

BOUQUET CANYON PLAZA SANTA CLARITA, CA

- ● ● NWC Bouquet Canyon Rd & Newhall Ranch Rd
- FULLY LEASED



PROPERTY HIGHLIGHTS

- ▶ Fully Leased
- ▶ Regional shopping center anchored by Hobby Lobby, Best Buy & Trader Joe's, among others
- ▶ Situated at one of the most heavily trafficked intersection in the Santa Clarita Valley, with 92,798 CPD
- ▶ 1.4 million visits between 05/2024-04/2025 (*Source, Placer.ai)



CO-TENANTS:



AREA RETAILERS:



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North Office

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5 - MILE RADIUS TRADE AREA



Estimated Population

1 Mile

11,983

3 miles

105,061

5 Miles

215,549

Avg. Household Income

1 Mile

\$177,203

3 miles

\$171,193

5 Miles

\$165,634

Total Employees

1 Mile

4,564

3 miles

53,949

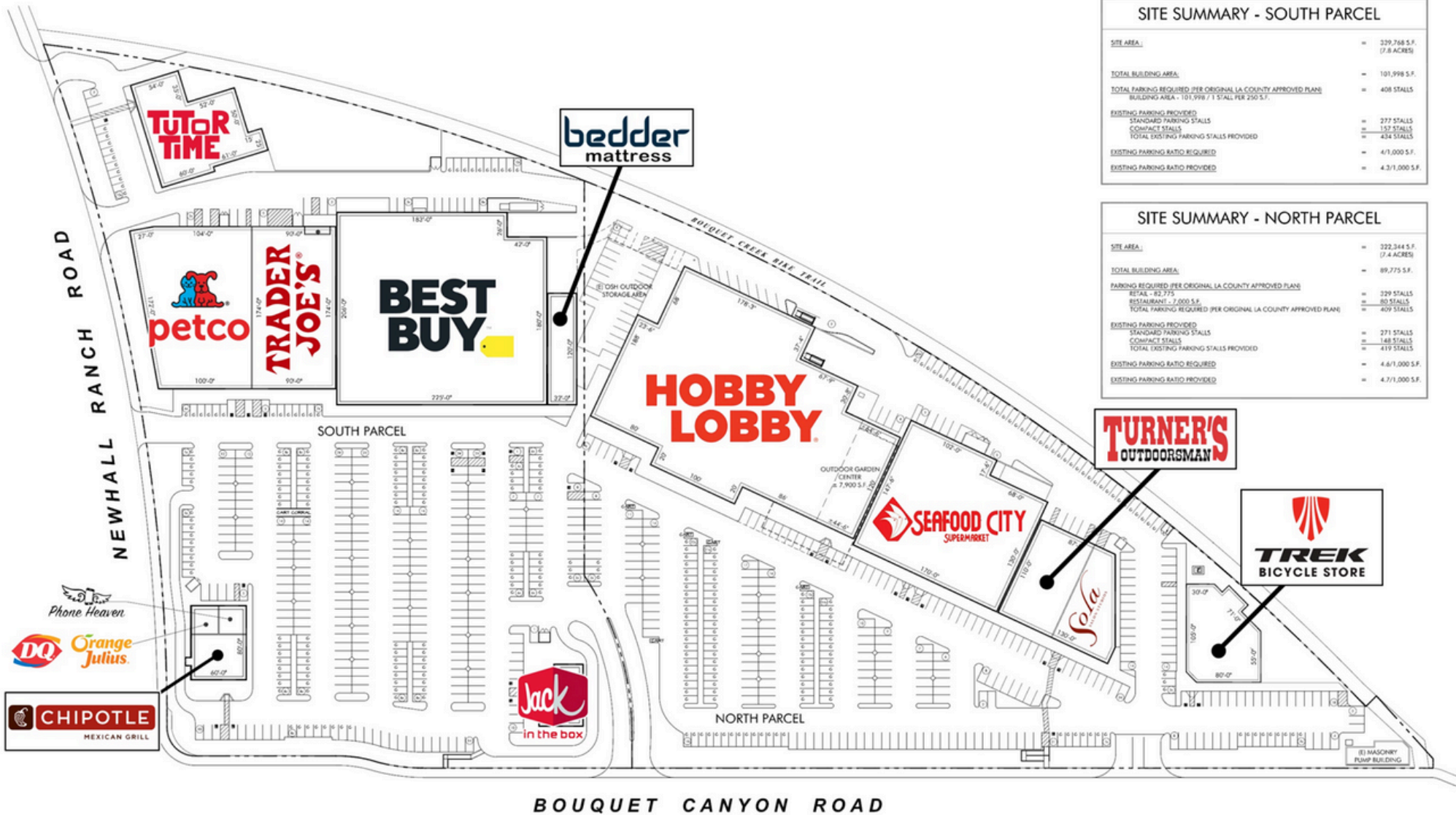
5 Miles

82,412

SITE AERIAL



SITE PLAN



| SITE SUMMARY - SOUTH PARCEL | |
|---|----------------------------|
| SITE AREA | = 229,748 S.F. (7.8 ACRES) |
| TOTAL BUILDING AREA | = 101,998 S.F. |
| TOTAL PARKING REQUIRED (PER ORIGINAL LA COUNTY APPROVED PLAN) | = 408 STALLS |
| EXISTING PARKING PROVIDED | |
| STANDARD PARKING STALLS | = 277 STALLS |
| COMPACT STALLS | = 137 STALLS |
| TOTAL EXISTING PARKING STALLS PROVIDED | = 414 STALLS |
| EXISTING PARKING RATIO REQUIRED | = 4/1,000 S.F. |
| EXISTING PARKING RATIO PROVIDED | = 4.3/1,000 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. |

BOUQUET CANYON ROAD



CONTACT US



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NORTH OFFICE

SOUTH OFFICE

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