


Now Available
17,700 SF (Divisible)



 **JLL** SEE A BRIGHTER WAY

For Lease

Sand Canyon Center, Santa Clarita, CA

Austin Bettar

Senior Vice President
License # 00808334
Tel +1 818 268 3932
austin.bettar@jll.com

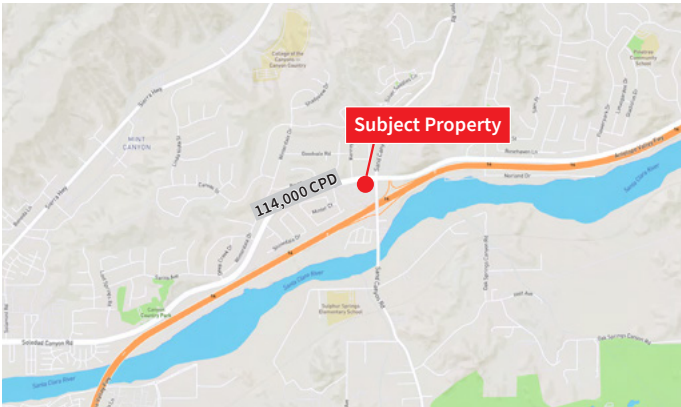
Scott Burns

Senior Managing Director
License # 01237652
Tel +1 310 694 3188
scott.burns@jll.com

Property highlights

Sand Canyon Center | SWC Sand Canyon Rd. & Soledad Canyon Rd.




- Former Rite Aid Available - Divisible
- This dominant grocery anchored shopping center has small shop spaces available for a variety of uses
- Only major grocery anchored shopping center in the immediate trade area
- The center is situated in a pivotal location that offers easy access to two major freeways
- Retail space available



Area Retailers

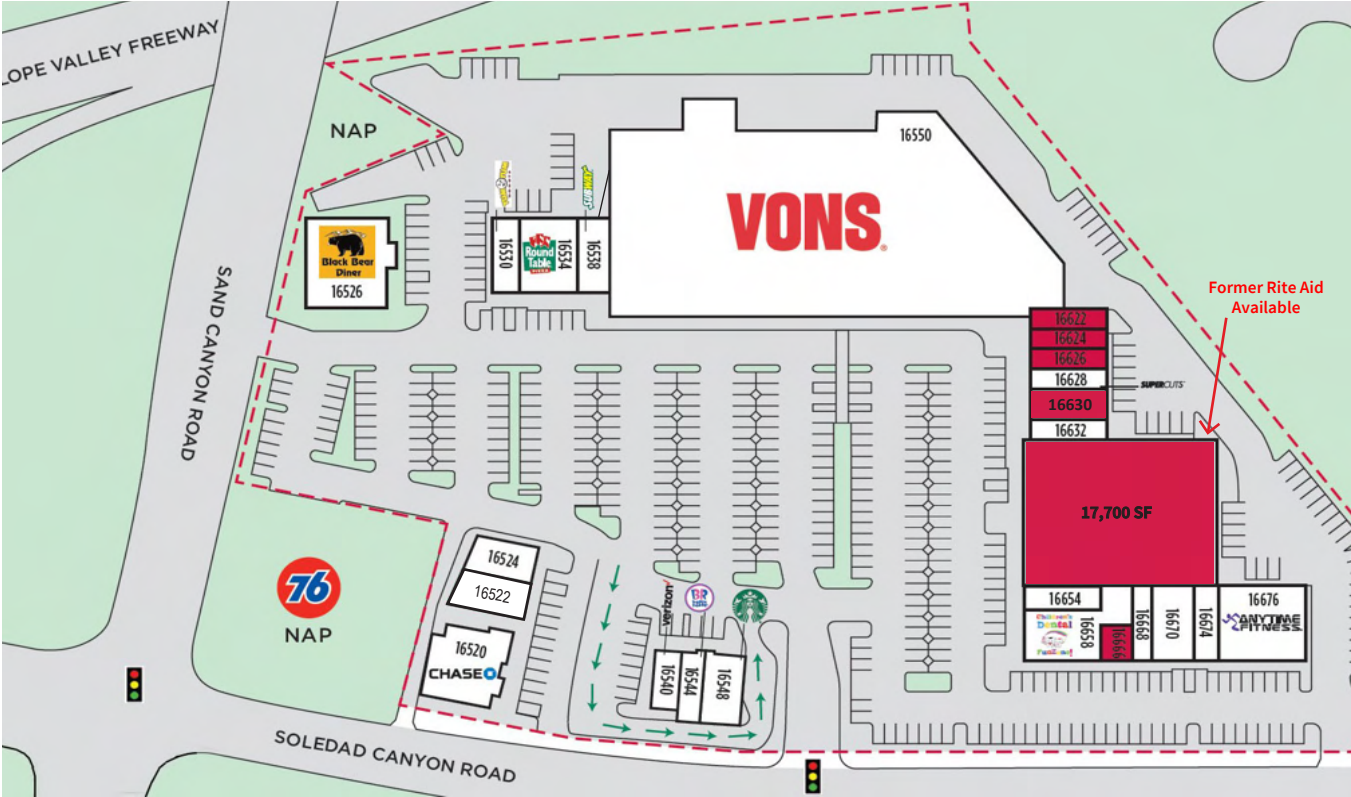


Demographics

	1 mile	2 miles	3 miles
	9,759 Estimated population	37,764 Estimated population	68,783 Estimated population
	3.14 Average Household Size	3.05 Average Household Size	3.04 Average Household Size
	\$154,989 Average household income	\$143,640 Average household income	\$141,531 Average household income
	\$760,884 Median Home Value	\$735,979 Median Home Value	\$727,040 Median Home Value

Source: ESRI 2024



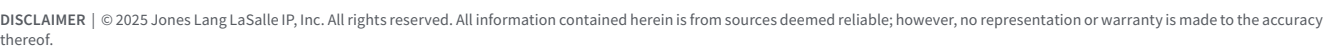


List of Tenants

Space #	Tenant	SF	Space #	Tenant	SF
16550	Vons	52,936	16628	Supercuts	1,000
16642	Available (Divisible)	17,700	16630	Available (In Leases)	1,500
16654	Mail & More	1,196	16632	Rainbow Cleaners	942
16658	Children's Dental	3,135	16530	Yum Yum Donuts	1,184
16666	Available	763	16534	Round Table Pizza	2,714
16668	Golden Wok	896	16538	Subway	1,474
16670	Kellar-Davis	1,907	16522	Core Optometry	1,643
16674	Cigars & More	1,191	16524	Sand Canyon Animal Hospital	1,589
16676	Anytime Fitness	4,064	16548	Starbucks	1,798
16622	Available*	930	16544	Baskin Robbins	1,307
16624	Available*	905	16540	Verizon Wireless	1,350
16626	Available*	1,027	16526	Black Bear Diner	4,850
*Can be combined			16520	Chase Bank	3,556



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