

New  
Ownership

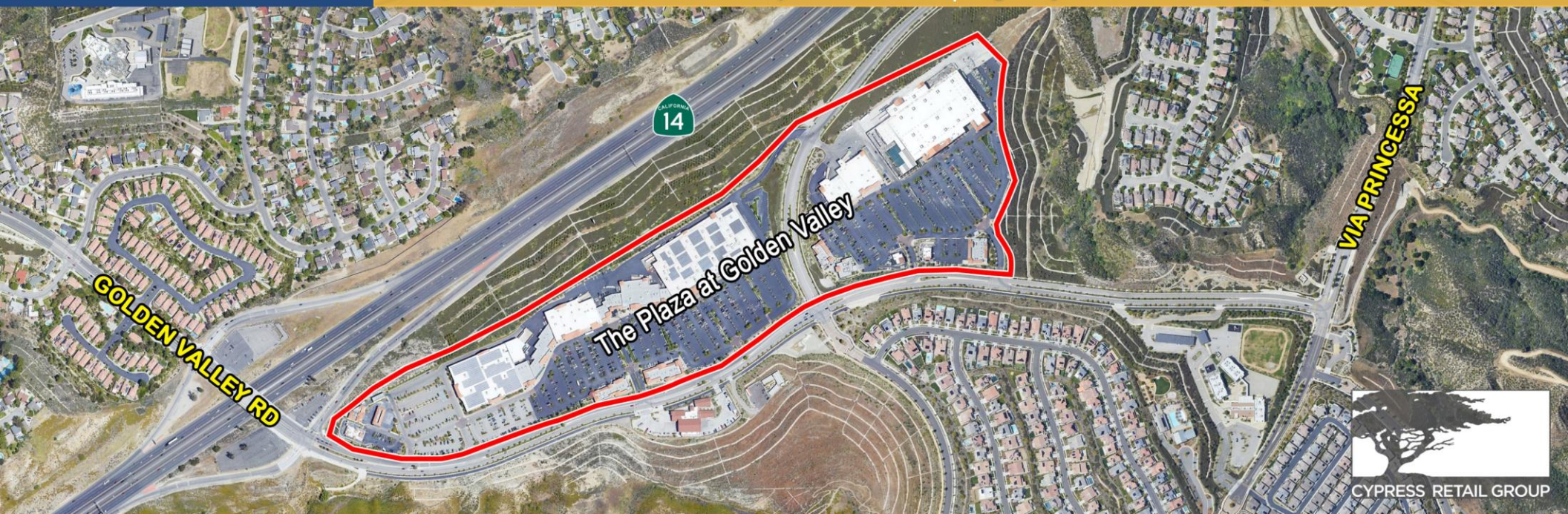
order  
pickup

target

# The Plaza at Golden Valley

Santa Clarita, CA

FOR LEASE Retail, Restaurant & Junior Anchor Space Available | Highway 14 & Golden Valley Road



CYPRESS RETAIL GROUP





# Property Highlights

- Approximately 2,000 – 16,000 SF of restaurant/retail space currently available
- Dominant power center located along approximately 1 mile of Highway 14 (approx. 148,468 CPD) in the east Santa Clarita Valley
- Over 600,000 SF of GLA, anchored by Target, Lowe's, Kohl's, TJ Maxx, and PetSmart
- Approximately 5 million visits to the center from 2/21-1/22 (\*Source, Placer.ai)

	1-Mile	3-Miles	5-Miles
Estimated Population	11,506	67,412	143,039
Average Household Income	\$102,553	\$101,556	\$111,007
Total Employees	3,060	15,521	35,162



