

SKYLINE RANCH PLAZA

NEW MIXED USE DEVELOPMENT - FOR LEASE

Plum Canyon + Skyline Ranch Rd
Santa Clarita, CA 91350



PLUM CANYON VPD

22,000 *(50% increase estimated w/ Skyline Ranch Road connection to Sierra Hwy)



HOUSEHOLDS

28,376 (3 mi radius)



HOMES UNDER CONSTRUCTION

2,248 (3 mi radius)



AVERAGE HOUSEHOLD INCOME

\$127,402 (3 mi radius)

Property Summary

Property Highlights

- New Ground Up Development – Estimated Opening Winter 2019
- Limited services in the area with no grocer or drugstore within a 2-Mile Radius
- Ideal for a market, drug store, quick and full-service restaurants, retail, professional/medical office and service oriented tenants
- Minutes from Golden Valley Road (Cross Valley Connector) which now connects to Hwy 14 and I-5 Fwy
- Skyline Ranch Road (a.k.a. Farrell Road) will connect to Sierra Hwy by Late 2019 increasing traffic counts significantly
- Toll Bros., Tripointe/Pardee and KB Home now developing approximately 2,200 new residential units adjacent to the center

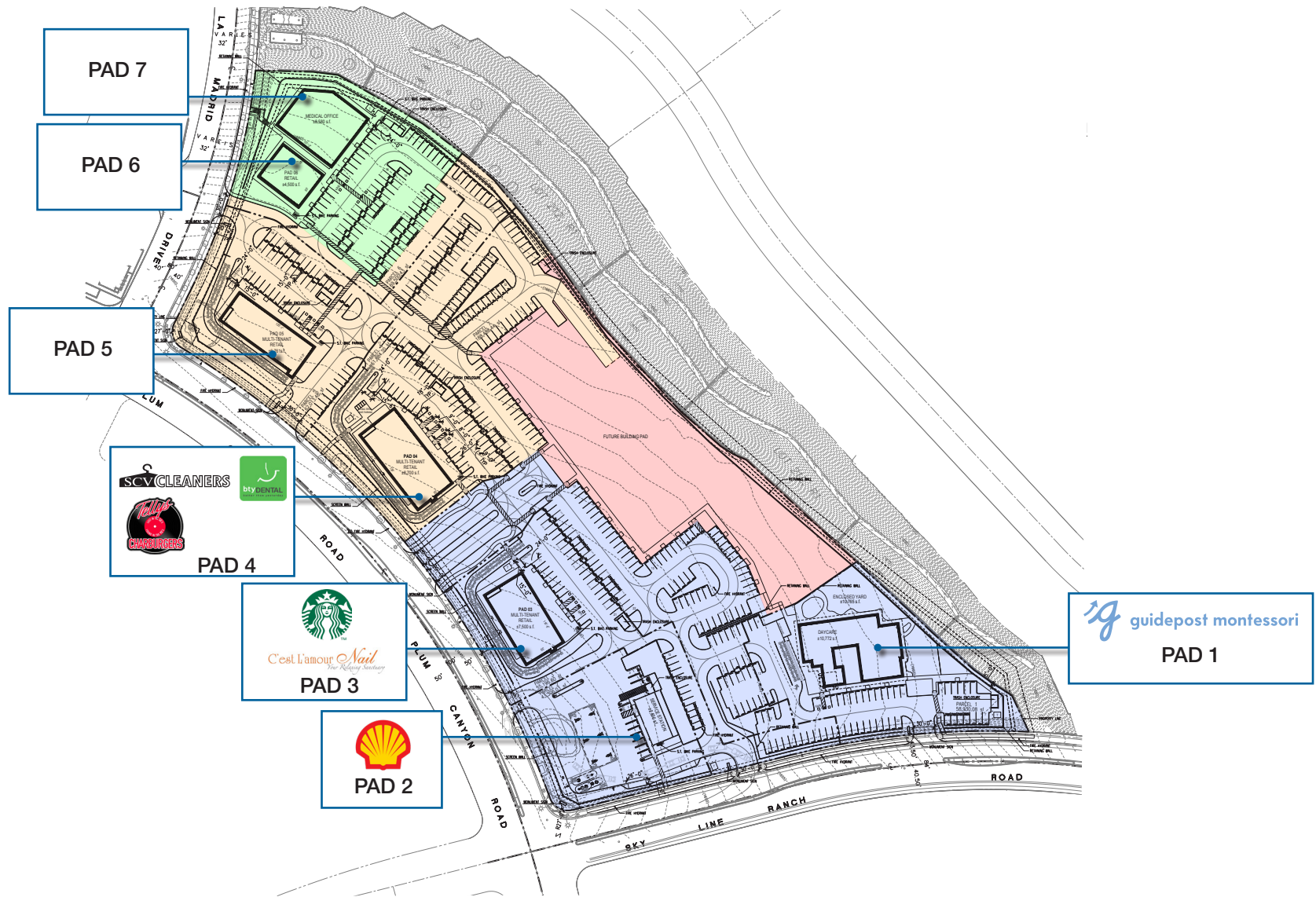
Availabilities

- Market: Up to 20,000 SF
- Drug Store : Up to 13,000 SF (w/drive-thru)
- Shop Space with drive thru opportunities: 1,200 SF - 6,000 SF
- Pad structures include: Lease, Ground lease, and Built-to-Suit (Possible sale options as well – Call broker to discuss)



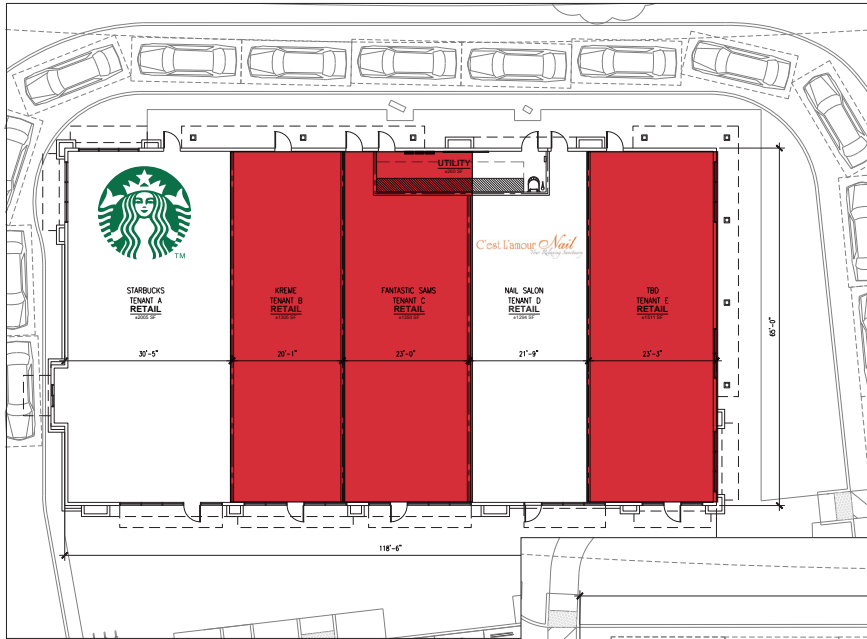
DEMOGRAPHICS	3 mi
Estimated Population	88,325
Average HH Income	\$127,402
Estimated Households	28,376
Home Under Construction	2,248

Site Plan (Conceptual map)

