



FOR LEASE

±45,614 SF

GROCEER ANCHORED GROUND UP DEVELOPMENT

Santa Clarita, CA 91387

Another Quality Development By:



INTERTEX
PROPERTY
ADVISORS INC.

*Concept Illustration
Bill To*



SAND CANYON VILLAGE

NEC SAND CANYON AND SOLEDAD CANYON RD

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Population

1 Mile	3 Miles	5 Miles
8,906	61,388	106,095



Average Household Income

1 Mile	3 Miles	5 Miles
\$124,469	\$109,351	\$112,067



Daytime Population

1 Mile	3 Miles	5 Miles
1,651	9,736	2,997

PROPERTY AND LOCATION HIGHLIGHTS

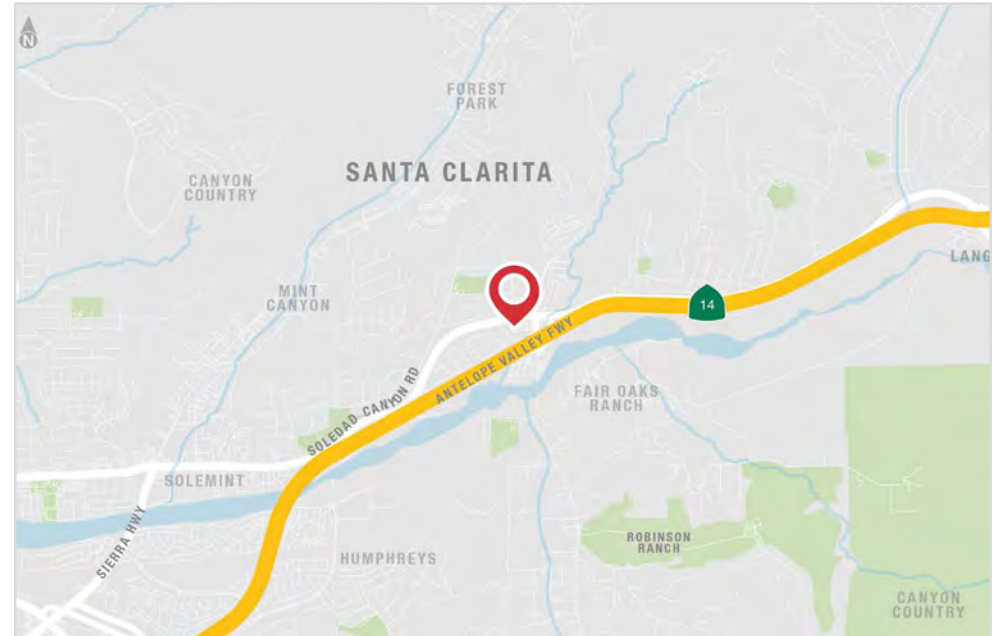


PROPERTY HIGHLIGHTS

- A Total of 580 Residential Units will be Constructed Immediately Adjacent to Center
- Mixed Use Grocery Anchored Shopping Center Adjacent to Affluent Sand Canyon Community
- Available In-line and End-Cap Units Ranging from 1,300 Sq.Ft. to 3,700 Sq.Ft
- Prime Drive-Thru Ground Lease Pad Opportunity at Main Signalized Entrance
- Ideal for Restaurant, Retail, Soft Goods, Medical and Service Oriented Users
- Pylon, Monument, and Building Fascia Signage Available
- Limited Retail Services in the Immediate Area Creating a Very Captive Audience
- Delivery of Space Estimated Spring 2024

LOCATION HIGHLIGHTS

- High Profile Freeway Adjacent Development with New Homes Immediately Adjacent
- Located at the Heavily Trafficked Signalized Intersection of Sand Canyon Road & Soledad Canyon Road
- Strong Demographics with an Average Household Income over \$124,000 withing One Mile
- Adjacent to Vista Canyon, a 2 Million Square Foot Mixed Use Development with over 1,598 Homes as well as Spring Canyon, Park Place and River Walk Adding an Additional 1500+ Single and Multi-Family Units
- Trade Area Retailers Include Starbucks Coffee, Costco, Lowe's, Target and Vons
- Within the City of Santa Clarita, one of the fastest growing cities in LA County



