

FOR LEASE | OLD ORCHARD CENTER

23323-23453 Lyons Avenue
Santa Clarita, CA 91355

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



PROPERTY HIGHLIGHTS

- Seasoned Grocery Anchored Shopping Center with Top Performing Store in Market
- Ideal for Retail, Fitness, Health & Beauty, and Service Oriented Uses
- Strategically Located at Main & Main Intersection of Lyons Ave & Orchard Village Rd
- Superb Visibility to Passing Commuters with Easy Ingress and Egress
- Minutes from both I-5 Golden State Freeway and SR-14 Highway
- Strong Demographics with Dense Population Exceeding 66,900 with an Average Household Income over \$152,800 within a 3 Mile Radius
- Join Neighboring Tenants:

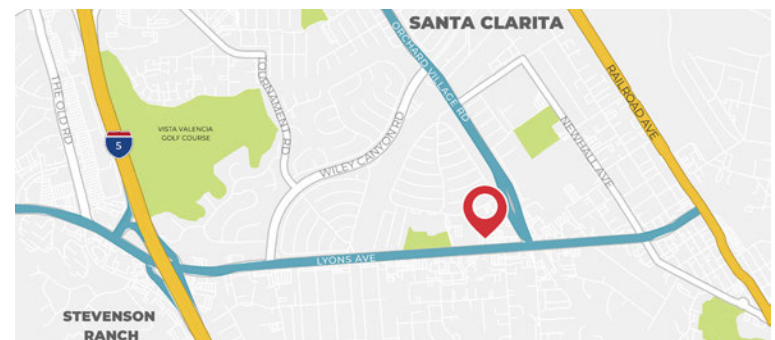


Available:

23357 2,280 SF (Former Cleaners)

Demographics:

	1 Mile	3 Miles	5 Miles
Total Population	17,945	66,948	142,616
Average HH Income	\$152,126	\$152,846	\$155,438
Daytime Population	11,860	50,675	111,163



Exclusively Listed By:

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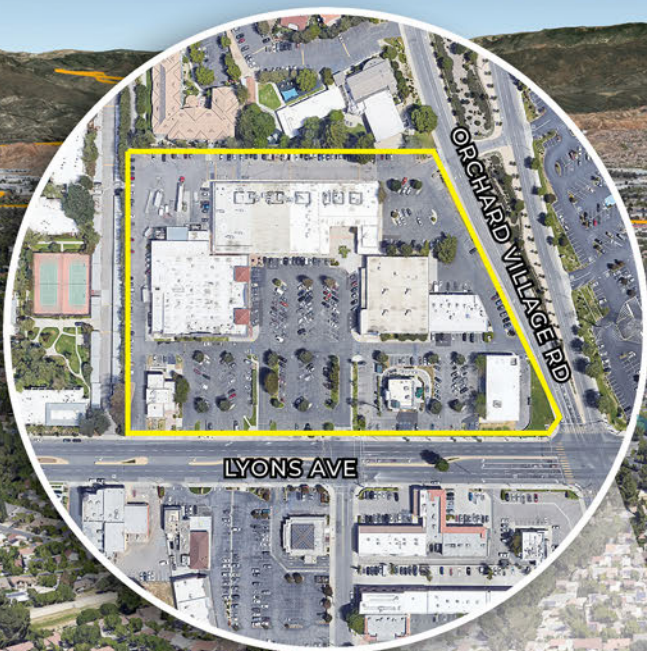


Lyons Avenue





SANTA CLARITA



OLD ORCHARD CENTER

VALLEARTA SUPERMARKETS

O'Reilly AUTO PARTS

Starbucks

Dominos Pizza

ORCHARD VILLAGE RD (26,485 ATC)

LYONS AVE (36,444 ATC)



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