



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



OFF-RAMP



RETAIL SPACE AVAILABLE FOR LEASE IN CANYON COUNTRY

18760-18796 Flying Tiger Dr., Santa Clarita, CA 91387



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RETAIL SPACE
SANTA CLARITA, CA

PROPERTY FEATURES

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APPROX. 3,933 SF

RETAIL SPACE AVAILABLE

- ✓ High ceilings and plenty of open space
- ✓ Plenty of natural light
- ✓ 87 parking spaces in center
- ✓ Direct street visibility

AREA AMENITIES

- ✓ Located on busy Sierra Hwy in the densely populated city of Santa Clarita
- ✓ Located in front of signalized intersection
- ✓ Adjacent from 14 Fwy North exit
- ✓ Close proximity to Costco, College of the Canyons, Regal Cinemas, residential communities, and new housing development

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	26,348	88,375	175,190
 Avg. HH Income	\$95,350	\$112,638	\$120,813
 Daytime Pop	24,140	80,524	161,237
 Traffic Count	± 27,862 CPD ON SIERRA HWY		

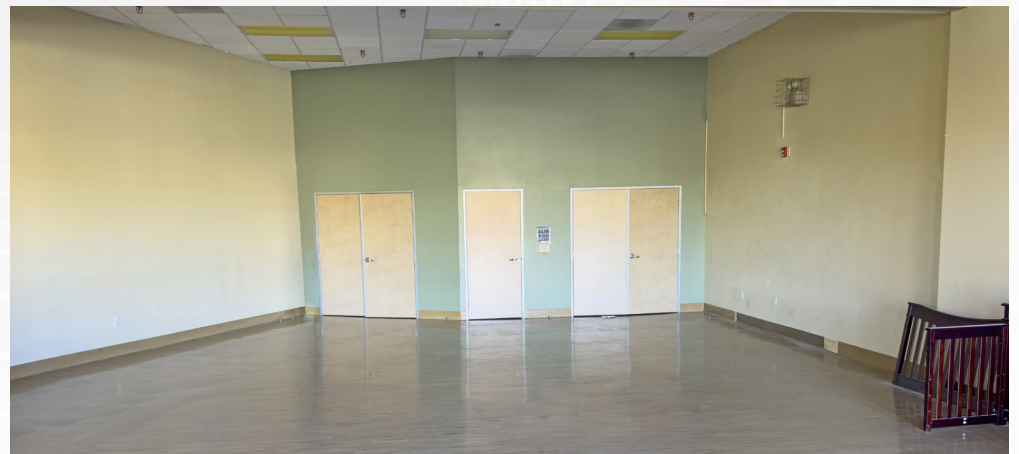
RETAIL SPACE
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SUITE 18796

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17FT CEILINGS THROUGHOUT THE UNIT
WITH 22 CEILINGS IN THE ATRIUM



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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.



AVAILABLE



AERIAL MAP



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