



**HOBBY
LOBBY**

26565

26565

Bouquet Canyon Plaza

Santa Clarita, CA

FULLY LEASED NWC Bouquet Canyon Rd & Newhall Ranch Rd



TREK
BIKES SERVICE GEAR

26625

TREK
BIKES SERVICE GEAR



**BEST
BUY**



CYPRESS RETAIL GROUP



Property Highlights

- Fully leased
- Regional shopping center anchored by Hobby Lobby, Best Buy & Trader Joe's, among others
- Situated at the most heavily trafficked intersection in the Santa Clarita Valley, with over 105,000 CPD



Co-Tenants



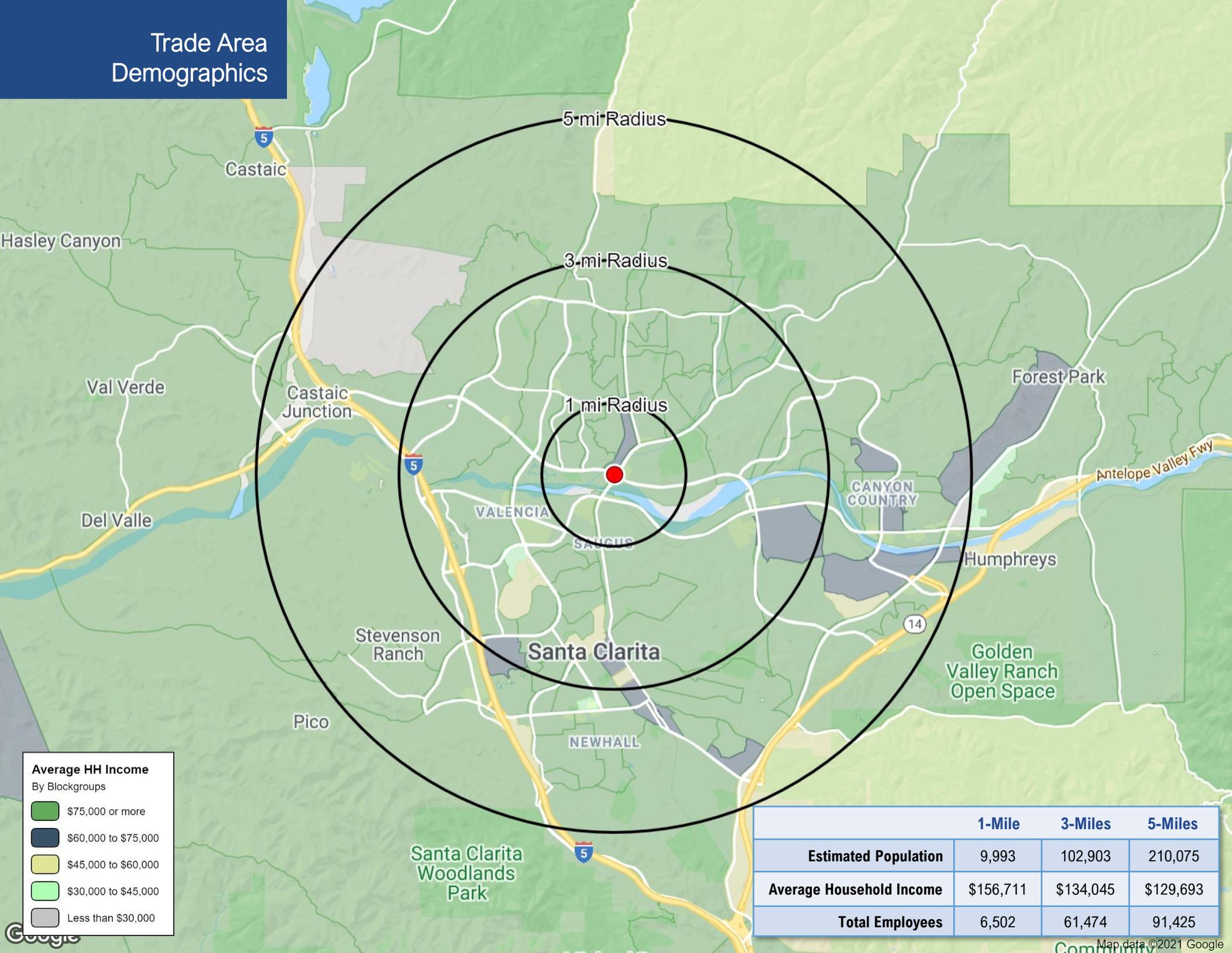
Area Retailers



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Trade Area Demographics



Average HH Income

By Blockgroups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000

	1-Mile	3-Miles	5-Miles
Estimated Population	9,993	102,903	210,075
Average Household Income	\$156,711	\$134,045	\$129,693
Total Employees	6,502	61,474	91,425

