

RETAIL SUITES FOR LEASE

# SANTA CLARITA PLAZA

NEWHALL, CA 91321



**STRATTON**  
INTERNATIONAL

**STRATTON**  
INTERNATIONAL

# 23942

LYONS AVE

SANTA CLARITA, CA 91321

## AVAILABLE UNITS

**#208** - \$2.50 PSF  
FULL SERVICE GROSS

**#212** - \$2.50 PSF  
FULL SERVICE GROSS

**#214** - \$2.50 PSF  
FULL SERVICE GROSS



## Robert Stratton

CEO/President - DRE #01182000

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Robert@StrattonInternational.com

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**STRATTON INTERNATIONAL, INC.**



**#208 - 600 SQ.FT.**



**#212 - 600 SQ.FT.**



**#214 - 300 SQ.FT.**



OFFERING SUMMARY

# 23942 LYONS AVENUE SANTA CLARITA, CA 91321

Stratton International is pleased to present 23942 Lyons Avenue, a variety of exclusive retail suites located in Santa Clarita, CA. Santa Clarita Plaza is a mixed-used gardens-style building that offers premier street visibility, large signage, and great accessibility. Located off the 5 Freeway, Lyons Avenue is one of Santa Clarita's best commercial thoroughfares. This is a rare opportunity for a Full Service Gross Lease, landlord to pay all NNN expenses + electricity. Contact Robert Stratton for more information regarding this one-of-a-kind opportunity.

<b>UNITS</b> .....	17
<b>BUILDING SQ.FT</b> .....	11,496±
<b>LOT SIZE SQ.FT</b> .....	18,715±
<b>PARKING SPACES</b> .....	35
<b>CEILING HEIGHT</b> .....	7' 9"
<b>YEAR BUILT</b> .....	1980
<b>APN(S)</b> .....	2829-005-123
<b>ZONING</b> .....	SCCP

