

FOR LEASE
±12,690 SF

21700 GOLDEN TRIANGLE RD
Santa Clarita, CA 91350

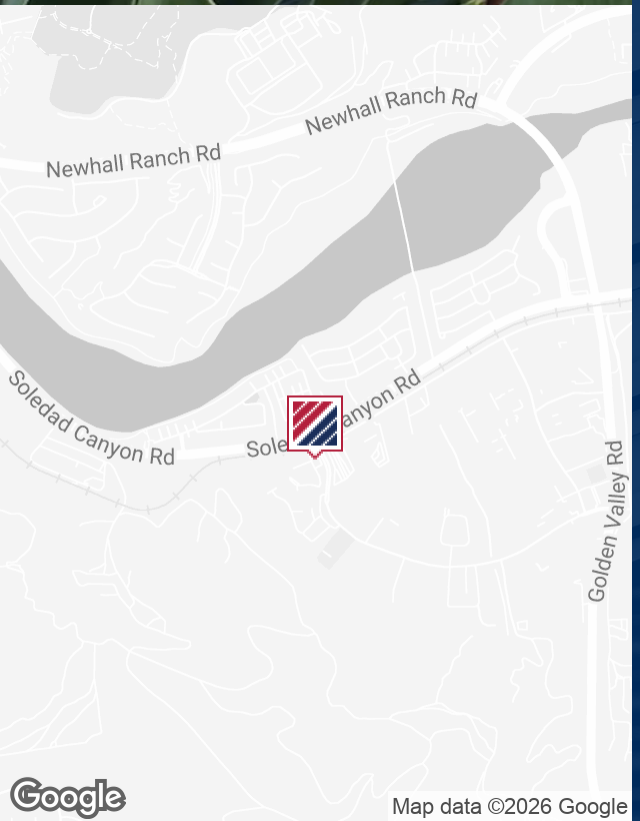
EXCLUSIVE LISTING TEAM:

Patti Kutschko
Senior Vice President
P: 661.670.2003
patti.kutschko@daumcommercial.com
CADRE #01225246

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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PROPERTY INFO **21700 GOLDEN TRIANGLE RD**

Office Building | ± 12,690 SF

PROPERTY HIGHLIGHT

Three units available for lease at Golden Triangle in the heart of Santa Clarita. Just off one of the busiest intersections in Santa Clarita Valley, Centre Pointe Parkway and Golden Triangle Road, North of Soledad Canyon Road.

FEATURES

- Three available office suites located on the 2nd-floor. Can be used as a attorney, escrow, insurance,
- and or medical office.
- **Suites 103** is 982 SF
- **Suite 203** is 1,156 SF
- **Suite 205** is 1,156 SF
- Unit includes an Elevator, A/C Unit, Central Heating, & 24-Hour Access
- Partitioned offices with new paint & flooring
- Tenant Pays For Own Electricity
- Rate: $2.00 / SF NNNN