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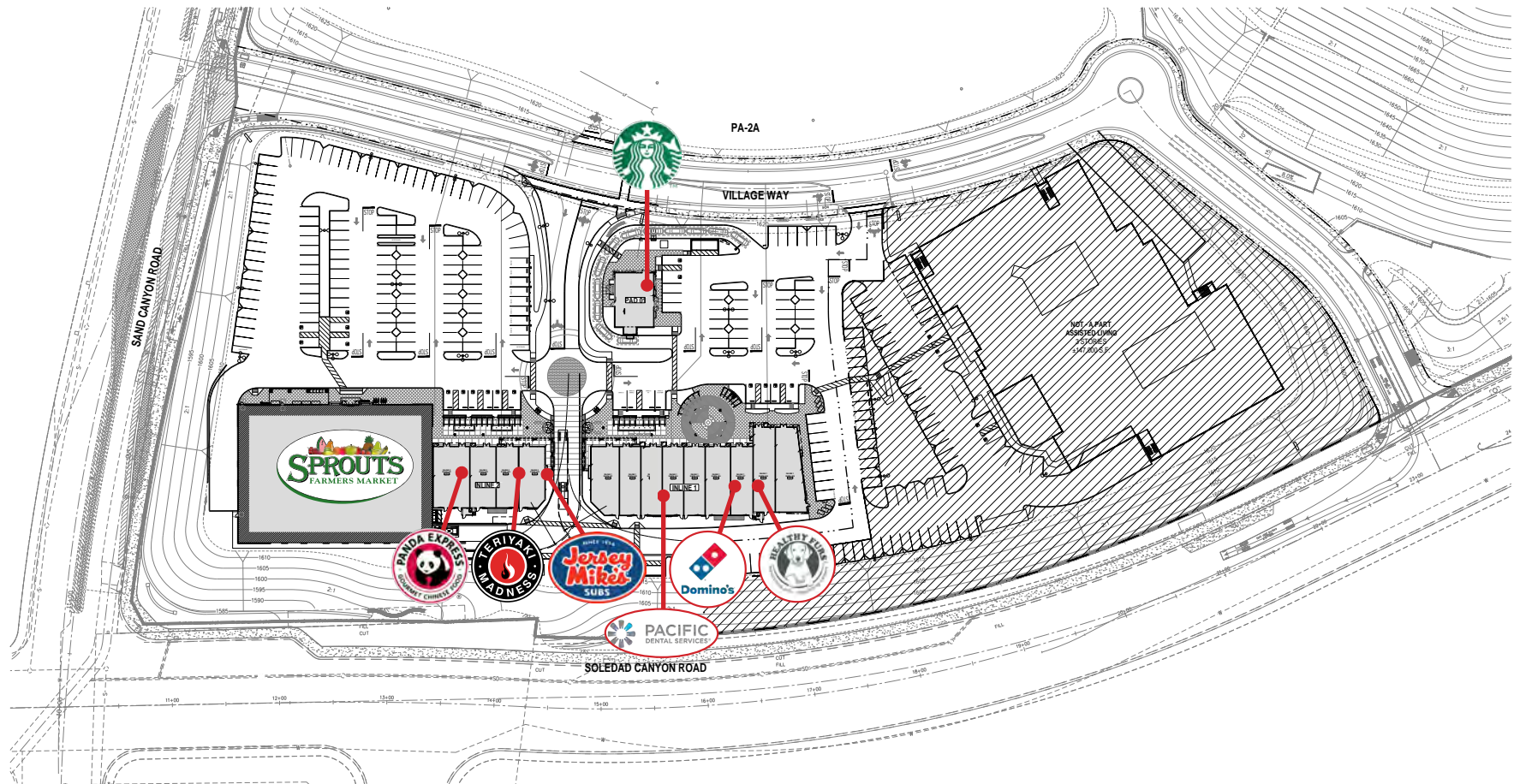
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SITE PLAN