## #208

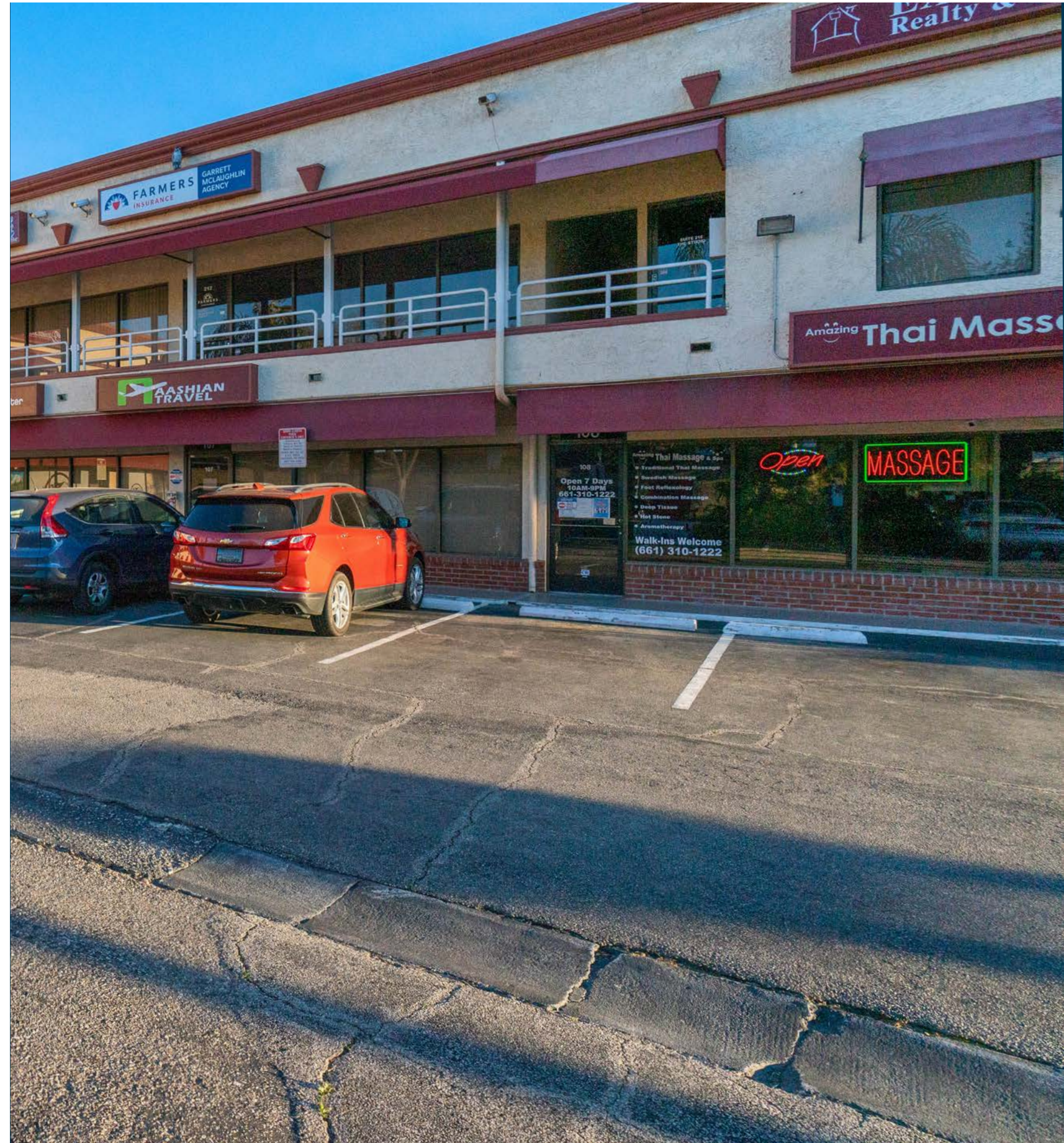
600 SF  
\$2.50 GROSS

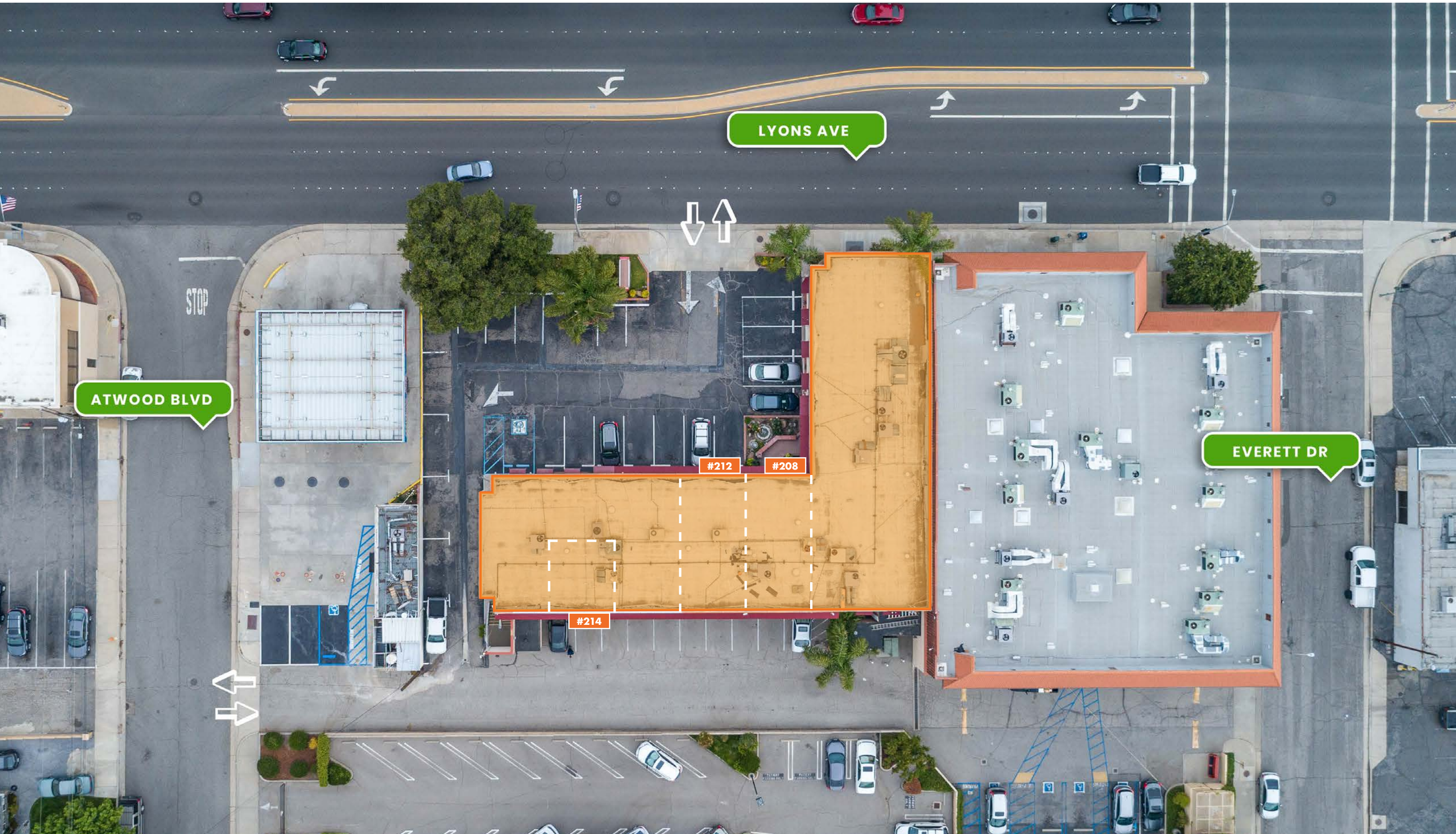
## #212

600 SF  
\$2.50 GROSS

