



CYPRESS RETAIL GROUP

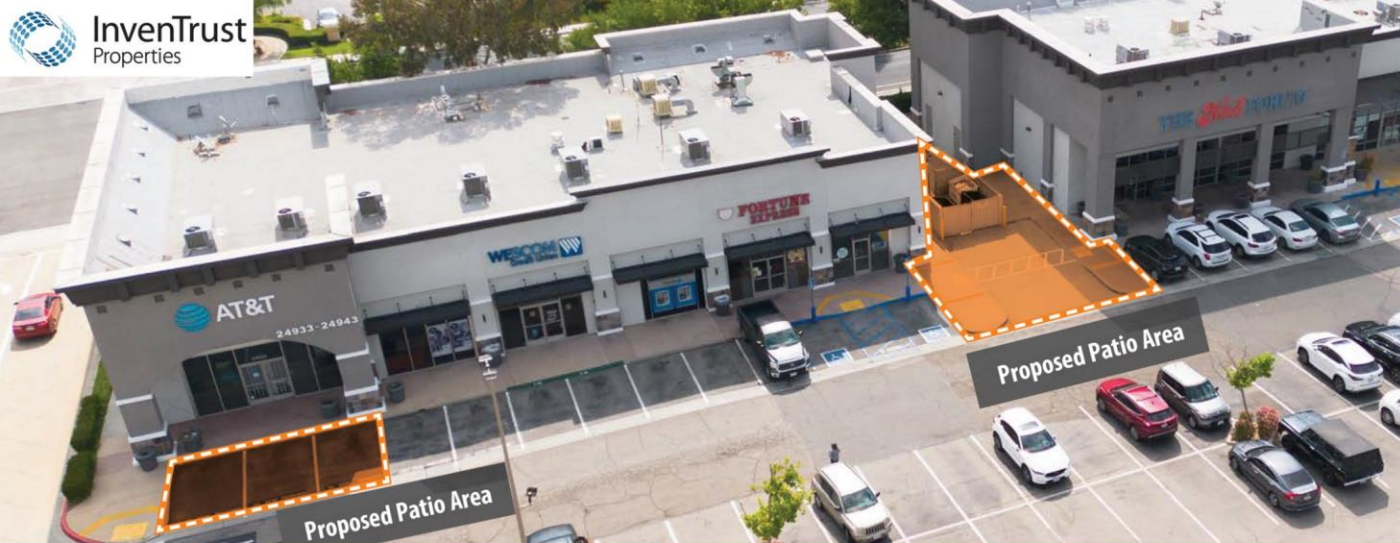


Stevenson Ranch Plaza

Santa Clarita, CA

FOR LEASE | Restaurant/Retail Spaces Available | 24917 Pico Canyon Rd





Units Available

- Space 6: 1,200 SF Retail/Restaurant
- Space 8: 1,225 SF Retail/Restaurant
- Space 11: 2,000 SF Retail/Restaurant
- Space 14: 7,800 SF Retail

Future Opportunities

- Space 9: 1,500 SF existing Restaurant currently on month-to-month
- Space 10: 3,775 SF Retail coming available 01/2024

Property Highlights

- Off the 5 Freeway at Lyons Ave
- NWC of Pico Canyon Rd & The Old Rd, directly across the street from the Valencia Marketplace
- Anchors include LA Fitness, Ralphs & PetSmart
- Over 49,877 CPD at the intersection



Co-Tenants



Area Retailers



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Trade Area Demographics



Trade Aerial



NEWHALL RANCH
21,500 PLANNED
RESIDENTIAL UNITS

Valencia Marketplace

BED BATH & BEYOND
 Walmart
 Marshalls Michaels
 ROSS OLD NAVY Staples
 Party City WORLD MARKET
 BOB'S DISCOUNT FURNITURE VONS NIKE
 Massage Envy

SITE

Ralphs LA FITNESS
 PETSMART Guitar Center
 FURNITURE DESIGN CENTER DAVID'S BRIDAL

Walmart

LA FITNESS Smart & Final
 THE HOME DEPOT

River Oaks

Target Total Wine & More
 SPROUTS FARMERS MARKET ULTA
 Mini's Cafe WELLS FARGO Zankou Chicken

Walgreens Valley Produce Market
 yogaworks california PIZZA KITCHEN
 Massage Envy

Bouquet Canyon Plaza

BEST BUY TRADER JOE'S HOBBY LOBBY
 OfficeMax petco
 bedder mattress SOLA SALONS
 Jack DQ TURNER'S OUTDOORSMAN

Bouquet Center

LOWE'S
 ROSS CVS VONS

The Promenade

Nordstrom Rack
 T.J. Maxx Party HomeGoods City
 TILLYS

BARNES NOBLE

Valencia Town Center

macys EDWARDS THEATRES
 JCPenney Cakesale Factory

SAUGUS

T.J. Maxx BIG LOTS!