SAND CANYON
VILLAGE



SAND CANYON VILLAGE

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

AERIAL OVERLAY



SAND CANYON
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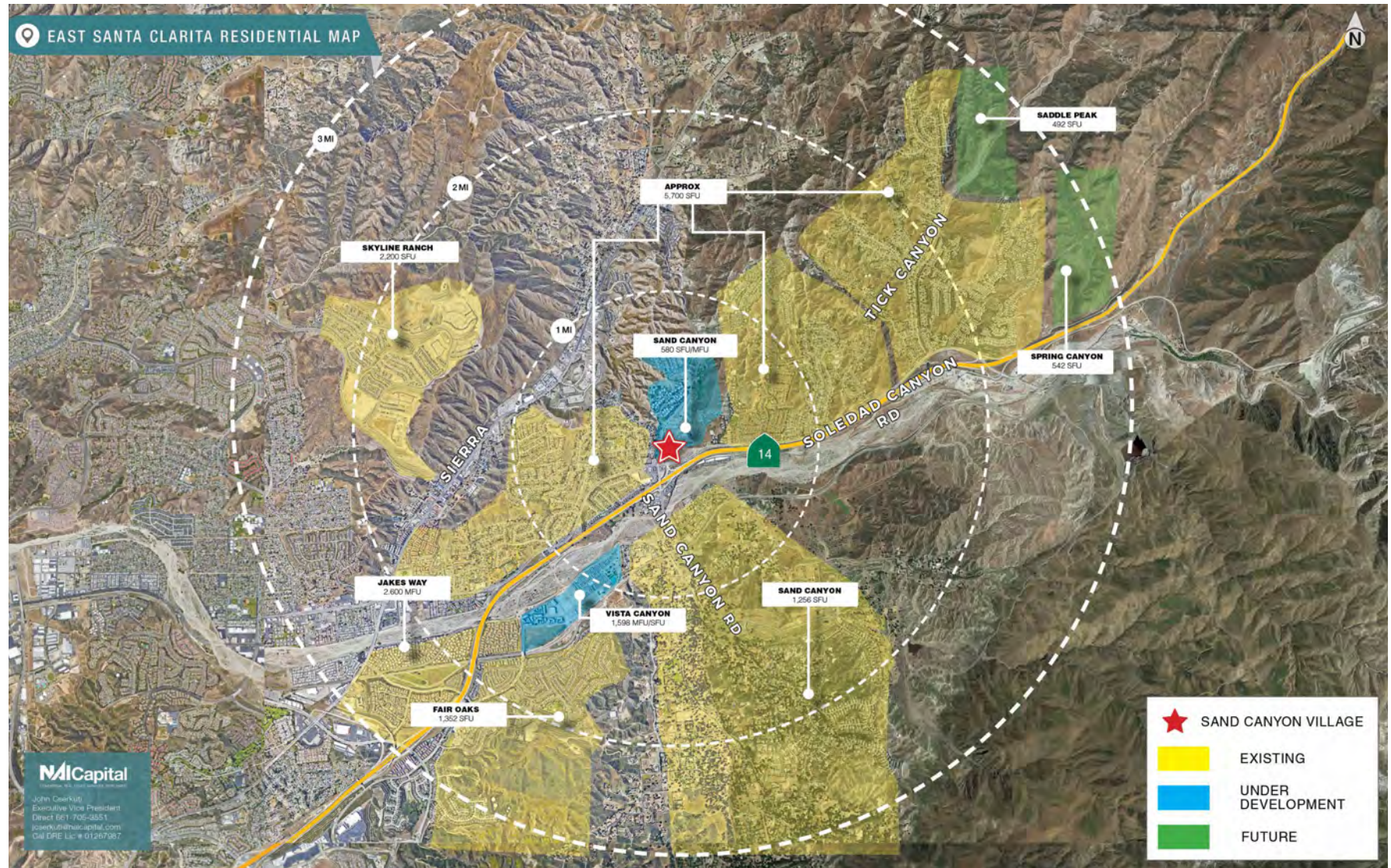
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RESIDENTIAL AERIAL