## #214

600 SF  
\$2.50 GROSS









#208



# #208

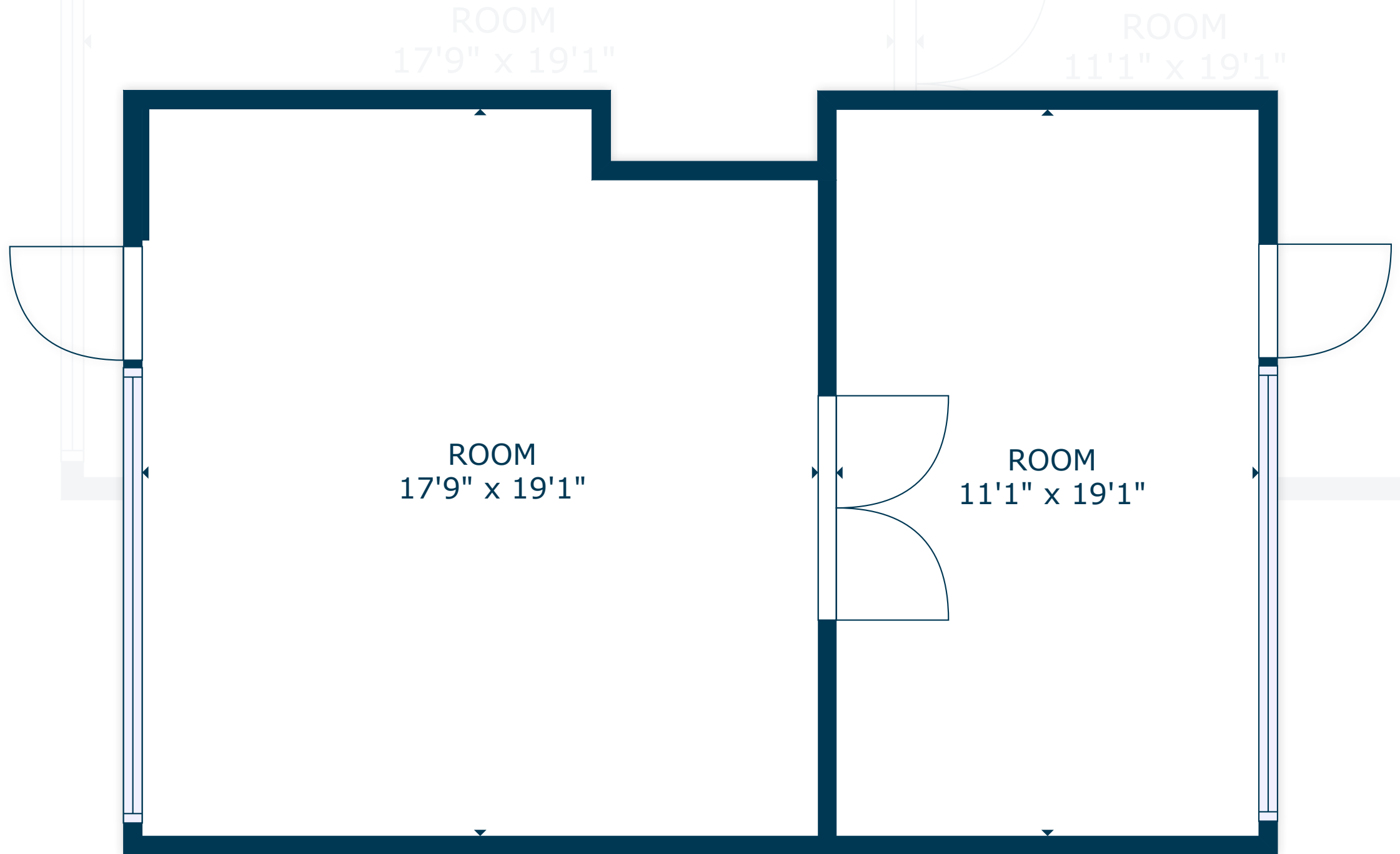
SANTA CLARITA PLAZA

## FLOOR PLAN

**600 SQ.FT**  
UNIT SIZE

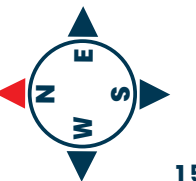
**\$2.50**  
RENTAL RATE

**FULL SERVICE GROSS**  
LEASE TYPE



SCAN, TAP or CLICK!