CANYON COUNTRY

BevMo!

MAGIC MOUNTAIN PKWY

Valencia Crossroads

WHOLE FOODS MARKET
 KOHL'S

Ralphs CVS

Walmart

Sams Club
 DICK'S SPORTING GOODS ASHLEY FURNITURE

LA FITNESS

Ralphs CVS

Food 4 Less ROSS

e4 FITNESS

STATER BROS.

COSTCO WHOLESALE

MCBEAN PKWY

SANTA CLARITA

CVS

OVALLE Rite Aid
 VONS

LYONS AVE

NEWHALL

Walgreens

GOLDEN VALLEY RD

Plaza at Golden Valley

TARGET
 BED BATH & BEYOND KOHL'S
 LOWE'S PETSMART

Santa Clarita Valley
Population
EST. 293,042

Aerial



LA FITNESS
Guitar Center
DAVID'S BRIDAL
FURNITURE DESIGN CENTER

Valencia Marketplace

BED BATH & BEYOND Walmart
Marshalls Michaels ROSS DRESS FOR LESS
COST PLUS WORLD MARKET BOB'S DISCOUNT FURNITURE OLD NAVY
Staples Party City VONS NIKE

Ralphs

PICO CANYON RD 28,092 CPD

DEL TACO

extended STAY AMERICA

THE OLD RD 197,431 CPD

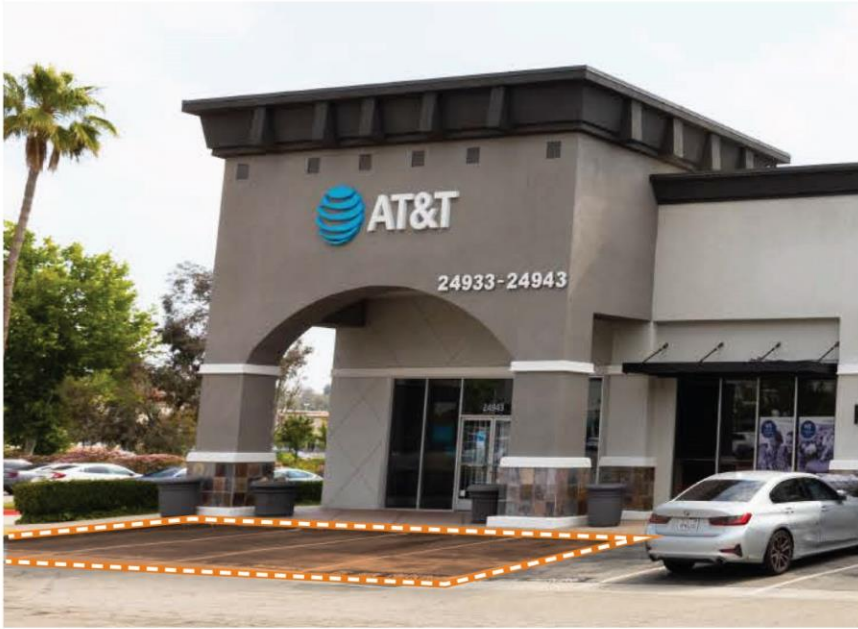


Site Plan



Proposed Patio Area Renderings

Proposed Patio Areas / Current



Proposed Renderings





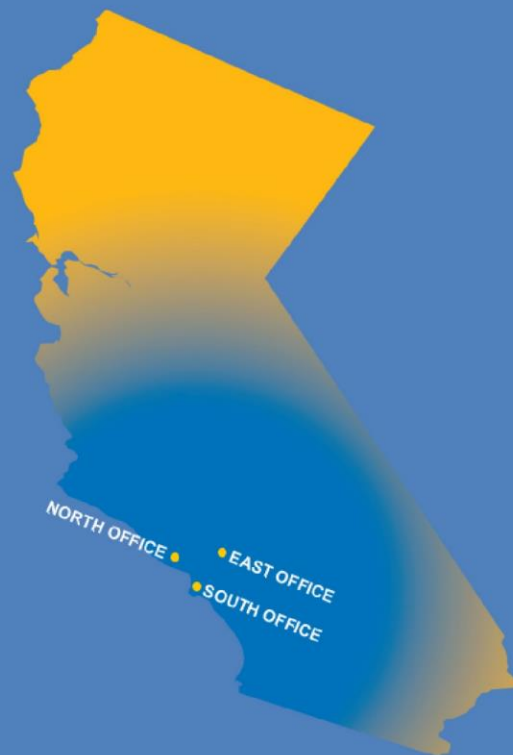
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