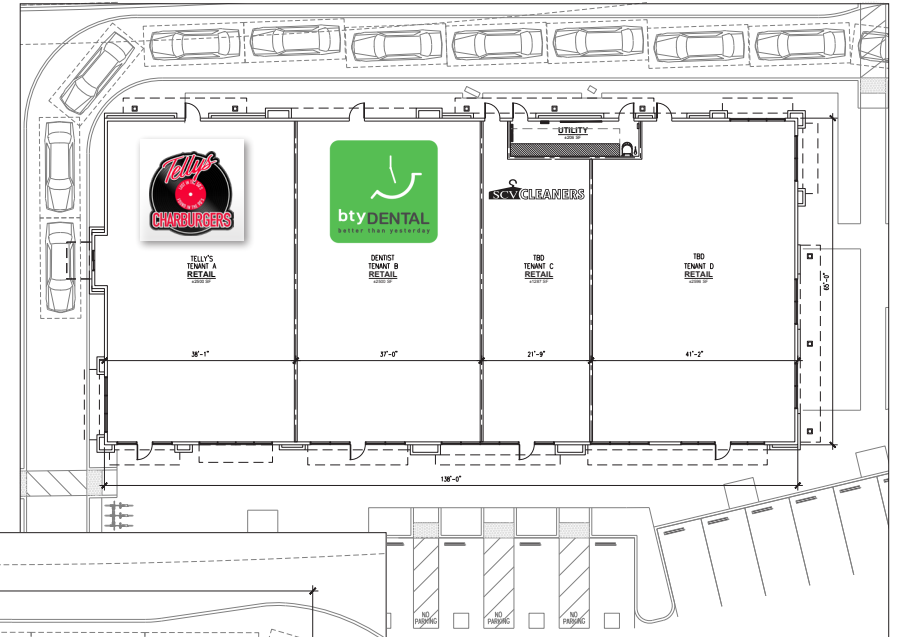


Pad Buildings

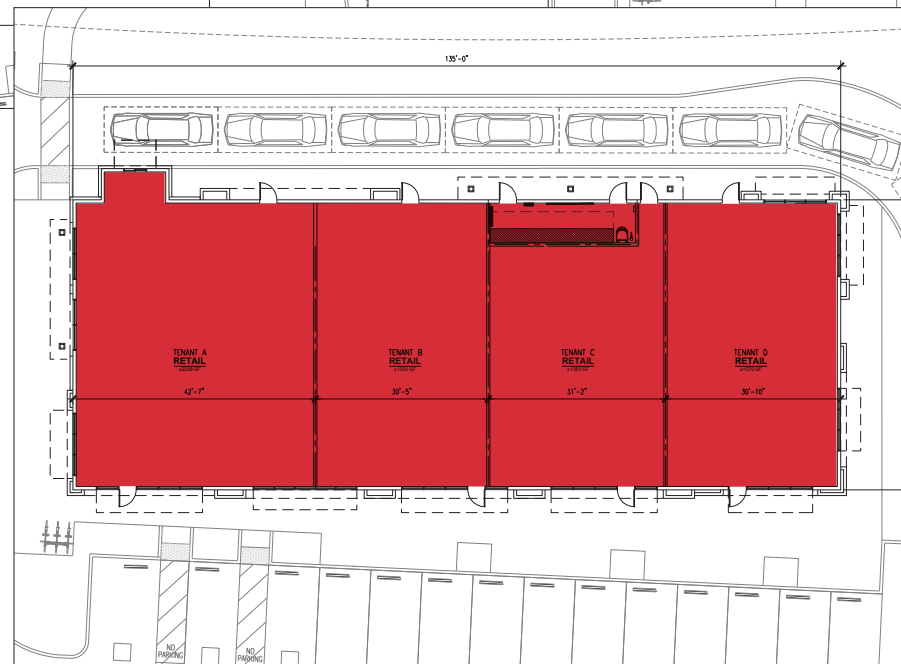
Pad 3



Pad 4



Pad 5



City of Santa Clarita Retail Development

Plum Canyon & Skyline Ranch Rd, Santa Clarita CA 91350



Pads GL: 1 acre to 2.5 acres
B-T-S: 1,500 SF to 20,000 SF Available

★ 19346 Opal Ln
Santa Clarita CA 91350

● Pharmacies and Grocers in Santa Clarita Valley

No	Name	Address	City
1	Walgreens	28460 Haskell Canyon Road	Saugus
2	Walgreens	19266 Soledad Canyon Road	Santa Clarita
3	Walgreens	27983 Sloan Canyon Road	Castaic
4	Walgreens	23925 Newhall Ranch Road	Valencia
5	Walgreens	24790 Valley Street	Newhall
10	CVS	27983 Seco Canyon Road	Santa Clarita
11	CVS	26550 Bouquet Canyon Road	Santa Clarita
12	CVS	24840 Orchard Village Road	Santa Clarita
13	CVS	25880 McBean Parkway	Valencia
14	CVS	19424 Soledad Canyon Road	Canyon Country
15	CVS	26861 Sierra Highway	Canyon Country
20	Rite Aid	26825 Bouquet Canyon Road	Santa Clarita
21	Rite Aid	27716 McBean Parkway	Valencia
22	Closed Rite Aid	31910 Castaic Road	Castaic
23	Rite Aid	23335 Lyons Avenue	Newhall
24	Rite Aid	16642 Soledad Canyon Road	Canyon Country
30	Ralphs	29675 The Old Road	Castaic
31	Ralphs	24975 Pico Canyon Road	Stevenson Ranch
32	Ralphs	25930 McBean Parkway	Valencia
33	Closed Ralphs	24860 Orchard Village Road	Newhall
34	Closed Ralphs	31970 Castaic Road	Castaic
35	Ralphs	19340 Soledad Canyon Road	Canyon Country
40	Food 4 Less	19200 Soledad Canyon Road	Canyon Country
50	Closed Albertsons	26850 North The Old Road	Valencia