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#212

# #212

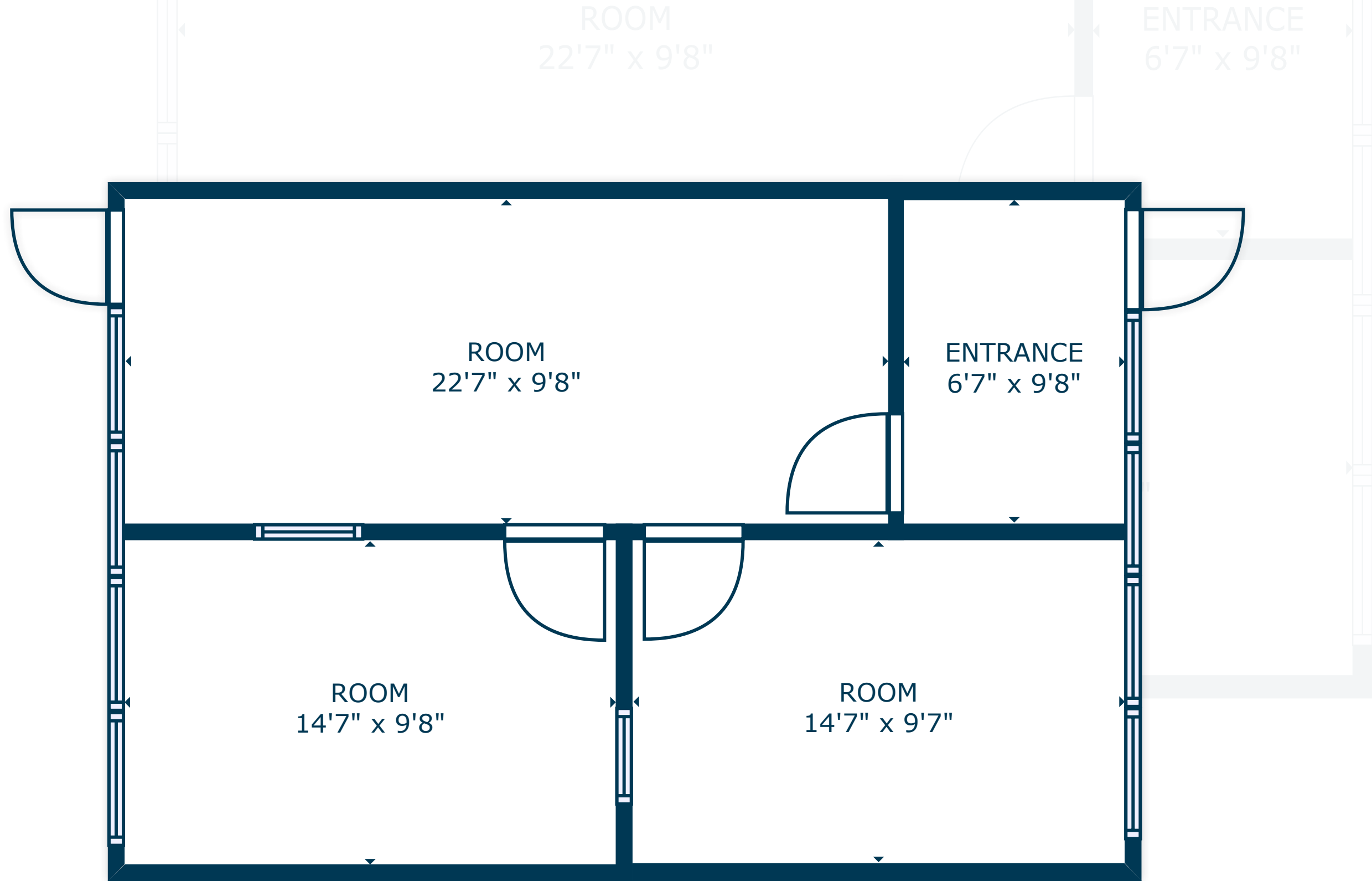
SANTA CLARITA PLAZA

## FLOOR PLAN

**600 SQ.FT**  
UNIT SIZE

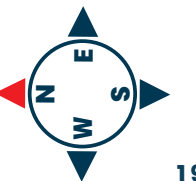
**\$2.50**  
RENTAL RATE

**FULL SERVICE GROSS**  
LEASE TYPE



SCAN, TAP or CLICK!

