



PRICE REDUCED TO \$1.75 SF NET!

BOUQUET SECO PLAZA

26781 Bouquet Canyon Road
Santa Clarita | CA

FOR LEASE ±3,944 SF

RETAIL/OFFICE LOCATED IN BOUQUET SECO PLAZA
DIVISIBLE TO 1,308 SF

CONTACT EXCLUSIVE LISTING AGENT FOR MORE INFORMATION:

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PROPERTY FEATURES:

- Signalized Intersection with Prime Visibility
- Corner of Bouquet and Seco Canyon Roads
- High Traffic Counts
- Zoning: SCCC
- Office / Retail (Strip Center)
- Up to 20 Surface Spaces Ratio of 5/1000 SF.
- Single Story Office Building
- Lease Rate: \$1.75 SF NNN (\$1.75/SF for the 1st year for the entire building, and \$2.25/SF for the divided units)
- NNN fees: Approximately \$0.60 per square foot

AVAILABLE ±3,944 SF
 RETAIL / OFFICE SPACE
 DIVISIBLE TO 1,308 SF



±3,944
 AVAILABLE SF



RETAIL/MEDICAL
 STRIP CENTER



12'
 CLEAR HEIGHT

26781 BOUQUET CANYON ROAD
 SANTA CLARITA | CA

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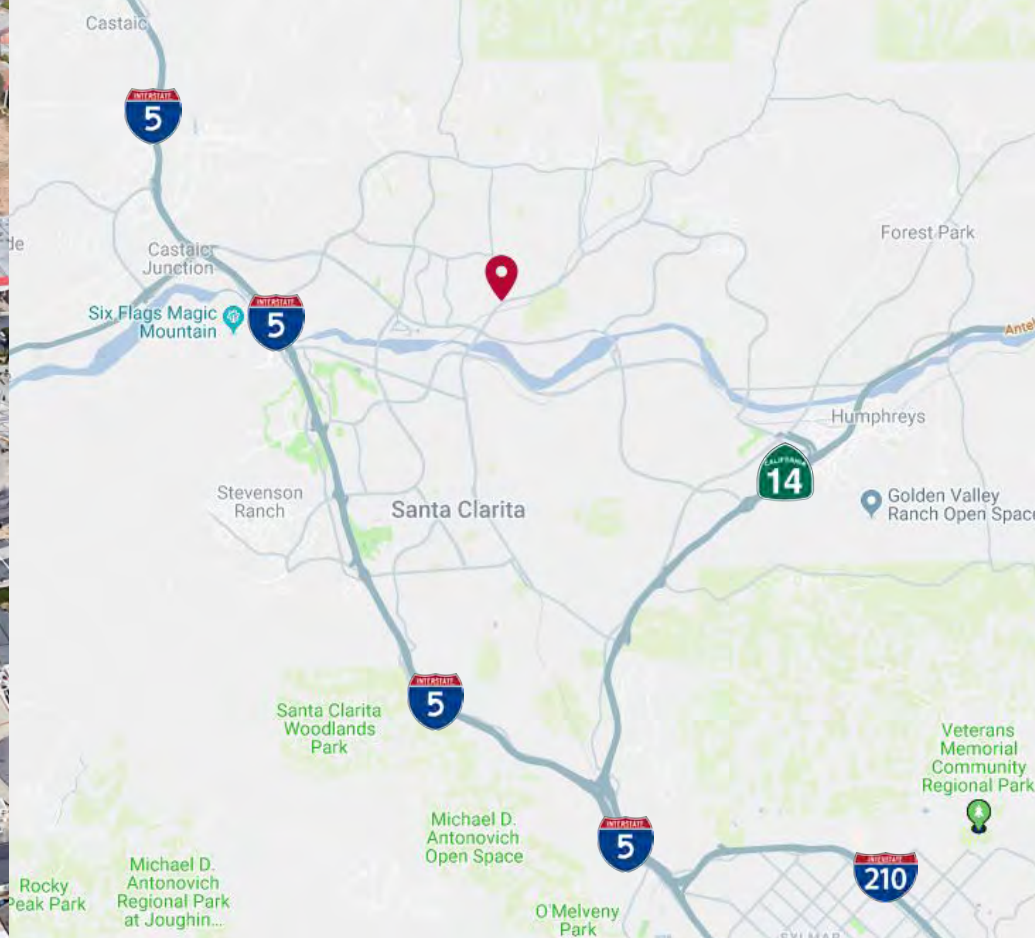
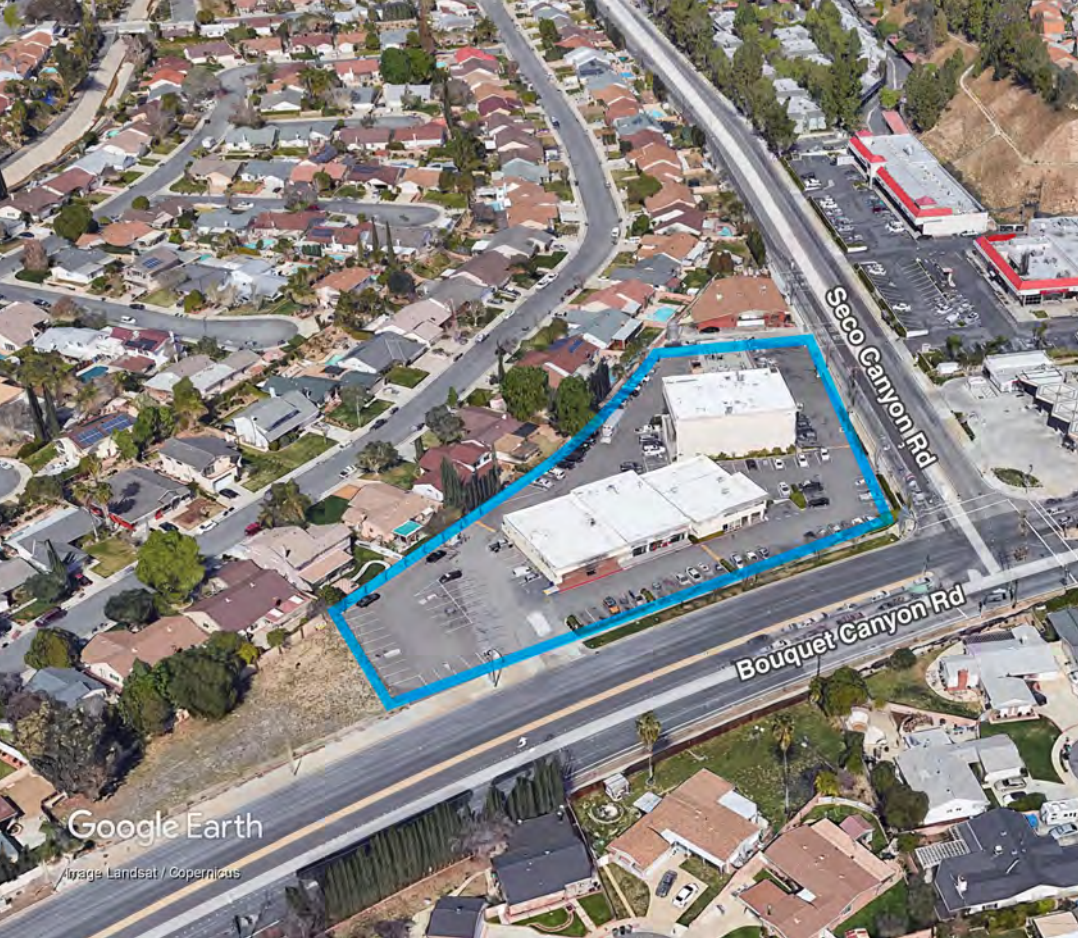
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DEMOGRAPHIC*	1 MILES	3 MILES	5 MILES
POPULATION	13,339	108,131	225,360
AVG. HH INCOME	\$120,991	\$124,279	\$113,649
DAYTIME EMPLOYMENT	3,339	52,779	93,719

