

HIGHRIDGE CROSSING, SANTA CLARITA



● ● ● 28100 – 28194 NEWHALL RANCH ROAD
SANTA CLARITA, CA 91355
FOR LEASE ±1,500 – 3,500 SF AVAILABLE



PROPERTY HIGHLIGHTS



- Office Depot anchored center
- ±1,500 – 3,500 SF spaces available
- Parking Ratio: Approx. ±6 stalls/ 1,000 SF
- Dining hub serving northern Valencia trade area and the Master planned community of Valencia's ±21,500 households and ±70,000 residents.
- Avg. Household Income of approx. ±\$190,000 in this trade area.
- Situated at the signalized intersection of Newhall Ranch Road and Copper Hill Drive, offering high visibility and accessibility (approx. ±61,395 CPD).
- Approximately ±1.7 million visits from 6/2024 – 5/2025 (*Source, Placer.ai).



Estimated Population

| 1 Mile | 3 miles | 5 Miles |
|--------|---------|---------|
| 4,659 | 73,123 | 164,420 |

Avg. Household Income

| 1 Mile | 3 miles | 5 Miles |
|-----------|-----------|-----------|
| \$190,575 | \$179,907 | \$175,144 |

Total Employees

| 1 Mile | 3 miles | 5 Miles |
|--------|---------|---------|
| 18,985 | 50,687 | 83,269 |

CO-TENANTS:



AREA RETAILERS:



TRADE AERIAL



**FIVE POINTS VALENCIA
DEVELOPMENT -**
21,500 Residential Units &
13,000,000 SF of Commercial
Space Planned

**SITE - HIGHRIDGE
CROSSING**
Office
DEPOT
HUMMUS
REPUBLIC Urbane Cafe

Walmart

Ralphs
McDonald's

LA FITNESS
Smart & Final
the Habit
BURGER GRILL
JJ
The Habit
Jack
in the box

THE HOLE
Jack
in the box

Carls Jr.
POKI TOMIK

SEAFOOD CITY
HOBBY LOBBY
TRADER
JOE'S
BEST BUY

ORIGINAL
Tommy's
Jack
in the box
Jimmy Dean

Capriotti's
McDonald's

HomeGoods
TJ-maxx
jamba
TILLYS
Red Robin
crumbl
cookies

Target
SPROUTS
FARMERS MARKET
Zankou
Chicken
HOOK
BURGER
five
BELOW
85°
Jersey
Mike's

