



COMMERCIAL REAL ESTATE
the sign of a profitable property

AVAILABLE
UNIT 19431 | 3,000 SF



SOLEDAD CANYON RD



WHITES CANYON RD



RETAIL/OFFICE SPACE AVAILABLE

19431 Soledad Canyon Road, Santa Clarita, CA 91351



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TODD NATHANSON
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DRE#00923779



RETAIL & OFFICE SPACE
SANTA CLARITA, CA

EXCLUSIVELY LISTED BY

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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

RETAIL & OFFICE SPACE
SANTA CLARITA, CA

PROPERTY FEATURES

19431 Soledad Canyon Road, Santa Clarita, CA 91351



APPROX. 3,000 SF
RETAIL/OFFICE SPACE

- ✓ 3-5 private offices
- ✓ Bull pen area
- ✓ Kitchenette



AREA AMENITIES

19431 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

RETAIL & OFFICE SPACE
SANTA CLARITA, CA

EXTERIOR PHOTOS

19431 Soledad Canyon Road, Santa Clarita, CA 91351



SITE PLAN

19431 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**



AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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