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**#214**



# #214

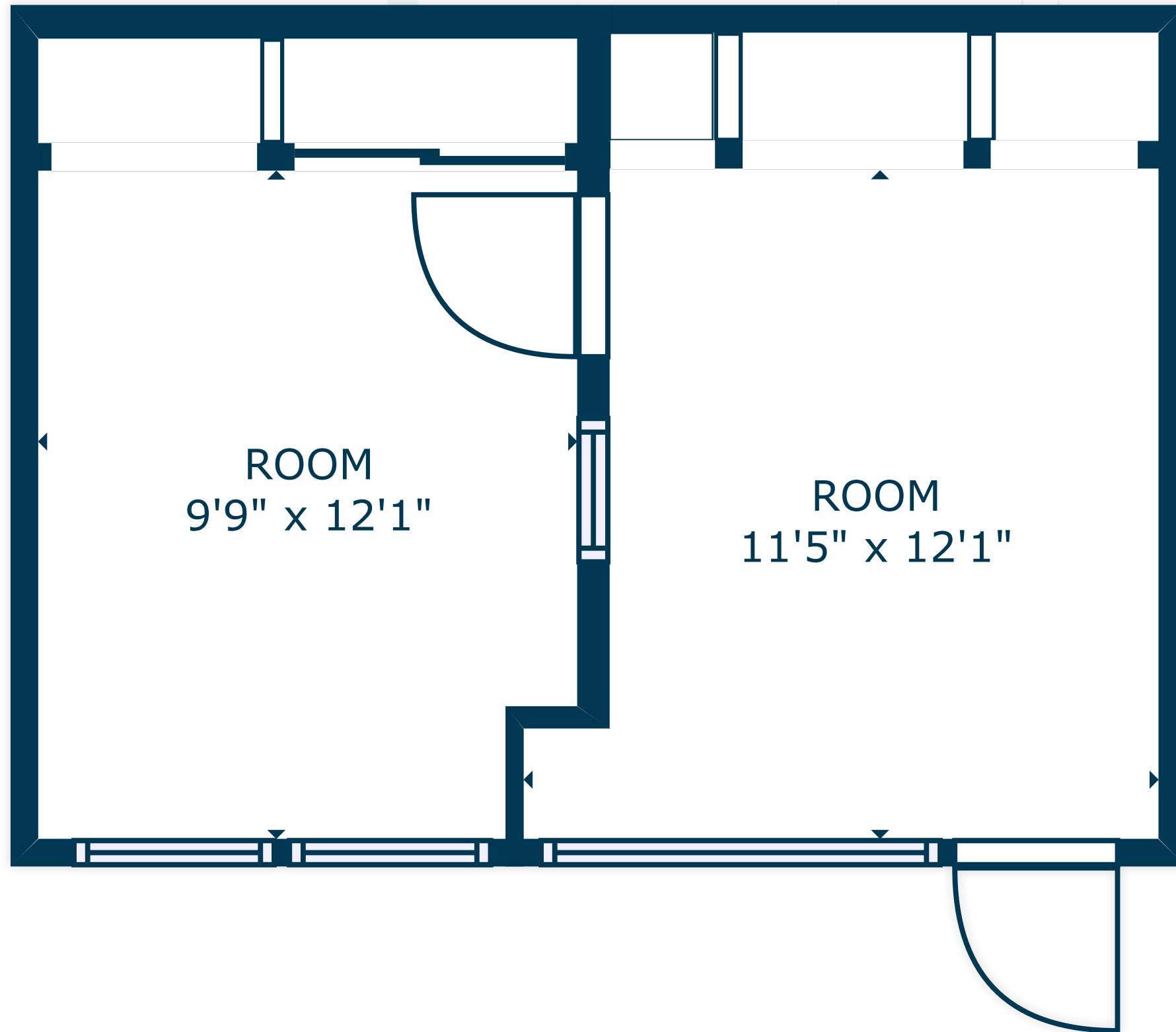
SANTA CLARITA PLAZA

## FLOOR PLAN

**300 SQ.FT**  
UNIT SIZE

**\$2.50**  
RENTAL RATE

**FULL SERVICE GROSS**  
LEASE TYPE

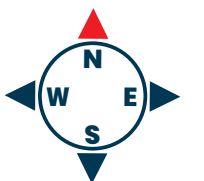


ROOM  
11'5" x 12'1"



SCAN, TAP or CLICK!