# Co-Tenants



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# Trade Aerial









# Site Plan



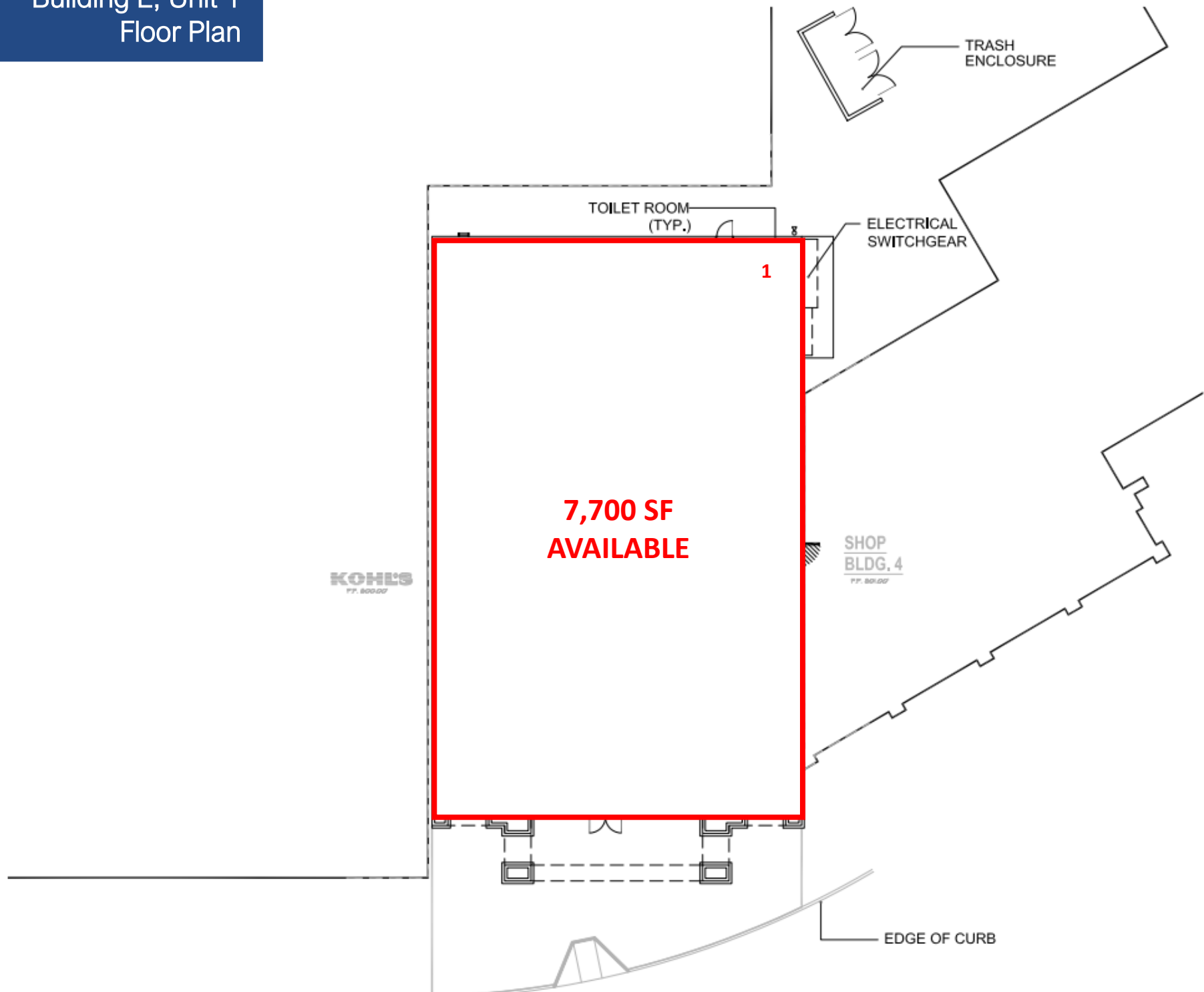
## Current Tenants

3	Adventure Dental	3,626 SF	30	Baskin Robbins	1,000 SF	69	The Parlour	1,299 SF
5	Gold Metal Martial Arts	3,039 SF	31	T-Mobile	2,500 SF	70	Henry Mayo	3,475 SF
7	Vargo Physical Therapy	3,015 SF	33	Wells Fargo	5,014 SF	72	Logix Smarter Banking	3,708 SF
9	Snap Fitness	4,999 SF	35	AT&T (coming Soon)	1,202 SF	74	Chipotle Mexican Grill	2,665 SF
12	T.J. MAXX	24,125 SF	36	The UPS Store	1,202 SF	76	Chili's Bar & Grill	6,431 SF
14	BevMo!	10,000 SF	37	L.A. Police Credit Union	1,202 SF	78	Starbucks Coffee	2,400 SF
16	Mathnasium	1,300 SF	38	GNC	1,205 SF	81	Popeyes	2,500 SF
17	C'est L'amour Nails	1,304 SF	41	Panera Bread	4,829 SF	82	The Kebab Shop	2,978 SF
18	Verizon Wireless	1,309 SF	45	Target (N.A.P.)	141,758 SF	90	Lowe's (N.A.P.)	166,593 SF
20	Tomato Joe's Pizza	3,425 SF	50	Kohl's (N.A.P.)	88,248 SF			
21	Jersey Mike's Subs	1,836 SF	55	Shell (N.A.P.)	3,500 SF			
22	Staples	20,014 SF	60	McDonald's (N.A.P.)	3,500 SF			
24	Crumb Cookies	1,497 SF	61	Dollar Tree	14,317 SF			
25	Bath & Body Works	3,503 SF	65	PetSmart	19,190 SF			
29	The Habit Burger Grill	1,684 SF	68	Newman Chiropractic	1,684 SF			

