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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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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23351 LYONS AVENUE VALENCIA | CA

FOR LEASE
RETAIL PROPERTY

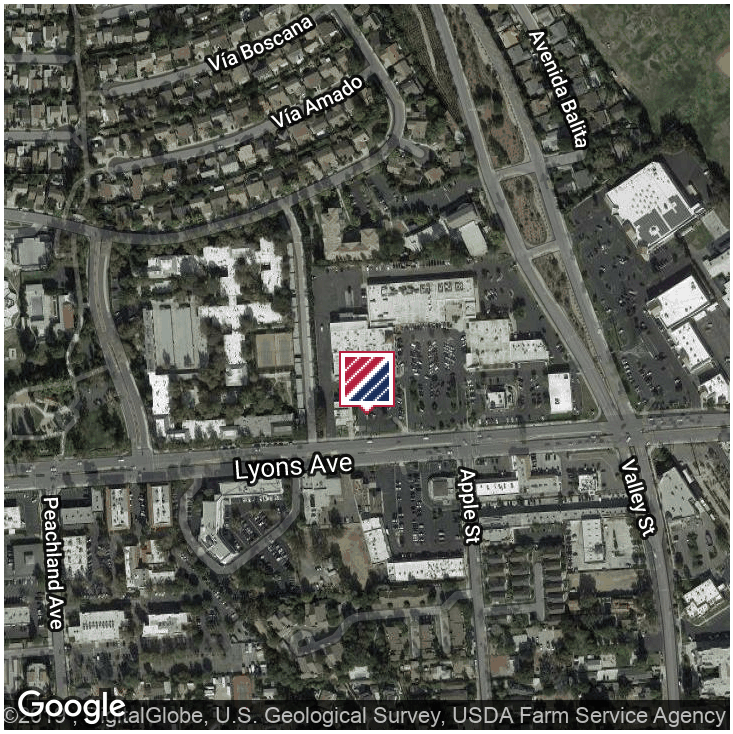
PROPERTY DESCRIPTION

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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FOR LEASE

RETAIL PROPERTY

Available:

23351 Lyons Avenue-2,525 SF

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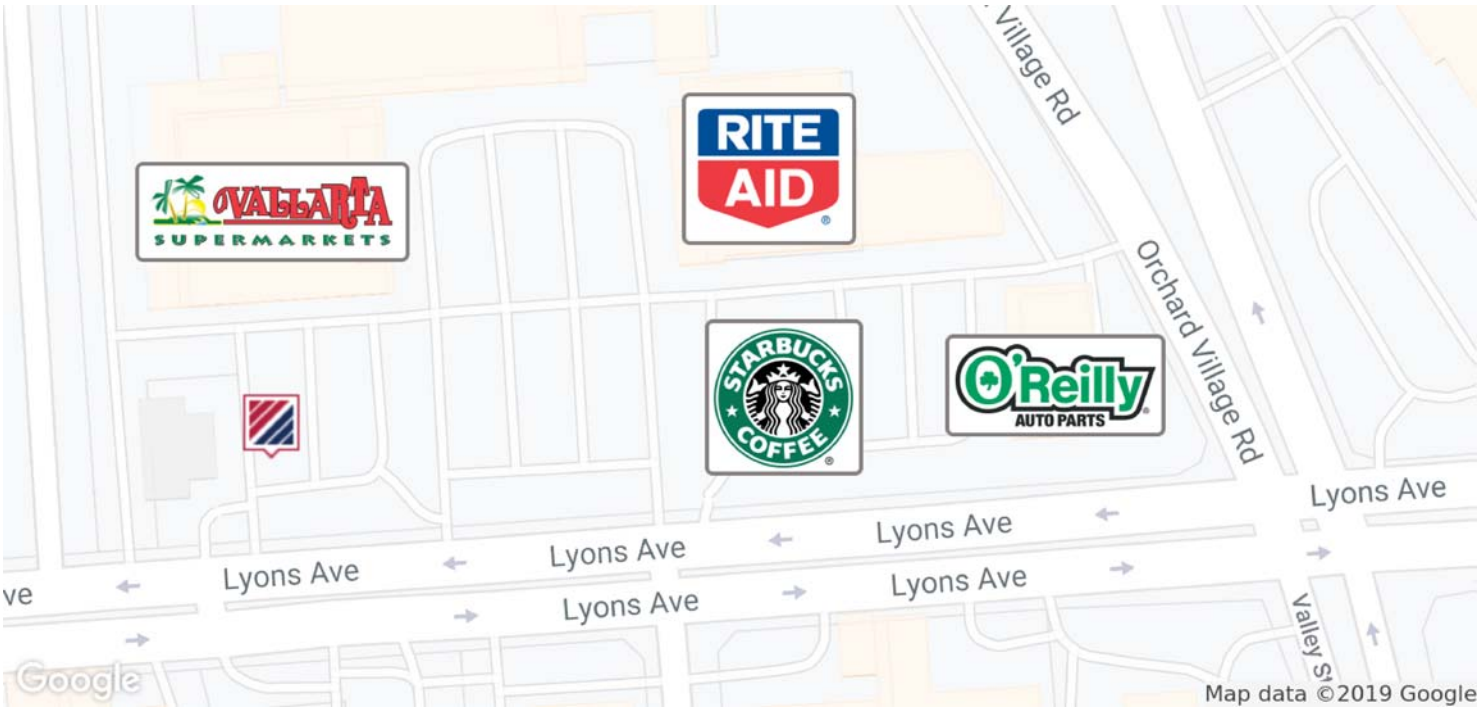

DEMOGRAPHICS

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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