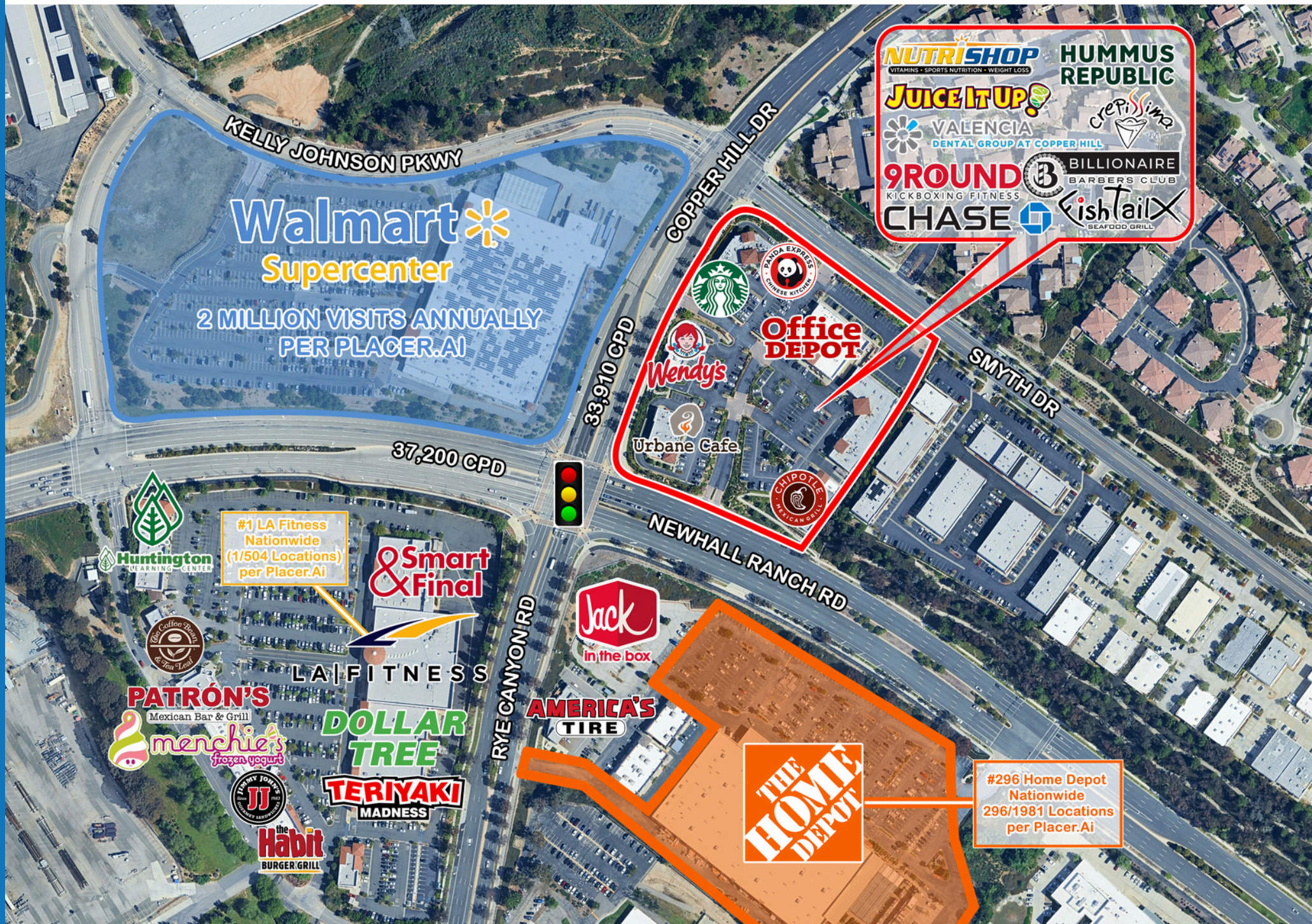
SixFlags
MAGIC MOUNTAIN

IN-N-OUT
BURGER
Wendy's
Red Lobster
COMING
SOON:
Chick-fil-A

BevMo!
ROBEKS
FIVE BURGER

★ macy's JCPenney
FIVE GUYS
FISH GRILL
Sharky's
Chick-fil-A

SITE AERIAL



SITE PLAN



| Unit | Tenant | SF |
|--------|-------------------------------|---------|
| 28102 | Chipotle Mexican Grill | ±2,500 |
| 28104 | Fish Tail Seafood Grill | ±1,294 |
| 28106 | Nutri-Shop | ±1,100 |
| 28108 | Hummus Republic | ±1,091 |
| 28110 | Future Pilates Coming 2025 | ±1,100 |
| 28112 | 9Round Kickboxing Fitness | ±1,195 |
| 28122 | Nail City & Spa | ±1,495 |
| 28124 | Paik's Noodles | ±1,545 |
| 28126 | Temakitto | ±1,005 |
| 28128* | Available | ±1,500 |
| 28130* | Available | ±1,825 |
| 28132 | Available | ±2,022 |
| 28134 | Valencia Dental Group | ±2,651 |
| 28136 | Available | ±1,805 |
| 28138 | Magic Foot Massage | ±1,133 |
| 28150 | Office Depot | ±16,010 |
| 28162 | Panda Express | ±2,000 |
| 28164 | Juice It Up | ±1,000 |
| 28166 | Crepissima | ±1,090 |
| 28168 | Billionaire Barber Club | ±1,200 |
| 28170 | Dink's Deli & Bagels | ±1,499 |
| 28172 | Starbucks | ±1,499 |
| 28180 | Wendy's | ±3,000 |
| 28190 | Urbane Cafe | ±2,100 |
| 28194 | JP Morgan Chase Bank | ±5,000 |

* Can be combined for ±3,325 SF



CONTACT US



Matt Haas

Vice President

805.449.1804 ext.106

mhaas@cypressretail.net

License No. 01970296

Ilona Uribe

Senior Associate

805.449.1804 ext.101

ilona@cypressretail.net

License No. 01919161

North Office

4035 E Thousand Oaks Blvd Suite 230
Westlake Village, CA 91362

www.cypress.net

NORTH OFFICE

SOUTH OFFICE

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