Aerial

Valley Produce Market Walgreens
 california PIZZA KITCHEN + PROVIDENCE Health & Services Southern California Kahuki
 Massage Envy yogaworks SABOR

Bouquet Canyon Plaza
BEST BUY **HOBBY LOBBY** **TRADER JOE'S**
petco **TURNER'S OUTDOORSMAN** **Jack in the Box**
TOTR TIME **Sola**
TREK BICYCLES **bedder mattress**
 Coming Soon:
SEAFOOD CITY **CHIPOTLE**

Bouquet Center
ROSS **VONS**
 DRESS FOR LESS
CVS **Wendy's**

105,000 CPD at Intersection

River Oaks Shopping Center
TARGET **SPROUTS FARMERS MARKET** **buybuy BABY**
BIG 5 **ULTA**

macy's **JCPenney**
EDWARDS THEATRES **Cheesecake Factory** **Apple**
POTTERY BARN **ZALES** **VICTORIA'S SECRET**
FOREVER 21 **H&M** **Gap** **LazyDOG**

Westfield
Valencia Town Center

Valencia Public Library
 Santa Clarita Courthouse
 LA County Fire Dept. #126
 Santa Clarita Sheriff's Station
 LA County Public Works
 LA County District Attorney

99c ONLY **HARBOR FREIGHT TOOLS**



STONE FIRE GRILL
ihop

BARNES & NOBLE
FIREHOUSE SUBS

Auto Dealerships

Auto Dealerships

Auto Dealerships

NEWHALL RANCH RD

BOUQUET CANYON RD

SOLEDAD CANYON RD

CREEKSIDE RD

MAGIC MOUNTAIN PKWY

VALENCIA BLVD

MCBEAN PKWY

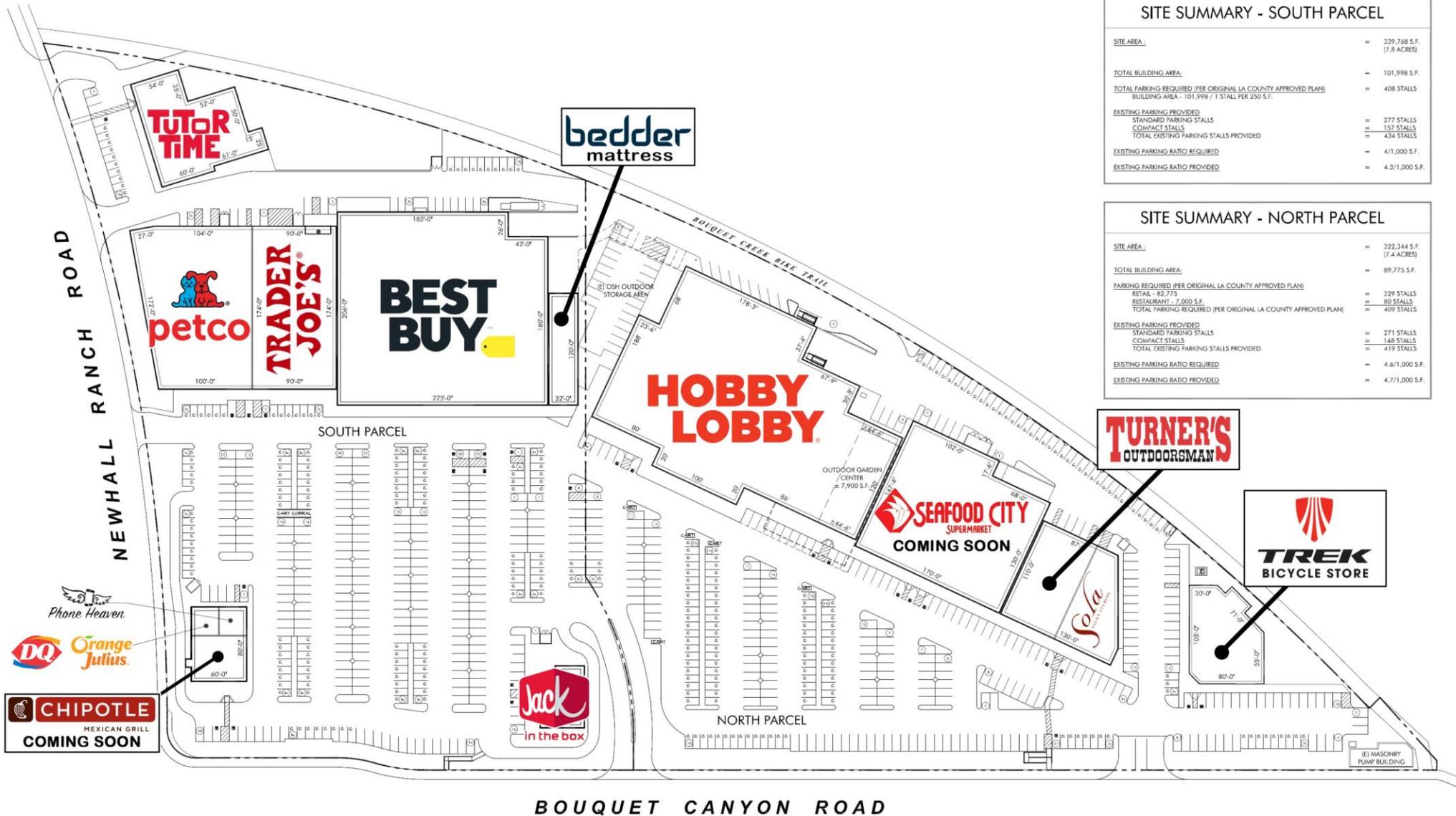
Close-Up
Aerial



HOBBY LOBBY



