

OFFICE / MEDICAL OFFICE SPACES FOR LEASE

19040 Soledad Canyon Rd,
Suites 200, 210, 230 and 250, Santa Clarita, CA 91351

\$1.95/SF INTRODUCTORY LEASE RATE ON SELECT UNITS



LEASE RATE: \$1.95/SF - \$2.25/SF **+ Electricity ONLY / No OPEX Passthroughs**
AVAILABLE SUITES: Suites 200, 210, 230 and 250
AVAILABLE SIZES: +/- 545 SF to +/- 1,375 SF Available

BILL UKROPINA, CRE
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This Brochure is owned by Team Ukropina

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OFFERING SUMMARY

ADDRESS:	19040 Soledad Canyon Rd, Santa Clarita, CA 91351
BUILDING SIZE:	+/- 22,282 SF
LOT SIZE:	+/- 76,317 SF
APN:	2803-029-180
YEAR BUILT:	1974
AVAILABLE SUITES:	Suites 200, 210, 230 and 250
LEASE RATE:	\$1.95 - \$2.25/SF/month + Electricity ONLY / No OPEX Passthroughs

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Households	8,702	27,946	55,630
Total Population	27,979	88,213	172,345
Average HH Income	\$111,804	\$134,778	\$140,308

PROPERTY HIGHLIGHTS

19040 Soledad Canyon Road presents a premier Office/Medical Office destination designed to showcase multiple storefronts with generous glass frontage and modern architectural detailing. The property benefits from a thoughtfully configured interior footprint that supports a variety of Office/Medical Office concepts. A spacious FREE parking area directly adjacent to the building ensures exceptional convenience for patients and clients, while the overall site layout promotes seamless circulation for both pedestrians and vehicles. Amenity-rich finishes and purposeful lighting elevate the tenant experience, creating an immediate sense of quality.



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LEASE INFORMATION

Lease Type:	+ Electricity ONLY / No OPEX Passthroughs
Available Suites:	+/- 545 SF to +/- 1,375 SF

Lease Term:	3 to 5 Years
Lease Rate:	\$1.95 - \$2.25 SF/month

Introductory 1 Year lease rate available on select suites

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	+/- 813 SF	+ Electricity ONLY No OPEX Passthroughs	\$2.25 SF/month	Large shared workspace with 2 private offices. Plentiful interior cabinetry with 2 sinks.
Suite 210	Available	+/- 716 SF	+ Electricity ONLY No OPEX Passthroughs	\$1.95 SF/month - 1 Year Introductory lease rate "as-is" \$2.25 SF/month - Starting Year 2	Open shared workspace. Landlord open to divisibility.
Suite 230	Available	+/- 545 SF	+ Electricity ONLY No OPEX Passthroughs	\$1.95 SF/month - 1 Year Introductory lease rate "as-is" \$2.25 SF/month - Starting Year 2	Open shared workspace. Landlord open to divisibility.
Suite 250	Available	+/- 1,375 SF	+ Electricity ONLY No OPEX Passthroughs	\$2.25 SF/month	Spacious suite with 6 offices and private restroom. Perfect for a therapist office.

