



For Lease

Sand Canyon Center, Santa Clarita, CA

Austin Bettar

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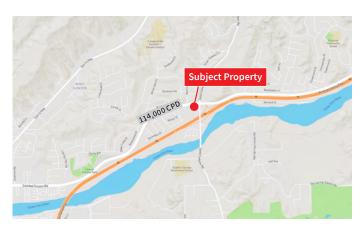
Scott Burns

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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

9,759 Estimated population

3.14

Average Household Size

\$154,989

Average household income

\$760,884 Median Home Value 2 miles

37,764

Estimated population

3.05

Average Household Size

\$143,640

Average household income

\$735,979 Median Home Value 3 miles

68,783

Estimated population

3.04

Average Household Size

\$141,531

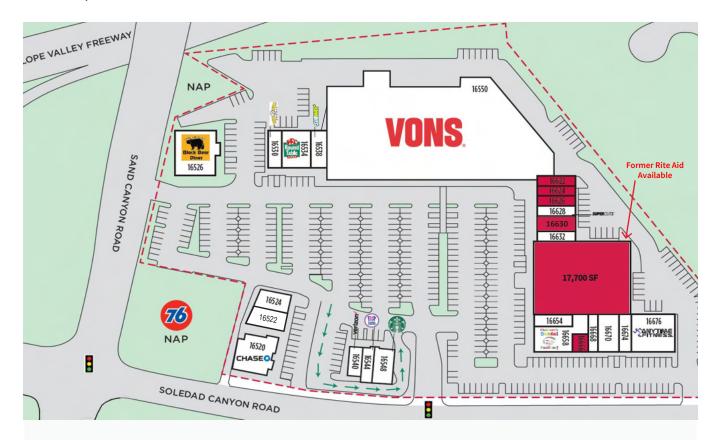
Average household income

\$727,040

Median Home Value

Source: ESRI 2024

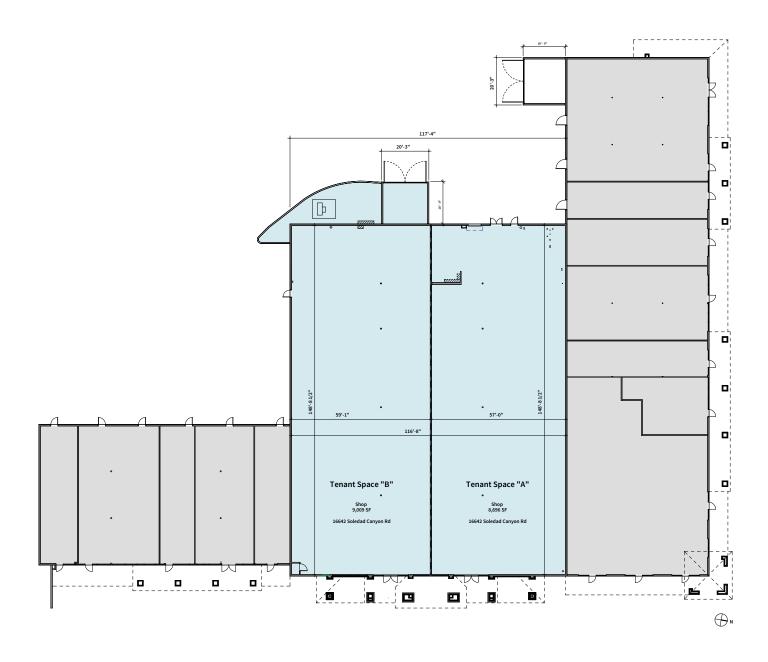


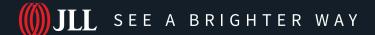


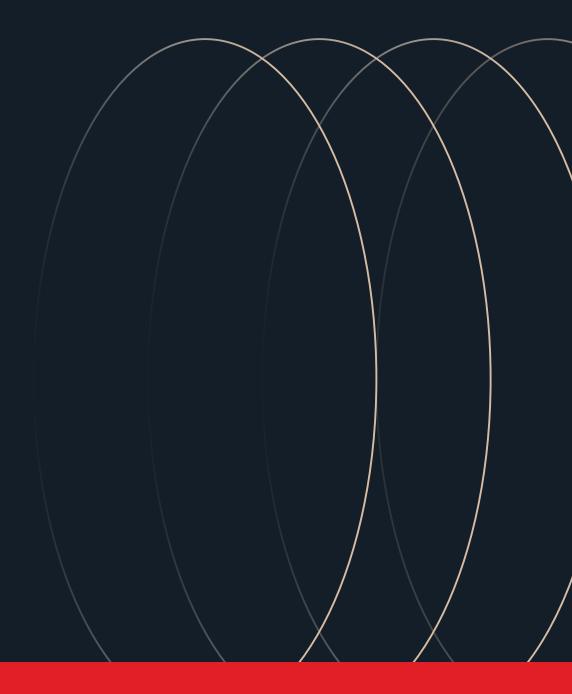
List of Tenants

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









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