

# GOLDEN OAK PLAZA

1,200 SF AVAILABLE

FOR LEASE

21515 Soledad Canyon Rd | Santa Clarita, CA



BRENDA BENTER  
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# SITE PLAN

GOLDEN OAK PLAZA



| #          | TENANT                   | SF              |
|------------|--------------------------|-----------------|
| 100        | Guanatos Tacos           |                 |
| 101        | Concentra                |                 |
| 104        | Guanatos Tacos Office    |                 |
| 105        | Valencia Lighting & Fans |                 |
| <b>109</b> | <b>AVAILABLE</b>         | <b>1,200 SF</b> |
| 110        | Mattress by Appointment  |                 |
| 111        | B&L Vacuum               |                 |
| 112        | Ruby Spa                 |                 |
| 113        | Boyle's Flooring         |                 |
| 116        | Beauty Square            |                 |
| 117        | Mexpress                 |                 |
| 120        | Luminara                 |                 |
| 122        | Namaste Spiceland        |                 |

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[www.redmountaingroupinc.com](http://www.redmountaingroupinc.com)

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# AREA INFO

GOLDEN OAK PLAZA



**1,200 SF AVAILABLE**

39,507 SF Strip Center located along Soledad Canyon Road; a high traffic corridor with over 50,000 CPD





Adjacent to Metrolink Station with 7,000 daily commuters

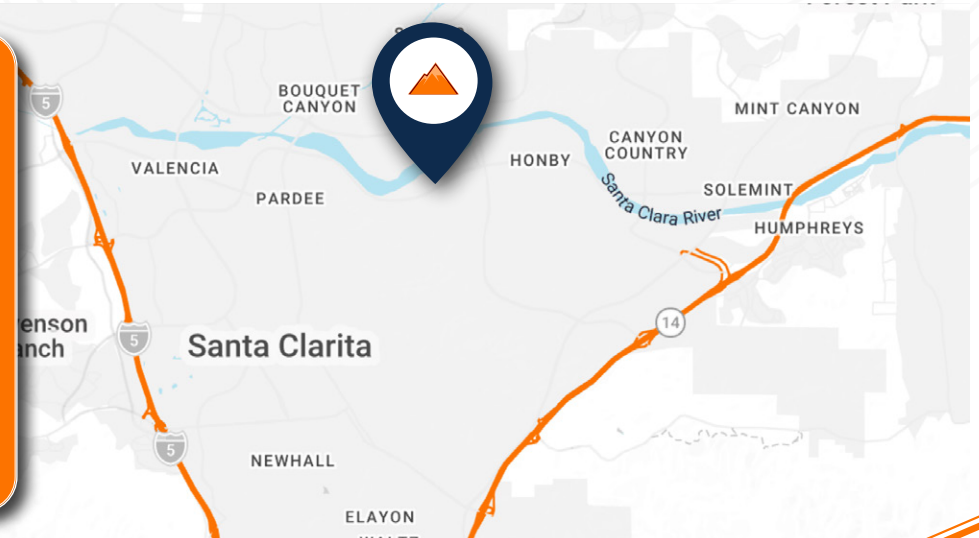
Affluent household income within 5-mile radius

### NEARBY TENANTS:



Val Verde      Castaic

|         |  POPULATION |  DAYTIME POPULATION |  TOTAL HOUSEHOLDS |  AVG HH INCOME |
|---------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| 1 Mile  | 3,629                                                                                         | 6,935                                                                                                 | 1,252                                                                                               | \$151,118                                                                                        |
| 3 Miles | 111,403                                                                                       | 67,457                                                                                                | 38,337                                                                                              | \$157,374                                                                                        |
| 5 Miles | 229,350                                                                                       | 147,896                                                                                               | 78,613                                                                                              | \$164,897                                                                                        |



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# AREA MAP



## WESTFIELD VALENCIA TOWN CENTER



## VALENCIA AUTO CENTER

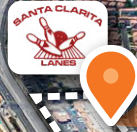


**HENRY MAYO NEWHALL HOSPITAL**  
- 238 Beds -

**SANTA CLARITA METROLINK STATION**  
- 7,000 Daily Riders To Los Angeles -



**SUBJECT PROPERTY**  
21515  
Soledad Canyon Rd  
Santa Clarita, CA



GOLDEN VALLEY ROAD

SOLEDAD CANYON RD



||||| METROLINK  
■ MIXED-USE CORRIDOR ZONING

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