51	Albertsons	23850 Copperhill Drive	Valencia
52	Albertsons	27631 West Bouquet Canyon Road	Saugus
53	Vallarta (former Albertsons)	18571 Soledad Canyon	Canyon Country
60	Closed Haagen-Vons Pavilions	27095 McBean Parkway	Valencia
61	Vons	25850 North The Old Road	Stevenson Ranch
62	Closed Vons	26518 Bouquet Canyon Road	Saugus
63	Vons	24160 Lyons Avenue	Newhall
64	Vons	16550 West Soledad Canyon Road	Santa Clarita
70	Stater Bros.	26900 Sierra Highway	Canyon Country
71	Vallarta	23449 Lyons Ave	Newhall
80	Wal-Mart (no Grocery)	25450 The Old Road	Stevenson Ranch
81	Wal-Mart	26471 Carl Boyer Drive	Canyon Country
82	Wal-Mart	27931 Kelly Johnson Parkway	Valencia
83	Target	24425 Magic Mountain Parkway	Valencia
84	Target	19105 Golden Valley Road	Canyon Country
85	Smart & Final	28207 Newhall Ranch Road	Valencia
86	Smart & Final	23640-B Lyons Avenue	Newhall
87	99 Cents Only	23314 Valencia Boulevard	Valencia
88	99 Cents Only	24200 West Lyons Avenue	Newhall
89	Dollar Tree	23152 Valencia Boulevard	Valencia
90	Dollar Tree	23788 Newhall Avenue	Newhall
91	Dollar Tree	31876 Castaic Road	Castaic
92	Sam's Club	26468 Carl Boyer Drive	Canyon Country
93	Costco	18649 Via Princesa	Canyon Country
94	Valley Produce	23975 Newhall Ranch Road	Valencia
95	Trader Joe's	26517 Bouquet Canyon Road	Santa Clarita
96	Sprouts	24285 Magic Mountain Parkway	Valencia
97	Whole Foods	24130 Valencia Boulevard	Valencia
121	Ralphs	27760 Mcbean Pkwy	Santa Clarita
	Family Dollar (no stores)		
	Dollar General (no stores)		
	Aldi's (no stores)		