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Lobby



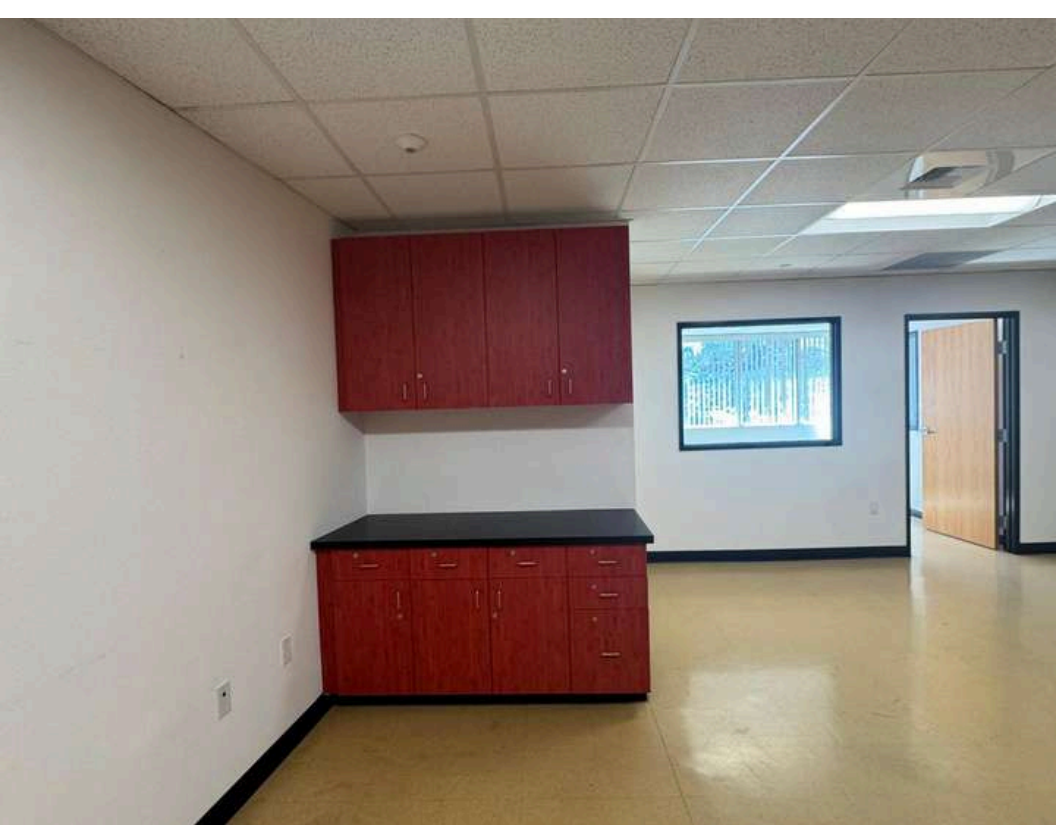
Free Parking lot



Lobby



Elevator



Suite 200

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Suite 200



Office 1



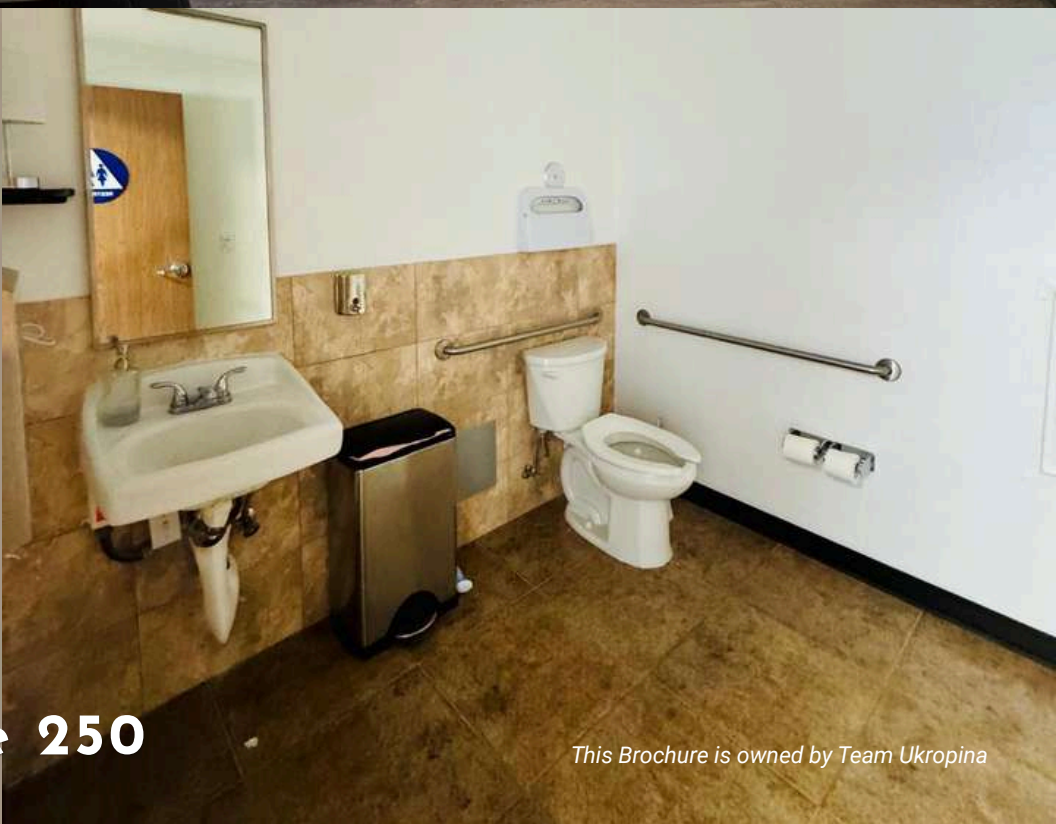
Office 2



Suite 210



Suite 230



Suite 250

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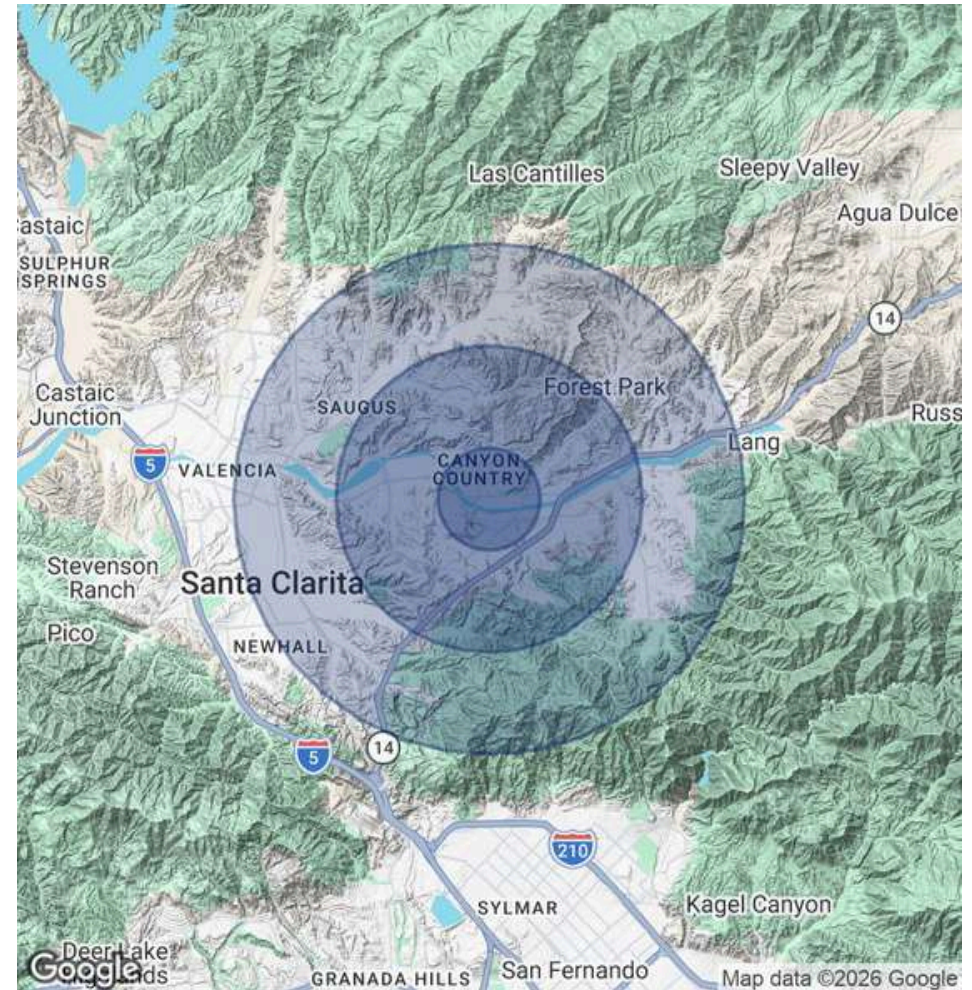
POPULATION

	1MILE	3 MILES	5 MILES
Total Population	27,979	88,213	172,345
Average Age	35.4	37.2	38.7
Average Age (Male)	32.6	35.7	37.4
Average Age (Female)	38.4	38.6	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,702	27,946	55,630
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$111,804	\$134,778	\$140,308
Average House Value	\$527,233	\$632,698	\$698,354

2023 American Community Survey (ACS)



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