Site Plan



SITE SUMMARY - SOUTH PARCEL	
SITE AREA:	= 339,768 S.F. (7.8 ACRES)
TOTAL BUILDING AREA:	= 101,998 S.F.
TOTAL PARKING REQUIRED (PER ORIGINAL LA COUNTY APPROVED PLAN) BUILDING AREA - 101,998 / 1 STALL PER 250 S.F.:	= 408 STALLS
EXISTING PARKING PROVIDED:	
STANDARD PARKING STALLS	= 277 STALLS
COMPACT STALLS	= 127 STALLS
TOTAL EXISTING PARKING STALLS PROVIDED	= 434 STALLS
EXISTING PARKING RATIO REQUIRED:	= 4/1,000 S.F.
EXISTING PARKING RATIO PROVIDED:	= 4.2/1,000 S.F.

SITE SUMMARY - NORTH PARCEL	
SITE AREA:	= 322,344 S.F. (7.4 ACRES)
TOTAL BUILDING AREA:	= 89,775 S.F.
PARKING REQUIRED (PER ORIGINAL LA COUNTY APPROVED PLAN):	
RETAIL - 82,775	= 329 STALLS
RESTAURANT - 7,000 S.F.	= 80 STALLS
TOTAL PARKING REQUIRED (PER ORIGINAL LA COUNTY APPROVED PLAN):	= 409 STALLS
EXISTING PARKING PROVIDED:	
STANDARD PARKING STALLS	= 271 STALLS
COMPACT STALLS	= 148 STALLS
TOTAL EXISTING PARKING STALLS PROVIDED	= 419 STALLS
EXISTING PARKING RATIO REQUIRED:	= 4.6/1,000 S.F.
EXISTING PARKING RATIO PROVIDED:	= 4.7/1,000 S.F.



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Contact Us

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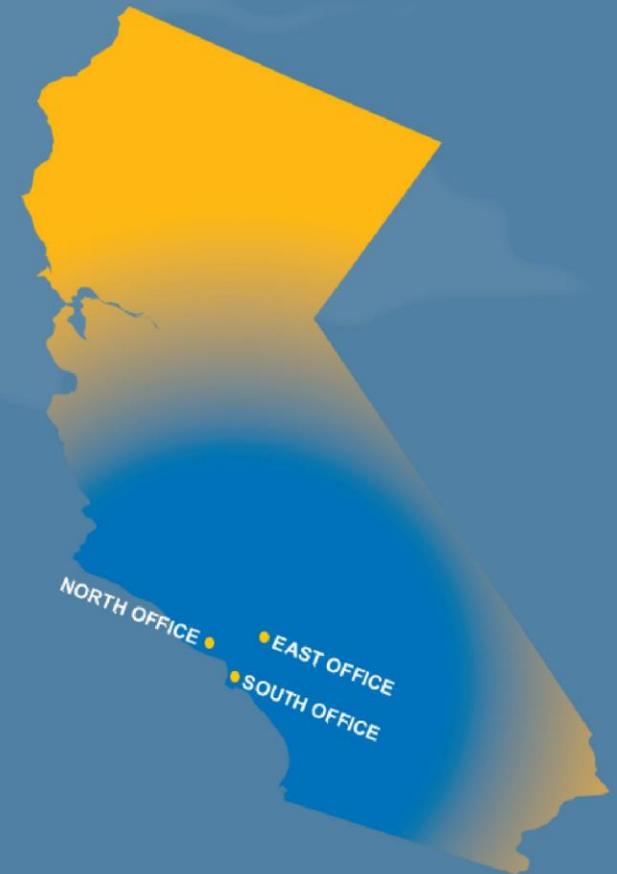
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