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ENTRANA

100 LYONS 103 100

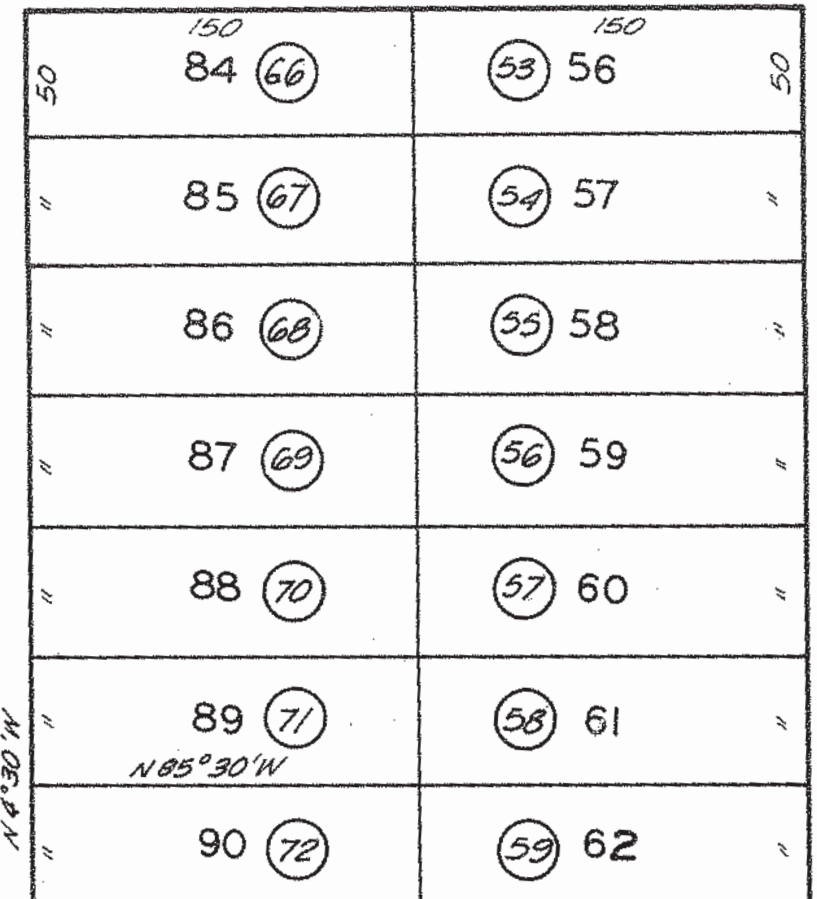
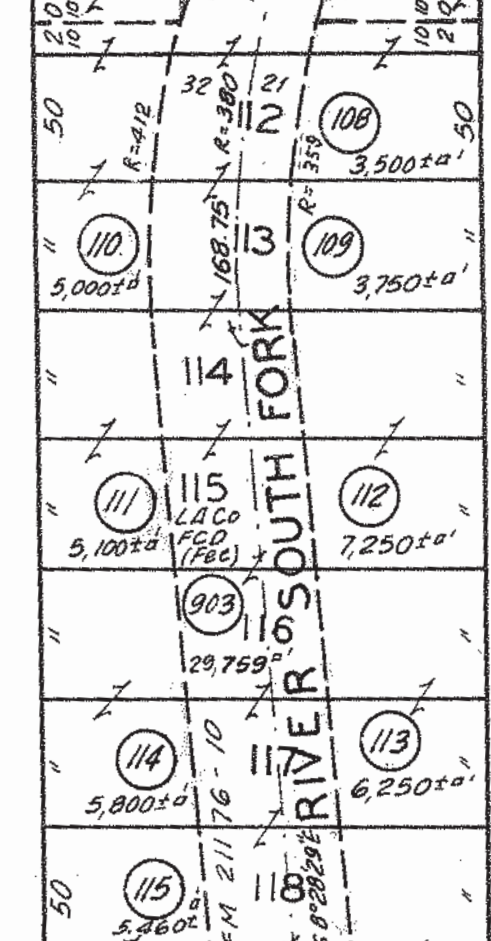
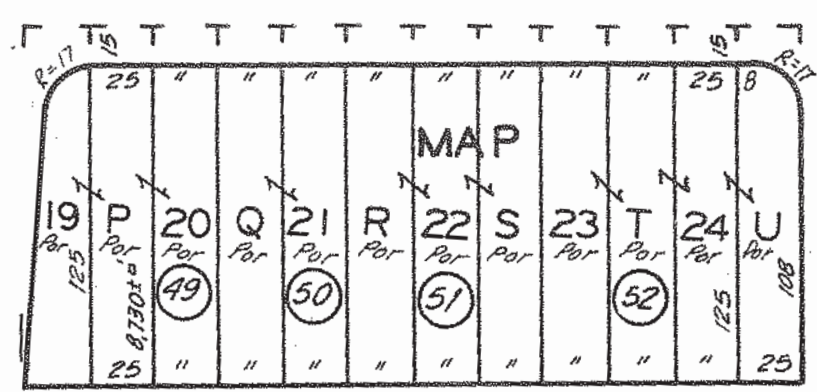
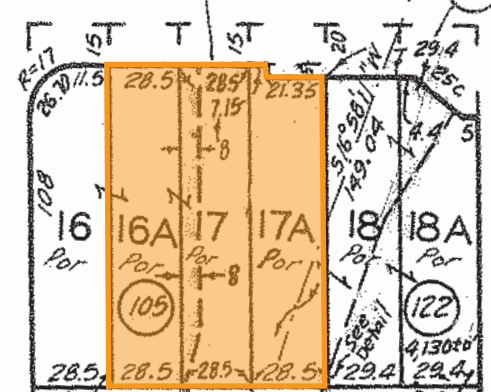
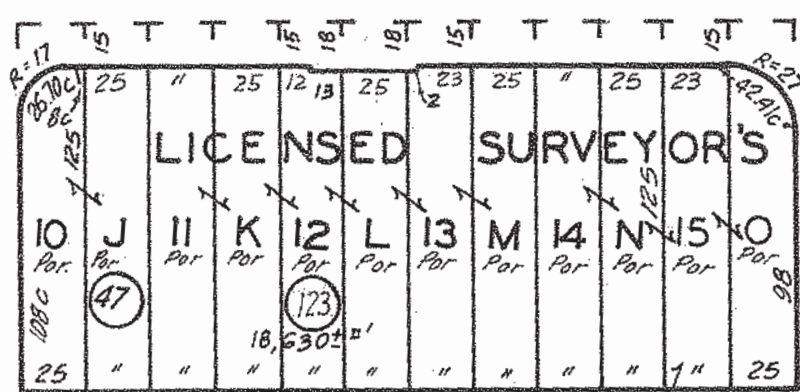
AVE 100