## AVAILABLE/COMING SOON

1	AVAILABLE	7,700 SF
10	AVAILABLE	4,876 SF
27	AVAILABLE	3,106 SF
39	AVAILABLE	2,963 SF
63	AVAILABLE	16,013 SF
83	AVAILABLE	2,112 SF
84	AVAILABLE	2,315 SF
85	AVAILABLE	2,315 SF

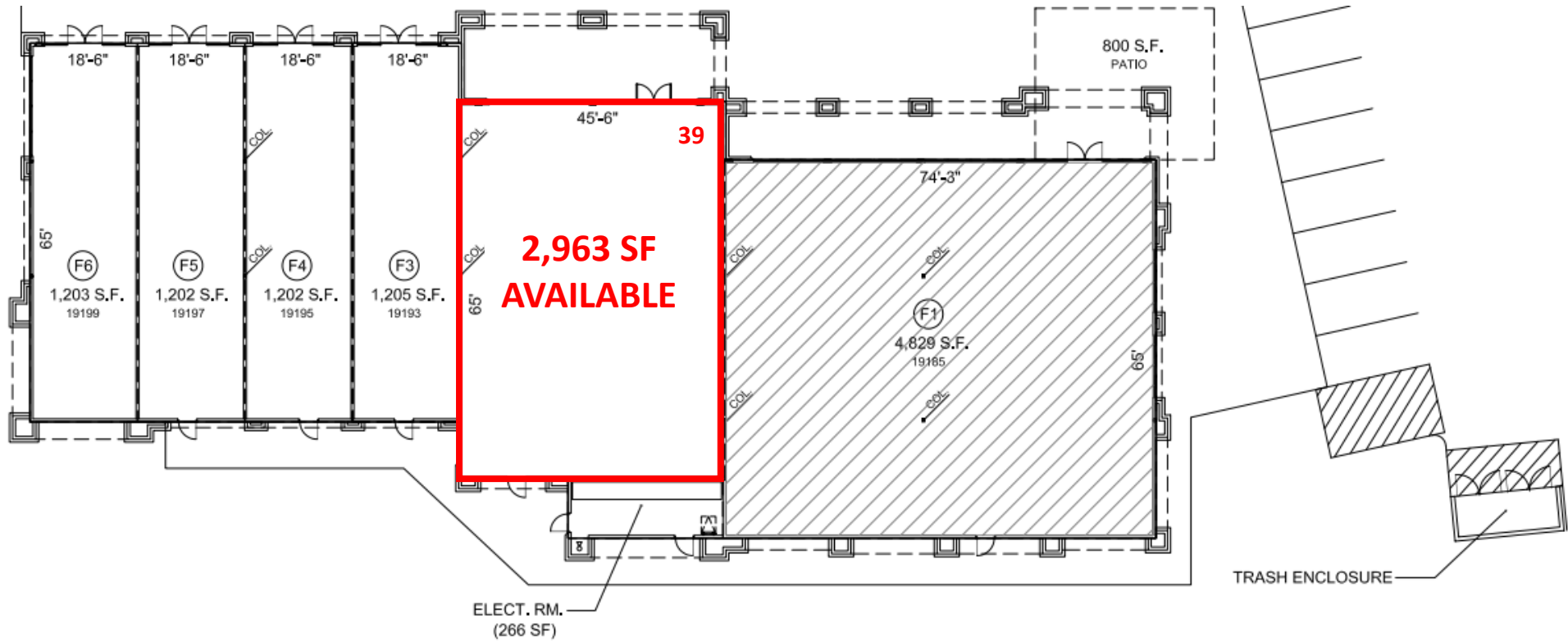
# Building E, Unit 1 Floor Plan



Building 2, Unit 27  