*© CoStar

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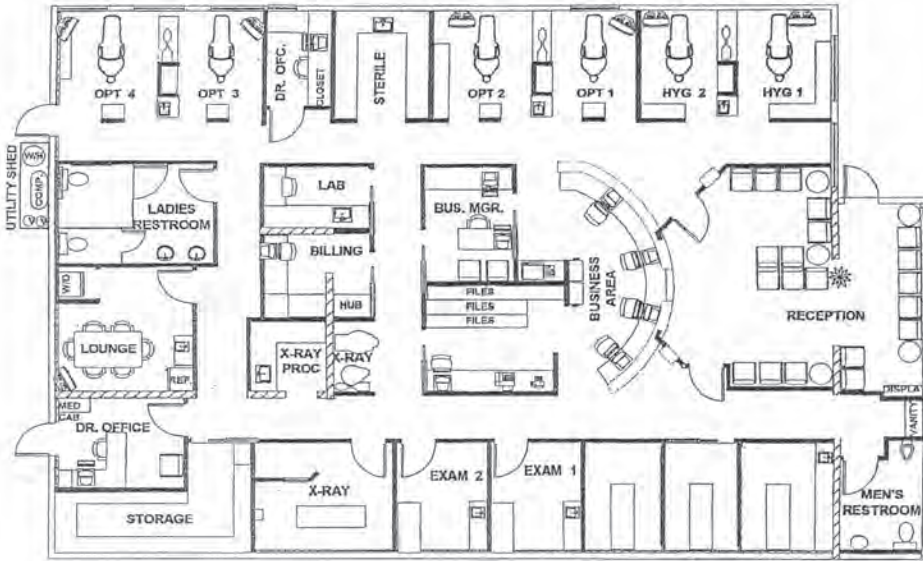


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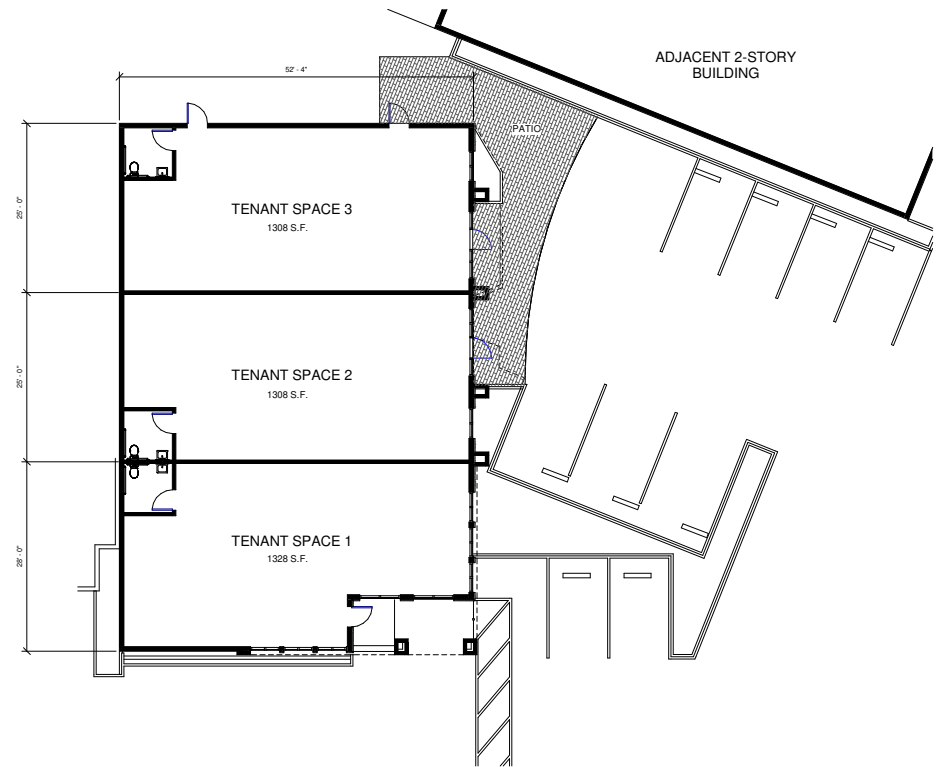
AVAILABLE ±3,944 SF