780-2,700	4.00/1,000 SF	18'	12,690 SF
OFFICE SF	PARKING RATIO	CLEAR HEIGHT	BUILDING SIZE

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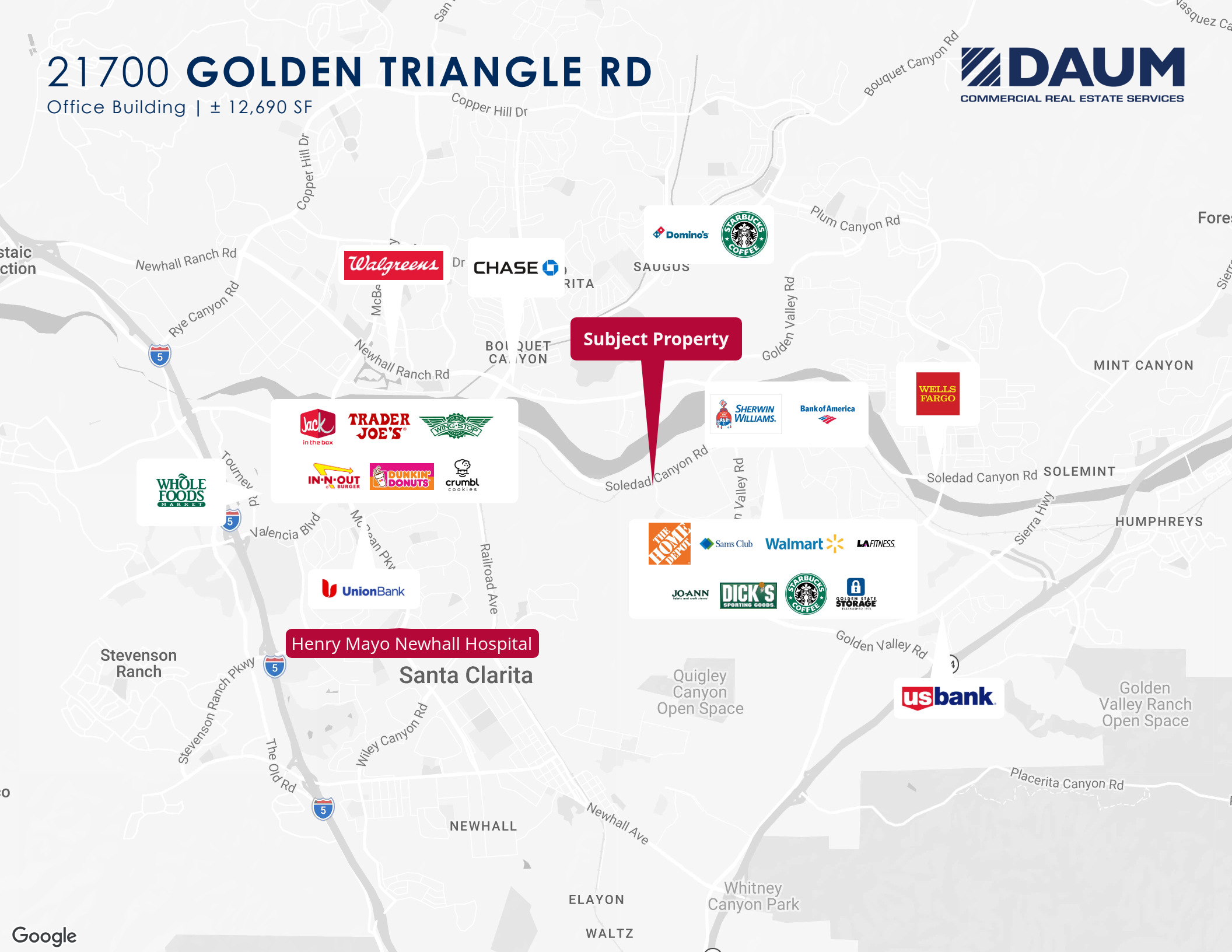
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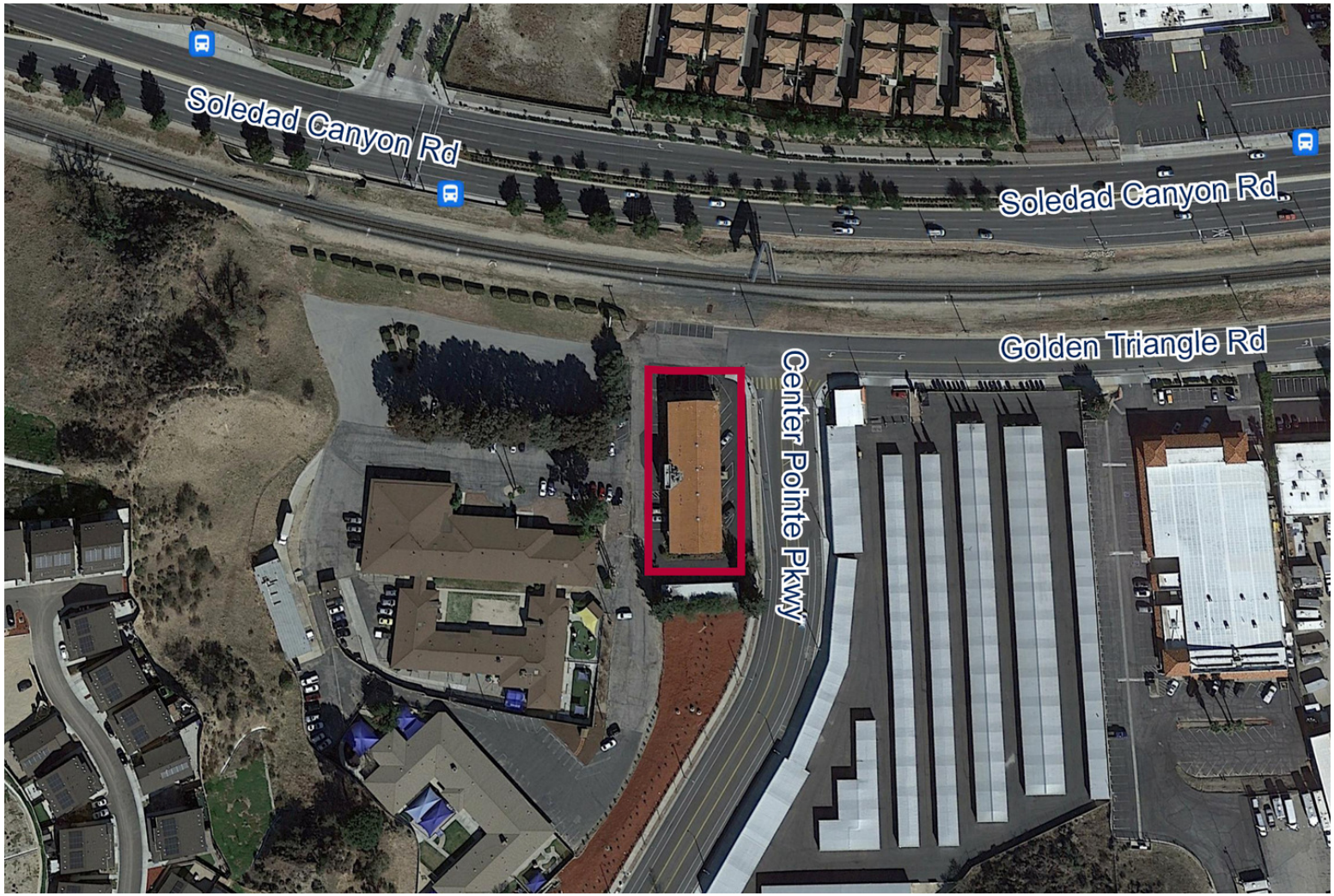
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SITE PLAN / FLOOR PLAN