Floor Plan

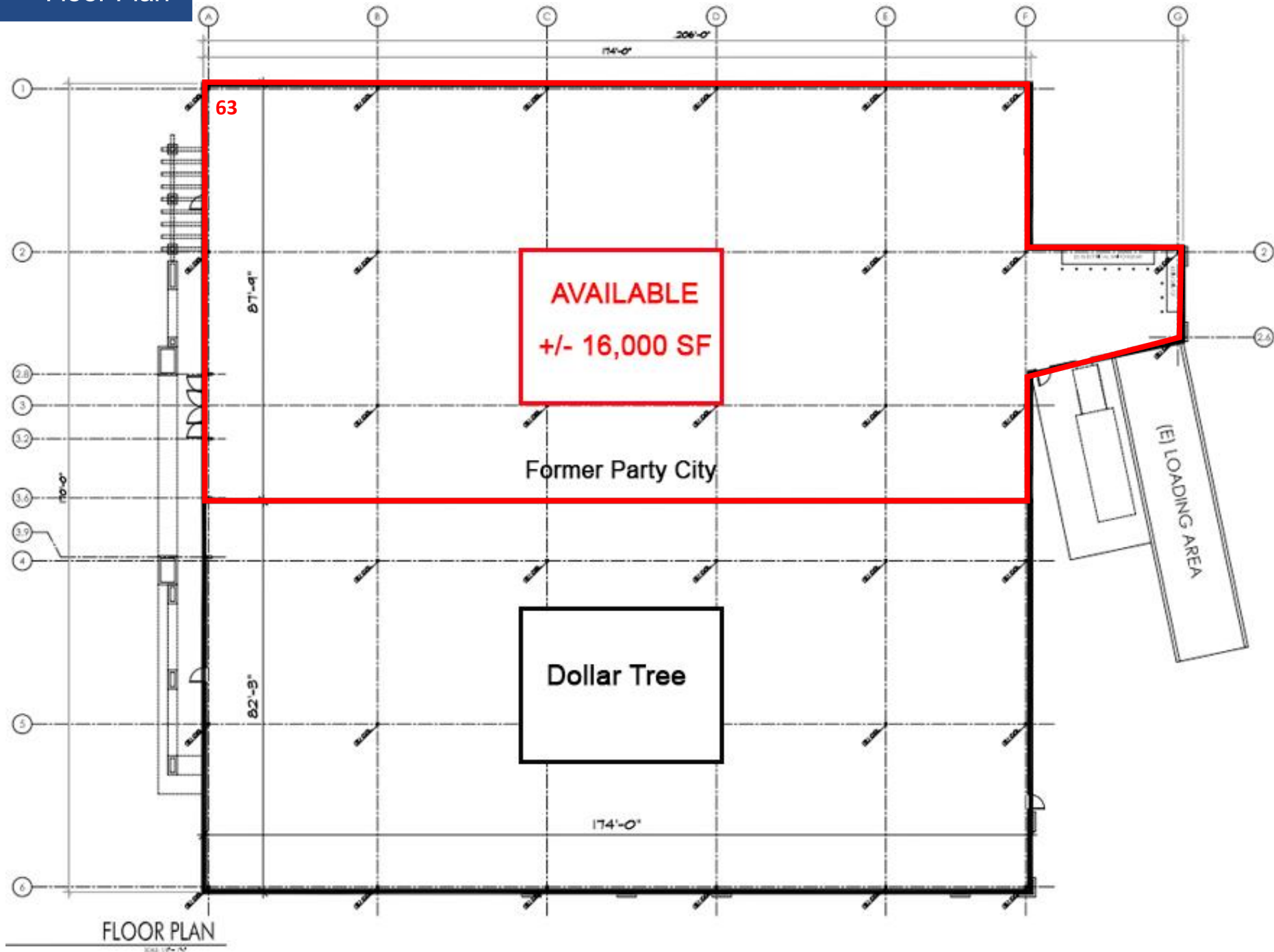


# Building F, Unit 39 Floor Plan



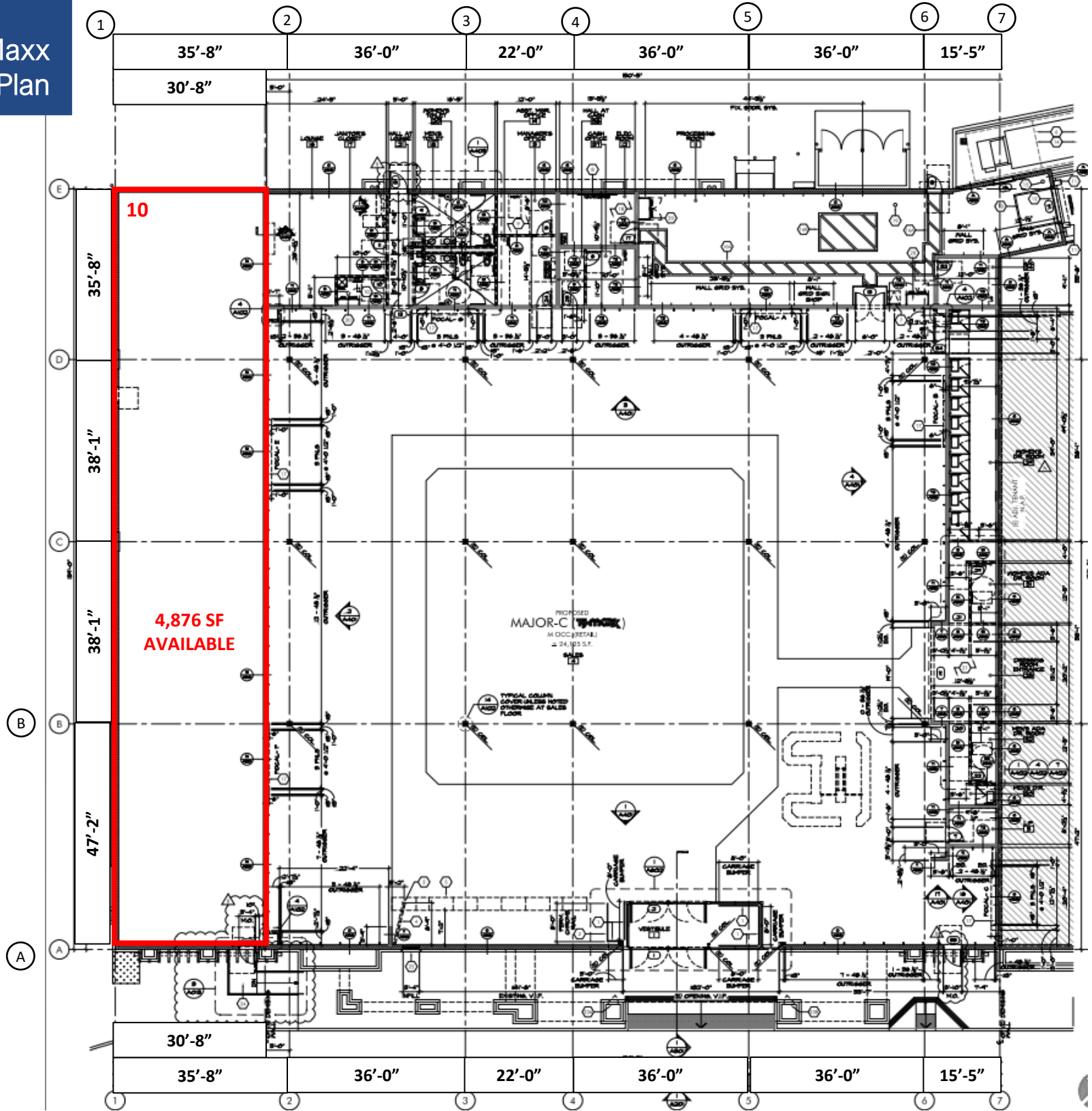


Unit 63  
Floor Plan



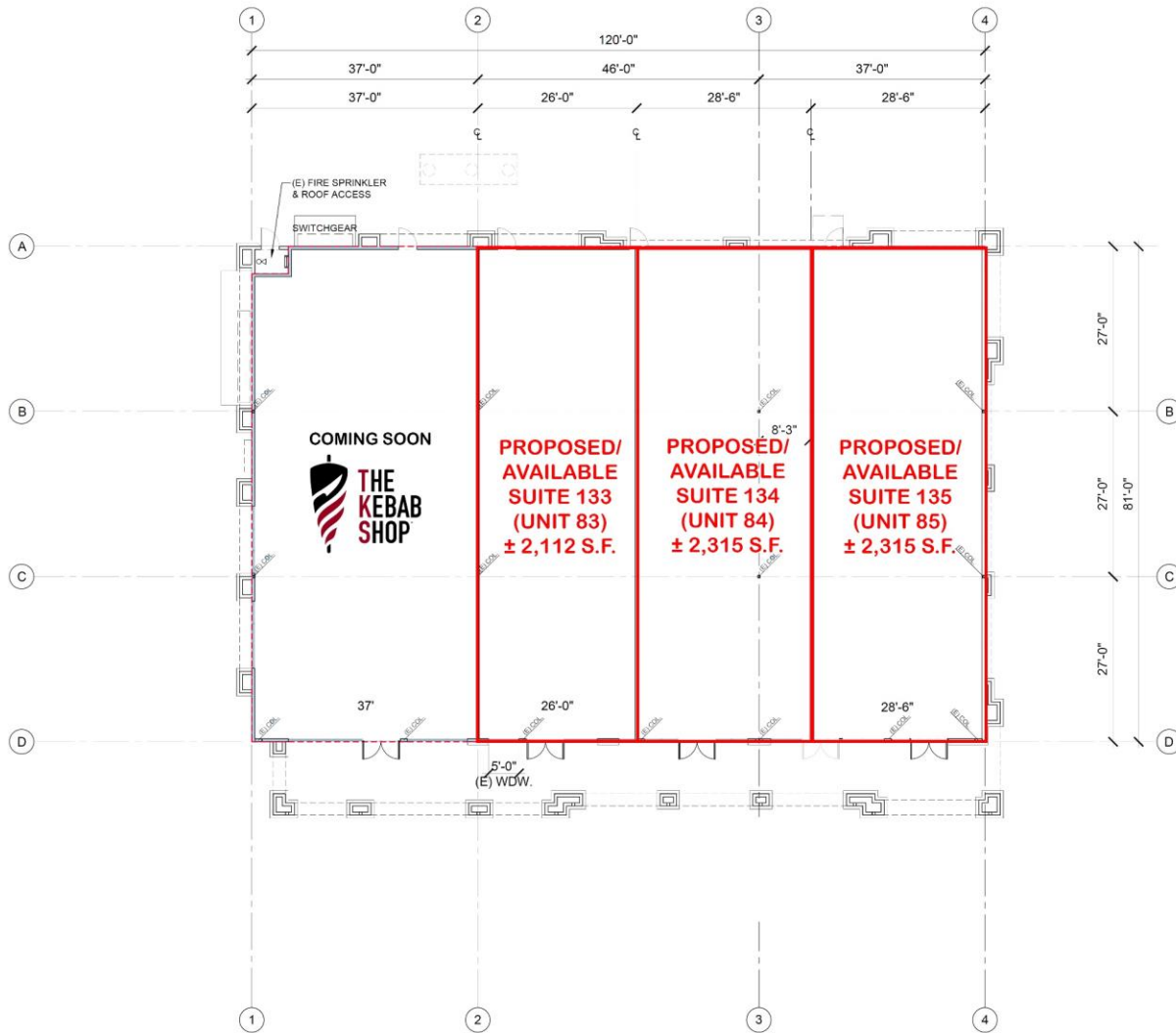


C-2, Unit 10, T.J. Maxx  
Floor Plan





# Units 82-85 Proposed Floor Plan



**FLOOR PLAN**  
NORTH