BLVD. 50

DR. 50

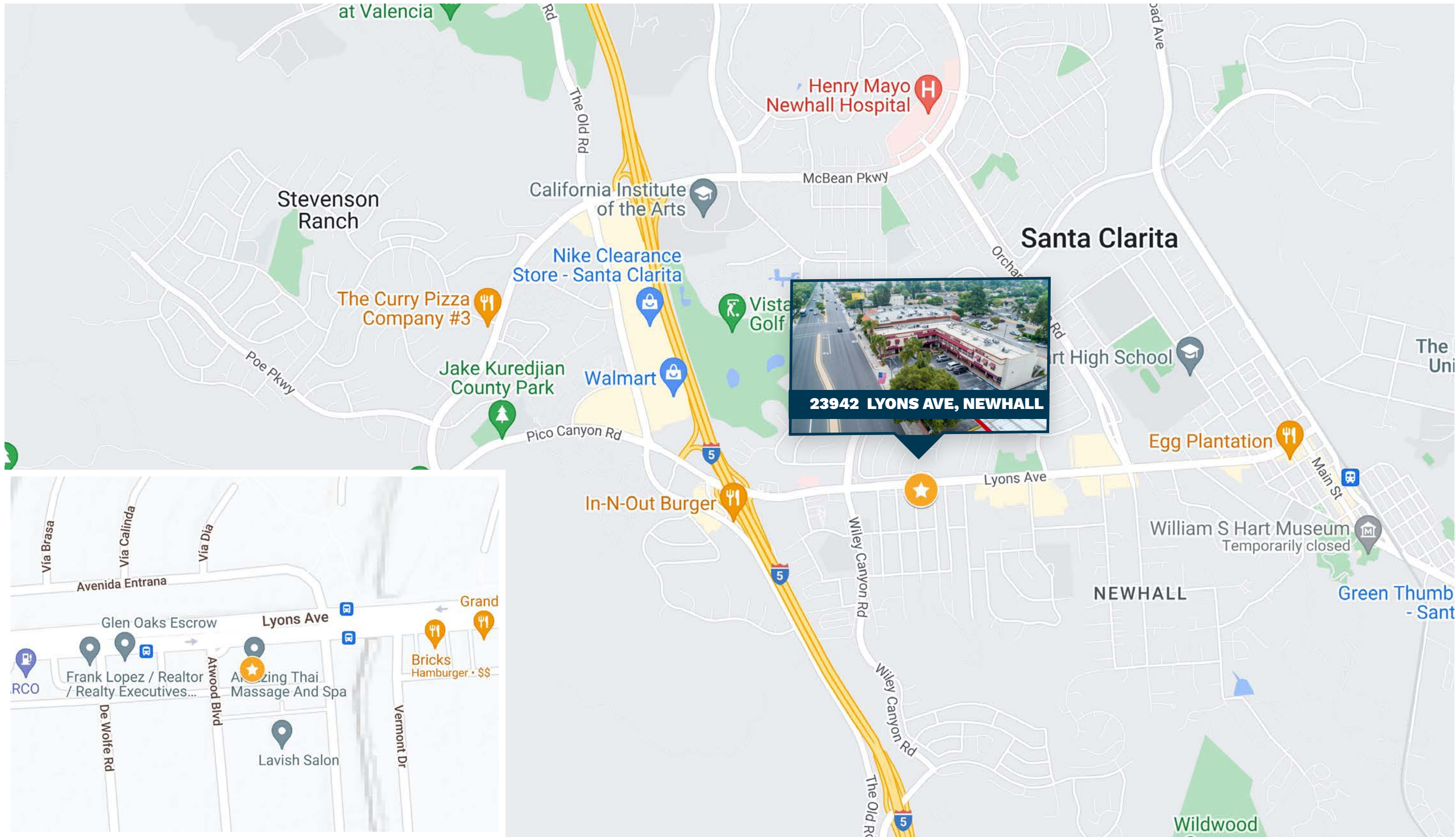
DR 50

RD 50



23942 LYONS AVE

PARCEL MAP



# 23942

## LYONS AVENUE

SANTA CLARITA, CA 91321

### FOR LEASE

PREPARED BY



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# 01182000

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