

Summerhill Plaza - For Lease

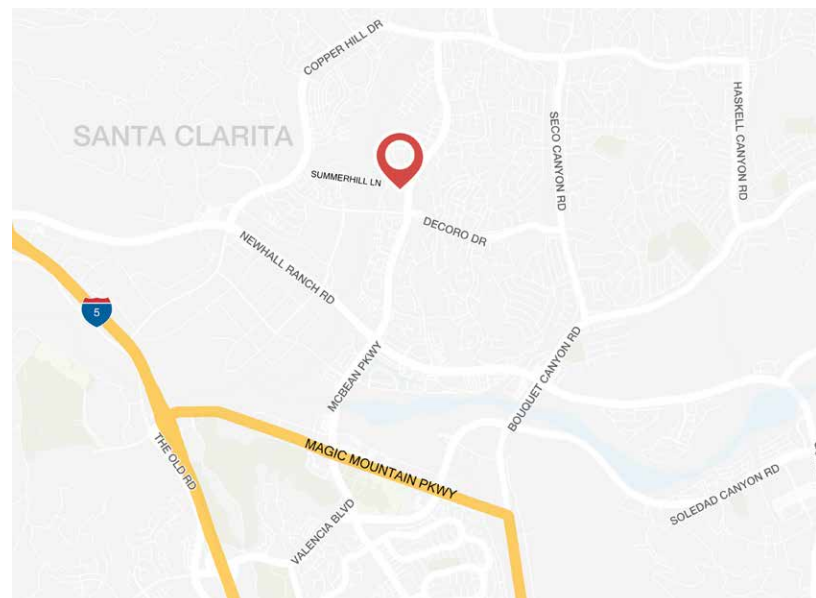
Fully Built-Out Professional Office Space and Salon



23910 Summerhill Lane Valencia, CA 91354

Property Highlights:

- **AVAILABLE:**
5,264 SF Fully Built-Out Bank / Professional Office Space
1,264 SF Fully Built-Out Nail Salon Suite
- Also Ideal for Retail, Medical, or other service Oriented Users
- Well established strip center in the heart of Valencia, directly across from highest grossing supermarket in trade area
- Ample parking with overflow parking available on Summerhill Ln
- Immediately adjacent to numerous residential communities as well as a very large daytime employment base
- Minutes from Westfield Town Center Mall, Hyatt Regency, Magic Mountain Theme Park, and multiple Golf Courses
- Santa Clarita is One of the Fastest Growing Cities in LA County and One of the Safest in the Nation
- Within close proximity to 12M Sq.Ft. Valencia Industrial Park



Demographics:	1 Mile	3 Miles	5 Miles
Population	18,294	84,398	184,221
Avg HH Income	\$185,229	\$182,290	\$173,094
Daytime Population	3,419	49,023	86,038

Traffic Counts:	
McBean Parkway	42,800 CPD
Newhall Ranch Rd:	37,800 CPD
Summerhill Lane:	1,800 CPD
Total CPD @ Intersection	82,400 CPD

Join Neighboring Retailers:



FOR MORE INFORMATION:

John Z. Cserkuti
Executive Vice President
661.705.3551
jcserkuti@naicapital.com
Cal DRE Lic. #01267987