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SCV OVERVIEW



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SANTA CLARITA PIPELINE PROJECTS



SAUGUS STATION INDUSTRIAL
Description: 43 Acres of Industrial and Office Flex
Status: Approved and in Entitlements. Rough Grading Completed

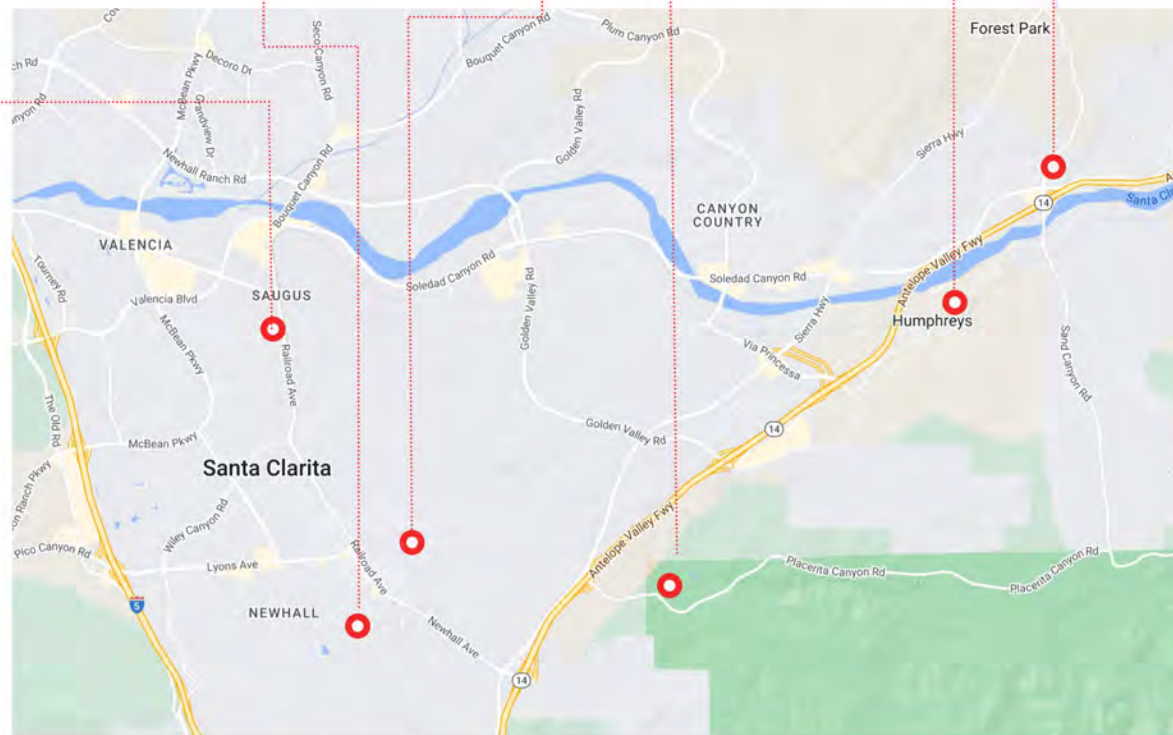
NEEDHAM RANCH
Description: 4.2mm SF (Industrial/Commercial)
Status: Under Construction

MASTER'S COLLEGE
Description: 10 Year Plan to add 42 Residential Apartments and 250,000 SF of Educational Buildings
Status: Approved

DISNEY AT THE RANCH-ABC STUDIOS
Description: 58 Acres of Studio Space and Corporate Offices
Status: Approved

VISTA CANYON
Description: 1,110 Residential Units, and over 650,000 SF of Corporate Office
Status: Under Construction

SAND CANYON
Description: 45,614 SF
Status: Under Construction



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SAND CANYON VILLAGE

NEC SAND CANYON AND
SOLEDAD CANYON ROAD

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