



**STRATTON**  
INTERNATIONAL  
COMMERCIAL REAL ESTATE SERVICES

**18717**  
**SOLEDAD CANYON ROAD**  
COMMERCIAL LAND FOR SALE OR LEASE



18717 SOLEDAD CANYON ROAD

# COMMERICAL PROPERTY INVESTMENT

Stratton International, Inc. is pleased to present the market with the opportunity to purchase the property at 18717 Soledad Canyon Rd, 20,038 square feet of commercial land located in Santa Clarita. The property is surrounded by an active shopping center and provides great frontage with a large monument sign on the highly trafficked Soledad Canyon Road. The property currently sits as a mostly shell building that has potential to provide Drive Thru access.



## PRICE & RENTAL RATE

CALL ROBERT STRATTON - 661-212-5699



**1,292 SF**  
BUILDING



**20,038 SF**  
LOT



**NEGOTIABLE**  
RENT & TERMS



**10**  
PARKING SPACES



**LCC2**  
ZONING





# PROPERTY DEMOGRAPHICS



**46,133**  
TRAFFIC VOLUME



**162,443**  
TOTAL POPULATION



**8777**  
TOTAL SURROUNDING  
BUSINESSES



**\$1.7B**  
TOTAL CONSUMER  
SPENDING

5 MILE RADIUS





**GREAT OWNER/USER  
OPPORTUNITY**





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