



# 23351

LYONS AVENUE  
NEWHALL | CA



## FOR LEASE

RETAIL PROPERTY

### PROPERTY HIGHLIGHTS

- Total Available Approximately 2,525 SF
- High Traffic Counts
- Superior Location and Visibility
- Dynamic Demographics
- Well Established Shopping Center
- Strong National, Regional and Local Tenants

FOR MORE INFORMATION PLEASE CONTACT:

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**DAUM**  
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# 23351

LYONS AVENUE  
VALENCIA | CA

# FOR LEASE

RETAIL PROPERTY



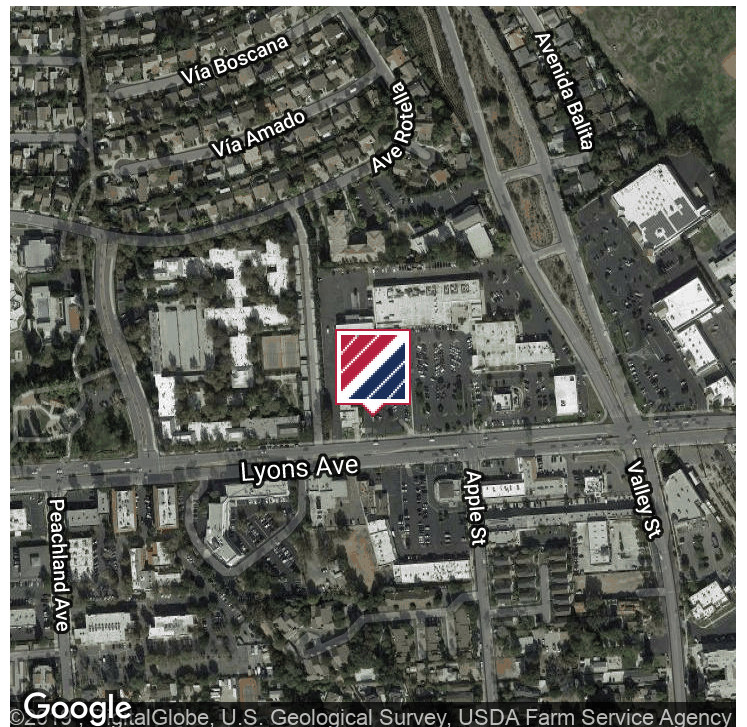
## PROPERTY DESCRIPTION

A 2,525 Square Foot Stand Alone Building for Lease in the Well Established Old Orchard Shopping Center.

## OFFERING SUMMARY

Lease Rate:	\$3.75 SF/month (NNN)
Available SF:	2,525 SF
Lot Size:	9,962 SF
Building Size:	2,525 SF

SPACES	LEASE RATE	SPACE SIZE
23351 Lyons Avenue	\$3.75 SF/month	2,525 SF



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**Available:**

**23351 Lyons Avenue-2,525 SF**

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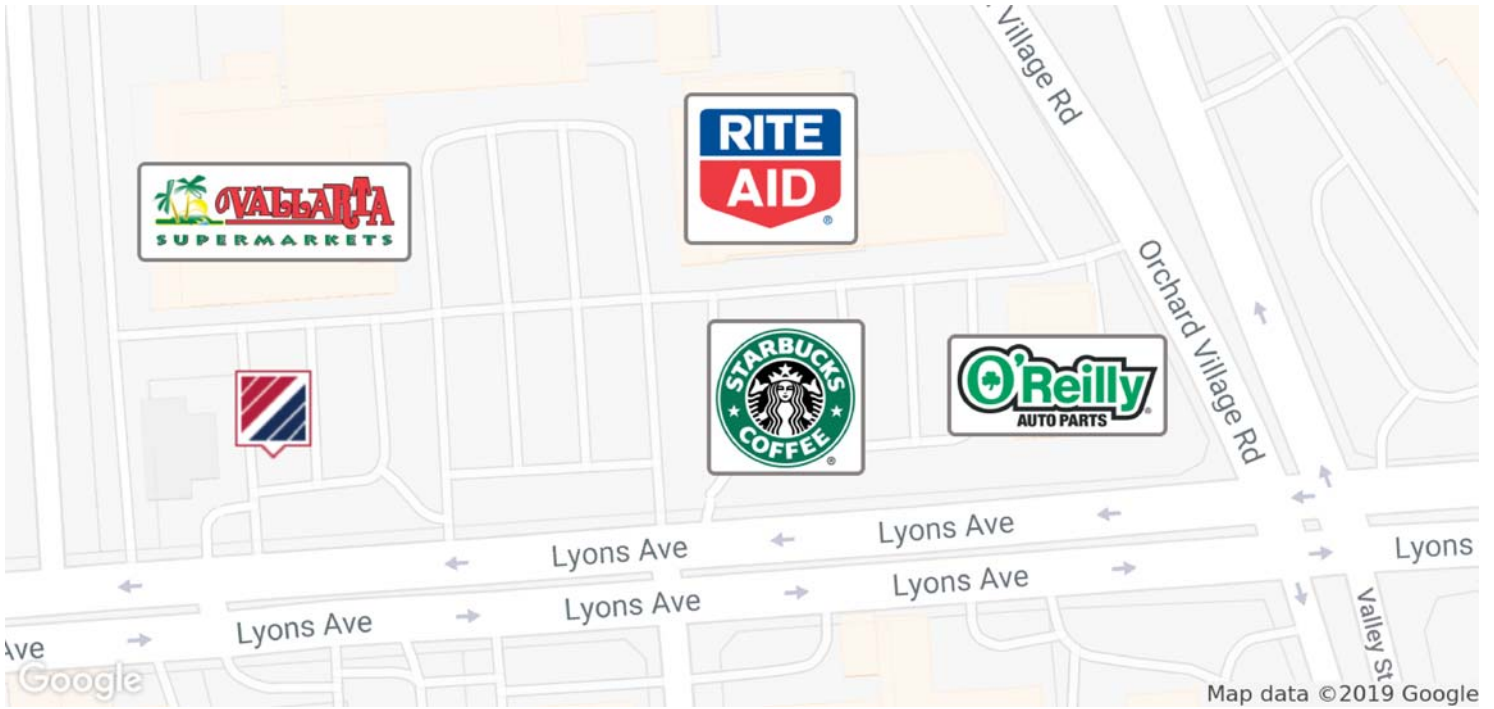
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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	35,798	93,526	163,634

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Average HH income	\$93,987	\$112,953	\$116,110

\*Demographic data derived from 2019 Estimates (CoStar)

## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Lyons Avenue	Apple Street	32,700/day
Lyons Avenue	Wayman Street	46,762/day
Orchard Village	Wiley Canyon Road	26,800/day

\*Traffic Count Data Derived from Costar (2017)

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