RETAIL/OFFICE SPACE

EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



Available Spaces

Space 1: ±1,328 SF	\$2.25 per square foot Net
Space 2: ±1,308 SF	\$2.25 per square foot Net
Space 3: ±1,308 SF	\$2.25 per square foot Net
Entire Building: ±3,944 SF	\$1.75 per square foot Net

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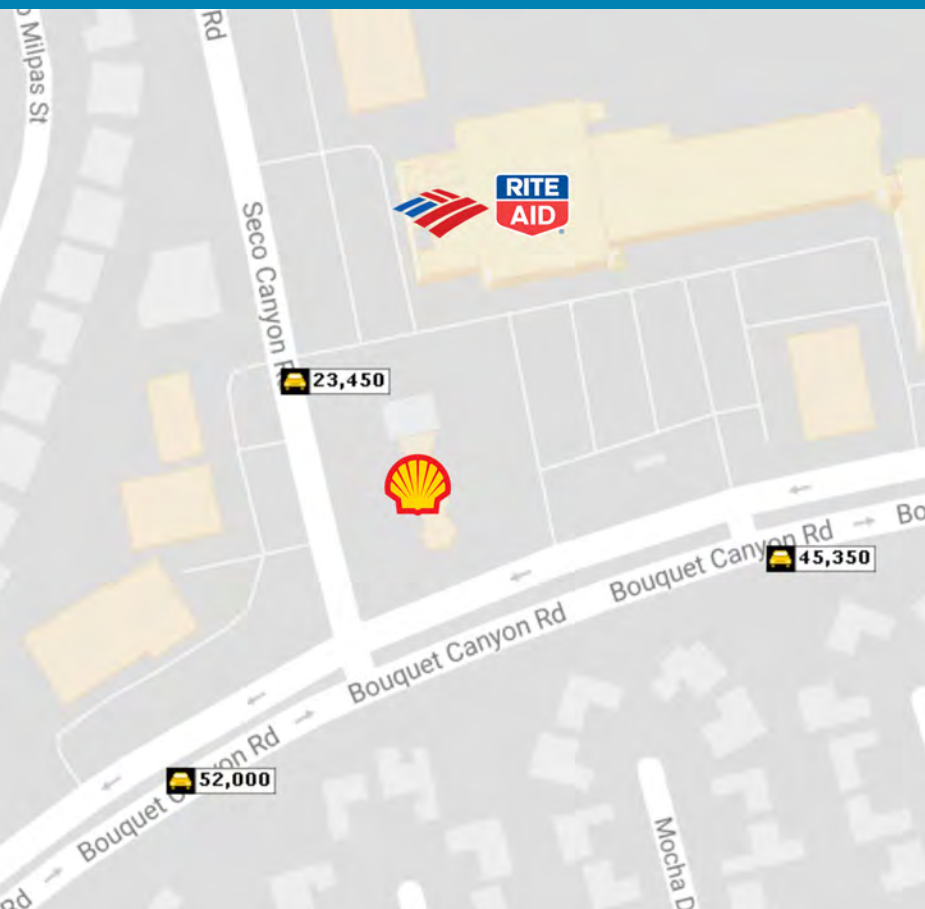
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RETAIL/OFFICE SPACE

TRAFFIC COUNTS



AMENITIES MAP



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