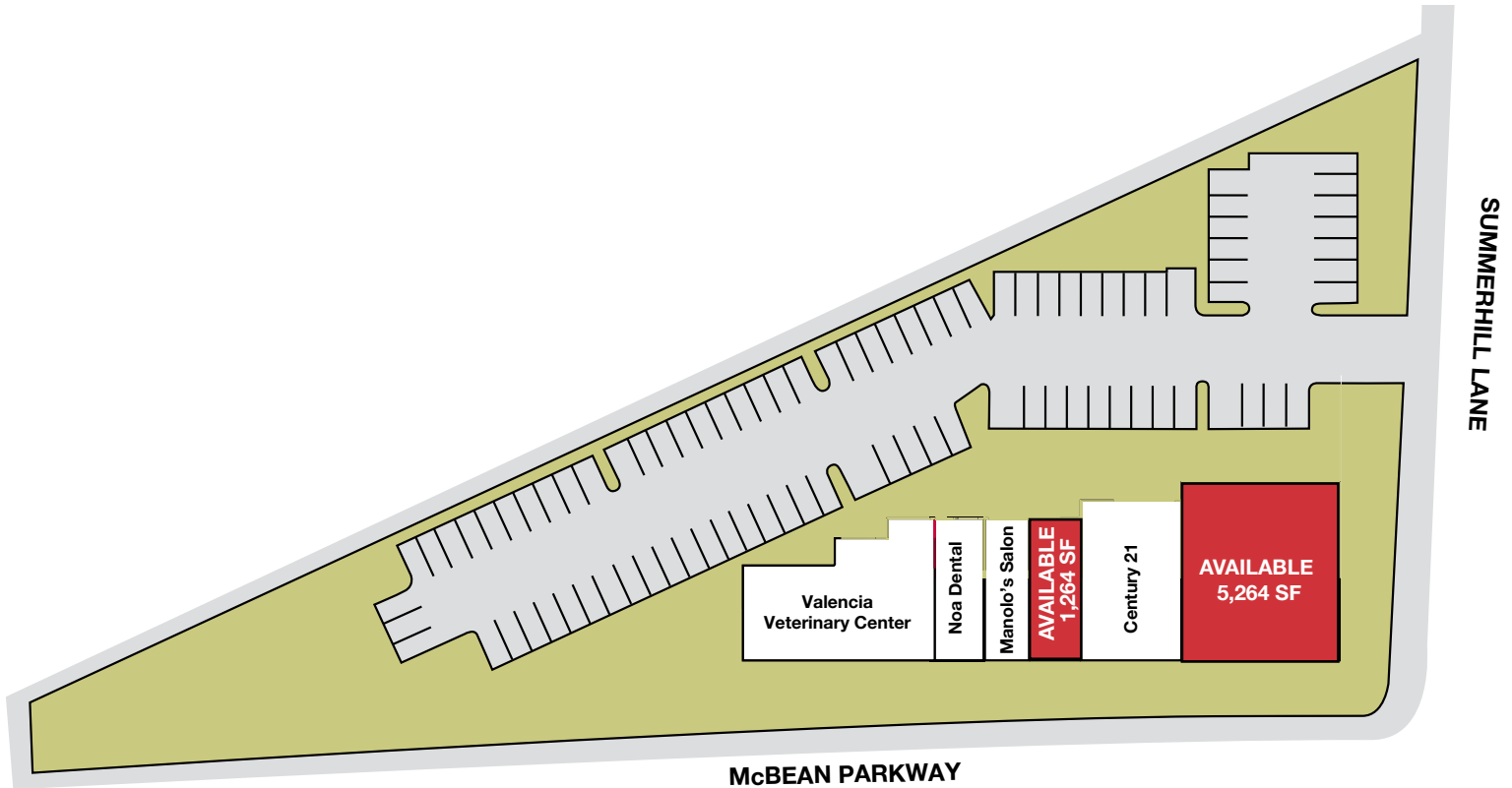
Tom Oliver
Vice President
661.705.3565
toliver@naicapital.com
Cal DRE Lic. #01466098

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

Summerhill Plaza - For Lease

Fully Built-Out Professional Office Space and Salon

Site Plan



ADDRESS	TENANT	SQ. FT.
23910	AVAILABLE	5,264
23914	Century 21	2,772
23918	AVAILABLE	1,264
23920	Manolo's Salon	1,195
23922	NOA Dental	1,201
23924	Valencia Veterinary Center	4,220

FOR MORE INFORMATION:

John Z. Cserkuti
Executive Vice President
661.705.3551
jcserkuti@naicapital.com
Cal DRE Lic. #01267987

Tom Oliver
Vice President
661.705.3565
toliver@naicapital.com
Cal DRE Lic. #01466098

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

Summerhill Plaza - For Lease

Fully Built-Out Professional Office Space and Salon

Aerial Map



FOR MORE INFORMATION:

John Z. Cserkuti
Executive Vice President
661.705.3551
jcserkuti@naicapital.com
Cal DRE Lic. #01267987

Tom Oliver
Vice President
661.705.3565
toliver@naicapital.com
Cal DRE Lic. #01466098

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.