



“Stevenson Ranch Plaza brings a great group of kids and families to dance, do martial arts, learn after school, etc... It’s great to share clients with the other family-focused uses in the plaza!”

-Kari Goldbaum, Owner, Center Stage Dance Academy

COME JOIN TUTOR TIME, KUMON MATH & READING, GATEWAY ACADEMY, ATA MARTIAL ARTS AND CENTER STAGE DANCE

STEVENSON RANCH PLAZA

25810-25860 HEMINGWAY AVENUE
STEVENSON RANCH | CA

FANTASTIC KID-CENTRIC NEIGHBORHOOD CENTER

FOR MORE INFORMATION PLEASE CONTACT:

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FOR LEASE

RETAIL PROPERTY

25810-25860

HEMINGWAY AVENUE
STEVENSON RANCH | CA



PROPERTY HIGHLIGHTS

- Popular On-Site Events Bring Patrons to the Center
- High Concentration Of K-8 Uses In The Center Serving The Local Stevenson Ranch & Newhall Community
- Ample Parking & Close Proximity to the I-5 Freeway
- Over 400 Families Visit Center & Patronize Kids Uses Daily
- All 3 Schools In Stevenson Ranch Rank In The Top 10 Statewide
- End-Cap Unit Available
- Available Suites Are Move-In Ready

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,071 - 2,330 SF
Lot Size:	3.25 Acres
Building Size:	29,817 SF

SPACES	LEASE RATE	SPACE SIZE
25860	Negotiable	2,330 SF
25840	Negotiable	1,071 - 2,142 SF
25836	Negotiable	1,071 - 2,142 SF



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HEMINGWAY AVENUE
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Unit Number	Tenant
25804	Tutor Time
25810	Pacific Kitchen
25814	Stevenson Donuts & Bakery
25818	Kumon Math & Reading Center
25822	Hemingway Cleaners
25824	Gateway Academy Tutoring Center
25832	Stevenson Ranch Veterinary Center
25836	Available 1,071 SF
25840	Available 1,071 SF
25844	ATA Marshall Arts
25852	Center Stage Dance Academy
25856	Smile Focus Dental
25860	Available 2,330 SF



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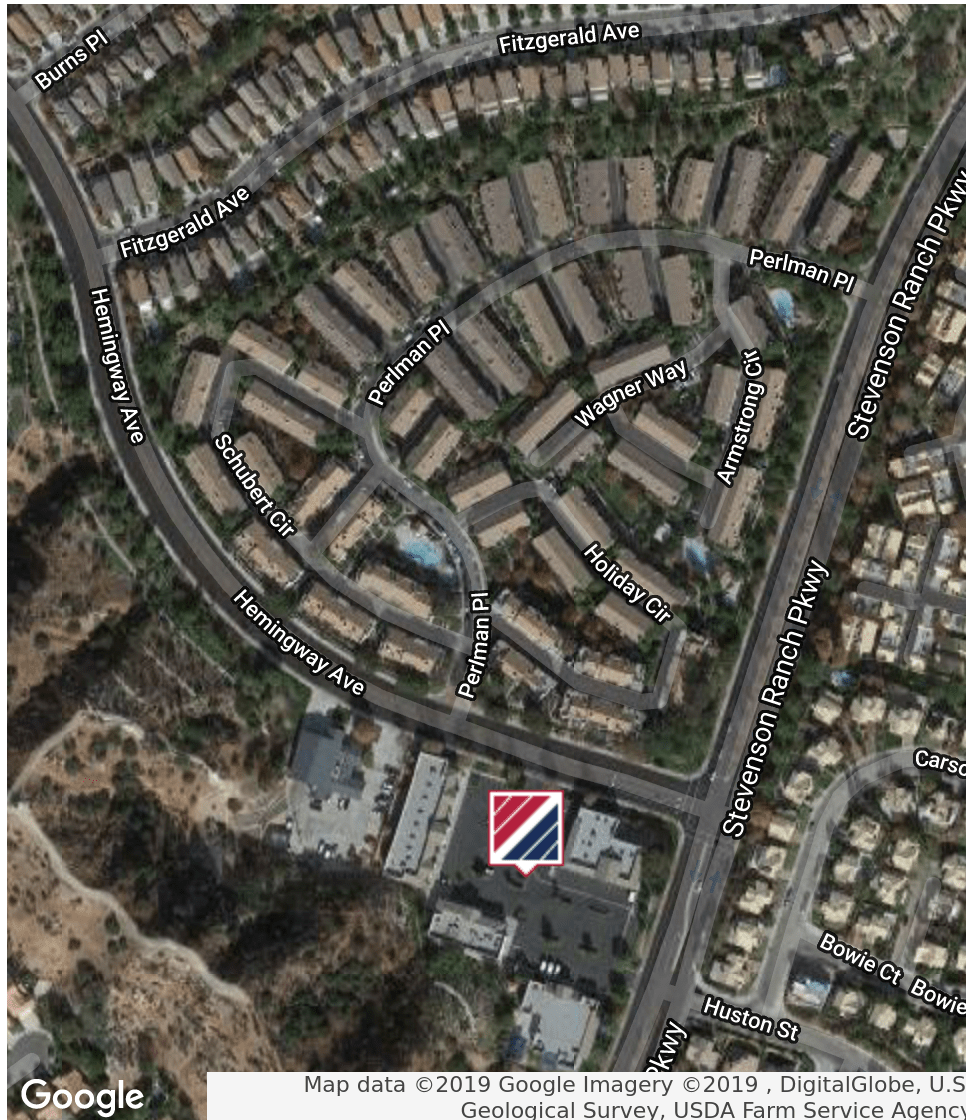
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,811	85,067	136,395

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Average HH income	\$134,159	\$116,852	\$120,404

* Demographic data derived from 2019 Estimates (CoStar)

➤ **Over \$4,100 is spent on education per household in Stevenson Ranch per year, the highest submarket in the Santa Clarita Valley and more than 3x the national average of \$1,315.**

TRAFFIC COUNT

Stevenson Ranch Plaza
25832-25860 Hemingway Ave, Stevenson Ranch, CA 91381

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **9,527 SF**
Year Built: 1999
Total Available: **6,614 SF**
% Leased: 30.58%
Rent/SF/Yr: **Negotiable**

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Hemingway Ave	Perleman Pl	0.03 W	2017	10,802	MPSI	.04
2 Huston St	Crockett Ln	0.02 NW	2012	1,354	ADT	.24
3 Chase Ave		0.00	2017	114	MPSI	.28
4 Stevenson Ranch Pkwy	Stafford Canyon Rd	0.04 NE	2017	8,660	MPSI	.30
5 Hemingway Ave	Anderson Ln	0.02 SE	2017	9,746	MPSI	.31
6 Huston St	Crockett Ln	0.10 W	2012	1,233	ADT	.32
7 Steinbeck Ave	Browning Pl	0.03 NW	2017	579	MPSI	.32
8 Chase Ave		0.00	2017	726	MPSI	.36
9 Hemingway Ave	Webster Pl	0.03 E	2017	7,531	MPSI	.37
10 Hemingway Ave	London Pl	0.02 W	2017	878	MPSI	.38

* Traffic Count Derived from CoStar



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