



**AVAILABLE
UNIT 19331 | 42,000 SF**

FORMER BIG LOTS AVAILABLE FOR LEASE AT CANYON CENTER

19331 Soledad Canyon Road, Santa Clarita, CA 91351



RACHEL ADAMS, CCIM
 (818) 697-9375 | rachel@illicre.com
 DRE#02052879

TODD NATHANSON
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 DRE#00923779



FORMER BIG LOTS
SANTA CLARITA, CA

EXCLUSIVELY LISTED BY

RACHEL ADAMS, CCIM

SENIOR ASSOCIATE

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PRESIDENT

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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.

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

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PROPERTY FEATURES

19331 Soledad Canyon Road, Santa Clarita, CA 91351



APPROX. 9,750-42,000 SF
FORMER BIG LOTS SPACE

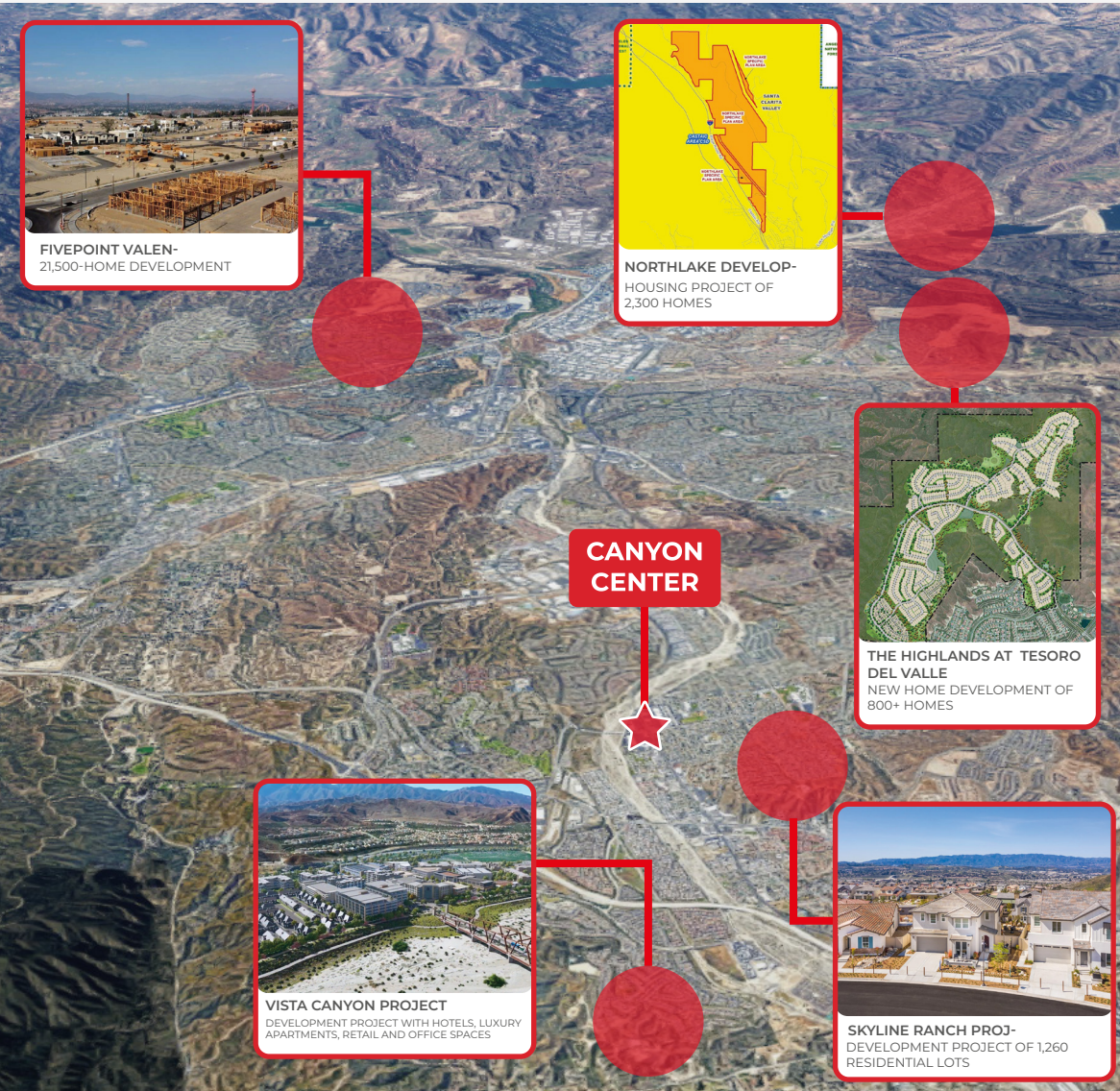
- ✓ Plenty of parking in the center
- ✓ Multi-anchored retail mecca
- ✓ Largest power center in Santa Clarita
- ✓ Positioned in the heart of Santa Clarita Valley
- ✓ Fronting Soledad Canyon Road, traveled by over ±43,721 cars daily, shoppers can easily access the center through nine ingress and egress points



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AREA AMENITIES

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- ✓ Close proximity to 5 and 14 freeways
- ✓ Intersection on Soledad and White Canyon has over ±82,000 cars per day
- ✓ Tenants include Island Pacific Market, Aldi Grocery Store, Dollar Tree, Big Lots, Supercuts, Subway, UPS, and KFC
- ✓ Surrounded by major developments like North Lake Project, Newhall Ranch Project, Tesoro del Valle, Skyline Ranch Project, and Vista Canyon project

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
	25,506	102,361	217,196
AVERAGE HOUSEHOLD INCOME			
	\$90,028	\$115,488	\$124,601
DAYTIME POPULATION			
	20,894	83,070	177,487
TRAFFIC COUNT	± 83,424 CARS PER DAY ON SOLEDAD CANYON RD & WHITES CANYON RD		

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EXTERIOR PHOTOS

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SITE PLAN

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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



**SUBJECT
PROPERTY**



AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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