



COMMERCIAL
REAL ESTATE
the sign of a profitable property



PROFESSIONAL OFFICE/RETAIL BUILDING AVAILABLE!

23502-23504 Lyons Ave, Newhall, CA 91321



ARMEN TCHAPANIAN
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DRE#02041876



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

23502-23504 Lyons Ave, Newhall, CA 91321







APPROX. 1,200 - 4,320 SF

RETAIL/OFFICE SPACES AVAILABLE

- ✓ 4 story professional office building
- ✓ 4/1,000 parking ratio
- ✓ Immediate occupancy
- ✓ No janitorial service

AREA AMENITIES

- ✓ Easy access to I-5 Freeway
- ✓ Prominent building location with excellent visibility
- ✓ Located adjacent to many restaurants and other retail services and amenities
- ✓ Located minutes from Henry Mayo Newhall Memorial Hospital, Valencia Country Club, TPC Valencia, the Valencia Town Center, and more

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	20,100	70,540	136,039
 Avg. HH Income	\$141,480	\$142,858	\$145,880
 Daytime Pop	19,242	66,105	129,582
 Traffic Count	± 34,577 CPD ON LYONS AVE		

RETAIL & OFFICE SPACES
NEWHALL, CA

UNIT 101-B

23502-23504 Lyons Ave, Newhall, CA 91321

±1,200 SF | OFFICE SPACE

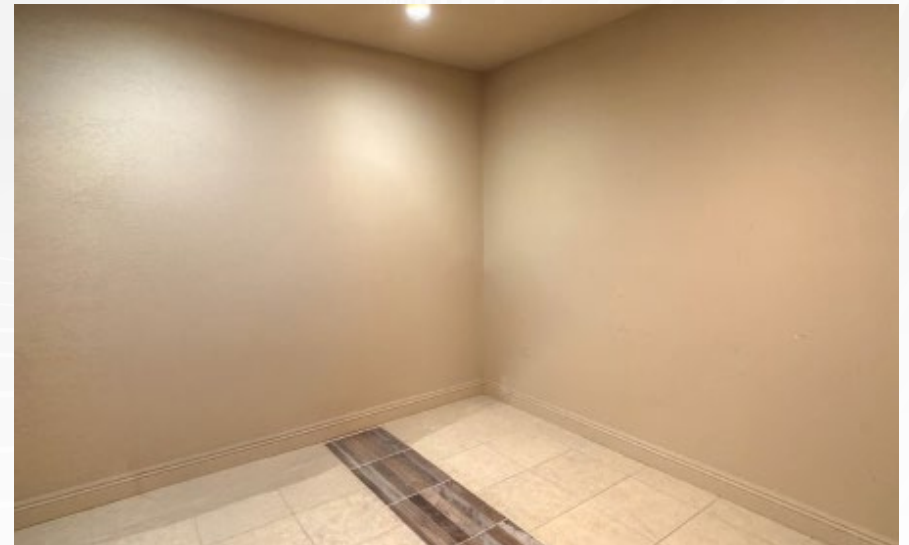


RETAIL & OFFICE SPACES
NEWHALL, CA

UNIT 102-B

23502-23504 Lyons Ave, Newhall, CA 91321

±1,200 SF



RETAIL & OFFICE SPACES
NEWHALL, CA

UNIT 201-B

23502-23504 Lyons Ave, Newhall, CA 91321

±1,550 SF | OFFICE SPACE

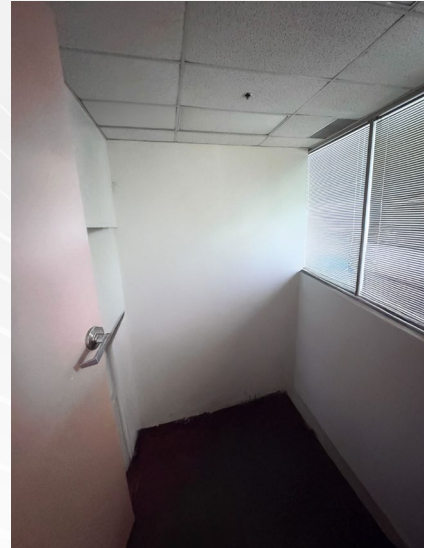


RETAIL & OFFICE SPACES
NEWHALL, CA

UNIT 204-B

23502-23504 Lyons Ave, Newhall, CA 91321

±4,320 SF | OFFICE SPACE





AVAILABLE



AERIAL MAP



**COMMERCIAL
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ARMEN TCHAPANIAN
SENIOR ASSOCIATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.