32,418 ADT

APPLE ST.

CBRE

PROPERTY OVERVIEW & HIGHLIGHTS



±1,200 sq. ft. to ±2,700 sq. ft. retail spaces, and ±2,310 sq. ft. second generation restaurant space available for lease



Located just ±1.2 miles from I-5 with 210,373 AADT



Excellent traffic counts with 53,999 ADT through the intersection



Strong trade area with several national and regional retailers surrounding the site

2026 DRIVE TIME DEMOGRAPHICS



AVERAGE HH INCOME

1 Mile	\$110,650	\$151,206
3 Miles	\$125,224	\$158,076
5 Miles	\$132,850	\$166,571



POPULATION

1 Mile	19,149	18,388
3 Miles	69,574	67,153
5 Miles	139,817	141,544



DAYTIME POPULATION

1 Mile	17,985	18,203
3 Miles	72,189	70,605
5 Miles	153,800	154,660



SITE PLAN



TRADE AREA MAP



2026 TRAFFIC COUNTS

Lyons Ave. at Orchard Village Rd.
32,293 ADT

Orchard Village Rd. at Lyons Ave.
21,706 ADT



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