



Little Caesars Pizza
 jamba
 Ralphs
 BONSAI GARDEN
 Western Union
 CVS pharmacy

SUBWAY
 SAN FERNANDO COFFEE COMPANY
 ups
 SANTITAS
 Sam's FLAMING GRILL

Island Pacific
 ALDI

SCHOOL
 SIERRA VISTA JUNIOR HIGH



COMMERCIAL REAL ESTATE
the sign of a profitable property

AVAILABLE UNIT 19319 | 7,638 SF

WELLS FARGO

Veronica's INSURANCE

Starbucks

7-ELEVEN
 Shell

Walgreens

AutoZone

MEDICAL
 SmartClinic URGENT CARE

7-ELEVEN

FORMER MEXICAN RESTAURANT AND BAR AVAILABLE FOR LEASE

19407 Soledad Canyon Road, Santa Clarita, CA 91351



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

TODD NATHANSON
 (818) 514-2204 | todd@illicre.com
 DRE#00923779



RESTAURANT SPACE
SANTA CLARITA, CA

EXCLUSIVELY LISTED BY

RACHEL ADAMS, CCIM

SENIOR ASSOCIATE

(818) 697-9375 | rachel@illicre.com

DRE#02052879

TODD NATHANSON

PRESIDENT

(818) 514-2204 | todd@illicre.com

DRE#00923779



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

RESTAURANT SPACE
SANTA CLARITA, CA

PROPERTY FEATURES

19407 Soledad Canyon Road, Santa Clarita, CA 91351



APPROX. 7,638 SF FORMER MEXICAN RESTAURANT

- ✓ Suite F1: Fully build-out as Mexican restaurant and bar
- ✓ Plenty of parking in the center
- ✓ Space has outdoor patio, hood, grease trap, and walk-in refrigerators
- ✓ Multi-anchored retail mecca
- ✓ Largest power center in Santa Clarita
- ✓ Positioned in the heart of Santa Clarita Valley
- ✓ Designed to cater a growing, family friendly, diverse population
- ✓ Great frontage and exposure



3D TOUR

SCAN QR TO VIEW THE 3D TOUR
OF THIS SPACE OR CLICK BELOW:

[VIEW 3D TOUR](#)

AREA AMENITIES

19407 Soledad Canyon Road, Santa Clarita, CA 91351



- ✓ 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



POPULATION

1 MILE	3 MILE	5 MILE
25,506	102,361	217,196



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$90,028	\$115,488	\$124,601



DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
20,894	83,070	177,487



TRAFFIC COUNT

± 83,424 CARS PER DAY ON
SOLEDAD CANYON RD & WHITES CANYON RD

RESTAURANT SPACE
SANTA CLARITA, CA

EXTERIOR PHOTOS

19407 Soledad Canyon Road, Santa Clarita, CA 91351



SITE PLAN

19407 Soledad Canyon Road, Santa Clarita, CA 91351



Measurements 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**



SOLEDAD CANYON RD

WHITES CANYON RD

VIA PRINCESSA

SIERRA HWY



AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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

TODD NATHANSON
PRESIDENT
(818) 514-2204 | todd@illicre.com
DRE#00923779



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

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.