SCALE: 1/8" = 1'-0"

DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE BROWN.

THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF RAIL MANAGEMENT.

**CONCEPTUAL SUBJECT TO CHANGE**

**DOLLINGER**

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FLOOR PLAN  
01-30-2023 22078TMA

**FP-05**



# Units 82-85 Proposed Elevations



**DOLLINGER PROPERTIES**

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**EXTERIOR ELEVATION**  
09.28.2022 22078TMA

**EL-01**





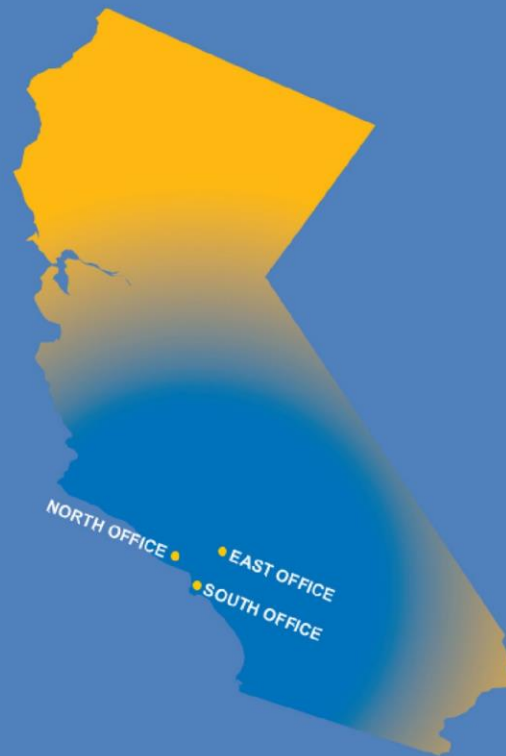
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