

# HIGHRIDGE CROSSING, SANTA CLARITA

- ● ● 28100 – 28194 NEWHALL RANCH ROAD  
SANTA CLARITA, CA 91355  
FOR LEASE ±1,500 – 3,325 SF AVAILABLE



Dominant F&B and  
Convenience Center in  
affluent, high  
demographic trade area.

# PROPERTY HIGHLIGHTS



- Office Depot anchored center
- ±1,500 - 3,325 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. ±\$192,000 in this trade area.
- Situated at the signalized intersection of Newhall Ranch Road and Copper Hill Drive, offering high visibility and accessibility (approx. ±71,110 CPD).
- Approximately ±2 million visits in the last 12 months (\*Source, Placer.ai).



Estimated Population	1 Mile	3 miles	5 Miles
	4,646	72,957	164,303

Avg. Household Income	1 Mile	3 miles	5 Miles
	\$192,212	\$181,578	\$1756,484

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**

- CHIPOTE MEXICAN GRILL
- Office DEPOT
- PANDA EXPRESS
- HUMMUS REPUBLIC Urbane Cafe

Walmart

Ralphs  
McDonald's

LA FITNESS  
Smart & Final  
BURGER GRILL

- THE HONEY BEE
- Jack
- in the box

THE HONEY BEE  
Jack  
in the box

Carl's Jr.  
POKI TOMIK

SEAFOOD CITY  
HOBBY LOBBY  
TRADER JOE'S  
BEST BUY

ORIGINAL  
Tommy's  
Jack  
Jimmy Dean  
In the box

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

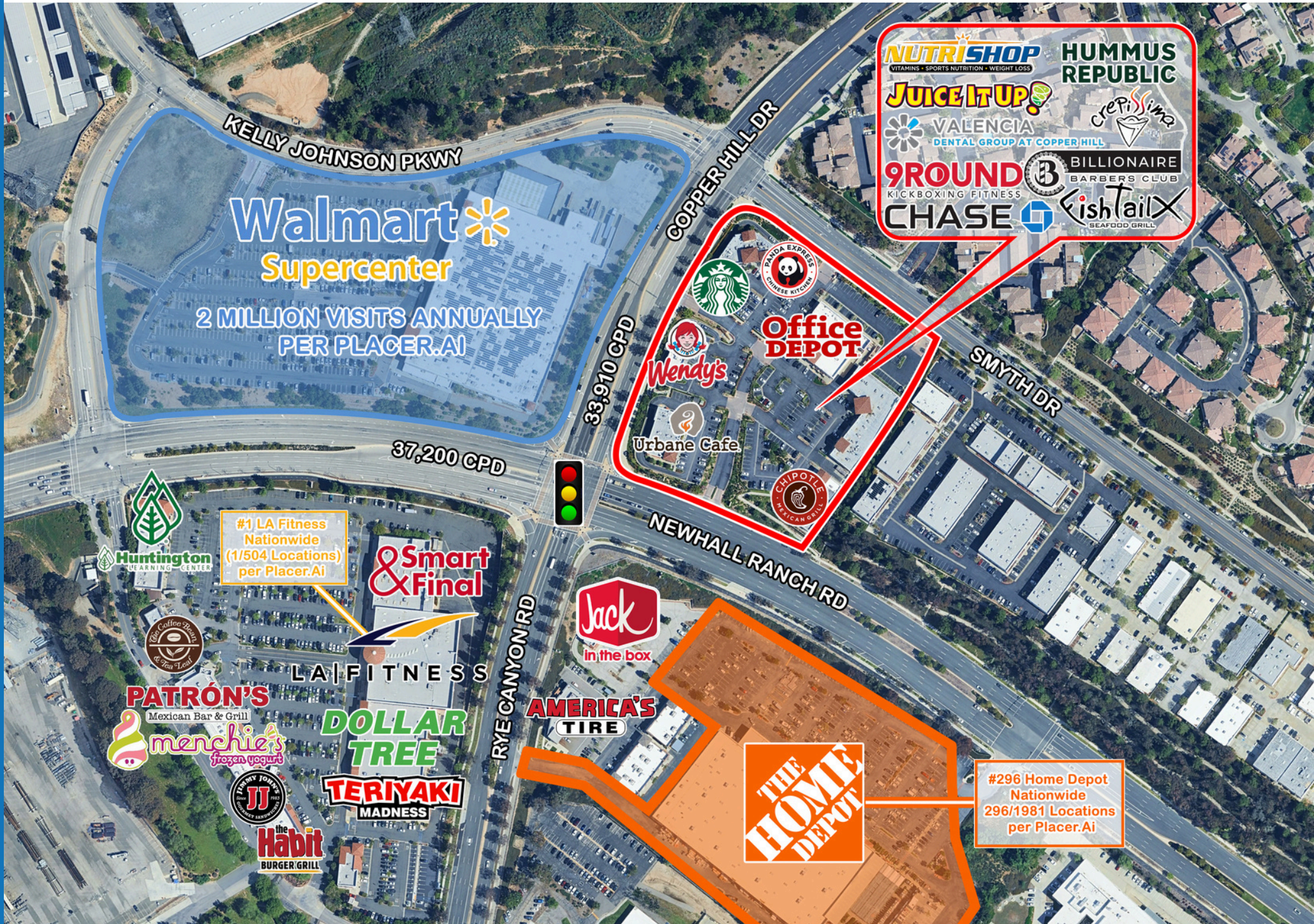
SixFlags  
MAGIC MOUNTAIN

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

BevMo!  
ROBEKS  
FATBURGER

CHIPOTE MEXICAN GRILL  
PANDA EXPRESS  
★ macy's JCPenney  
FIVE GUYS  
FISH GRILL  
Shard  
Chick-fil &  
SHARKY'S

# 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	Power Lab Studio	±1,100
28112	9Round Kickboxing Fitness	±1,195
28122	Nail City & Spa	±1,495
28124	Wow Spaghetti	±1,545
28126	Temakitto	±1,005
28128*	Available	±1,500
28130*	Available	±1,825
28132	Flourish Community Adult Day Program (Coming Soon)	±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



CYPRESS RETAIL GROUP

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**Matt Haas**  
Vice President

805.449.1804 ext.106

[mhaas@cypressretail.net](mailto:mhaas@cypressretail.net)

License No. 01970296

**Anna-Kay Earle**  
Associate

805.449.1804 ext.107

[aearle@cypressretail.net](mailto:aearle@cypressretail.net)

License No. 02241530



## North Office

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

Commercial Real Estate Brokerage • Landlord/Tenant Representation • Consulting Services

[www.cypress.net](http://www.cypress.net)