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DEMOGRAPHICS

SANTA CLARITA 2021

3,090	1,295	$142,046
PEOPLE	HOUSEHOLDS	HH INCOME
1 MILE	1 MILE	1 MILE

SANTA CLARITA 2026

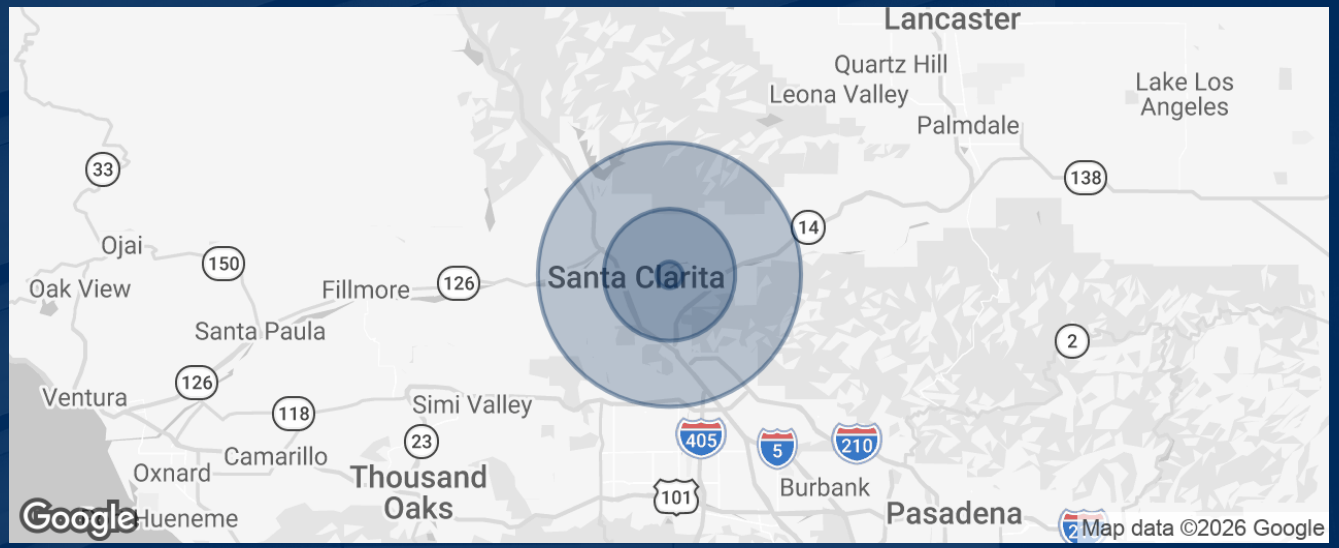
3,304	1,385
PEOPLE	HOUSING UNITS

CONSUMER SPENDING

$67,846,433
CONSUMER SPENDING
1 MILE | 2021

▲

$57,974,571
CONSUMER SPENDING
1 MILE | 2026



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