



Sierra Square Shopping Center

27532-27598 N. Sierra Highway
Santa Clarita, CA 91351

Property Features

- 51,385 SF shopping center on signalized corner
- Excellent foot traffic
- High vehicular traffic counts with fantastic visibility
 - Sierra Hwy @ Soledad Cyn. Rd (East/West) 64,236 CPD
 - Sierra Hwy @ Soledad Cyn. Rd (North/South) 86,200 CPD
- Ownership motivated and ready to make deals
- Parking ample, good tenant mix



Join These Tenants



DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2010 Population	25,946	72,321	133,099
AVG. HH INCOME	\$72,999	\$86,820	\$93,854

For more information:

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BRE License #01006000

Yair Haimoff, SIOR
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27451 Tourney Road
Suite 200,
Valencia CA 91355
naicapital.com

Retail/Office/Food
Sierra Square Shopping Center



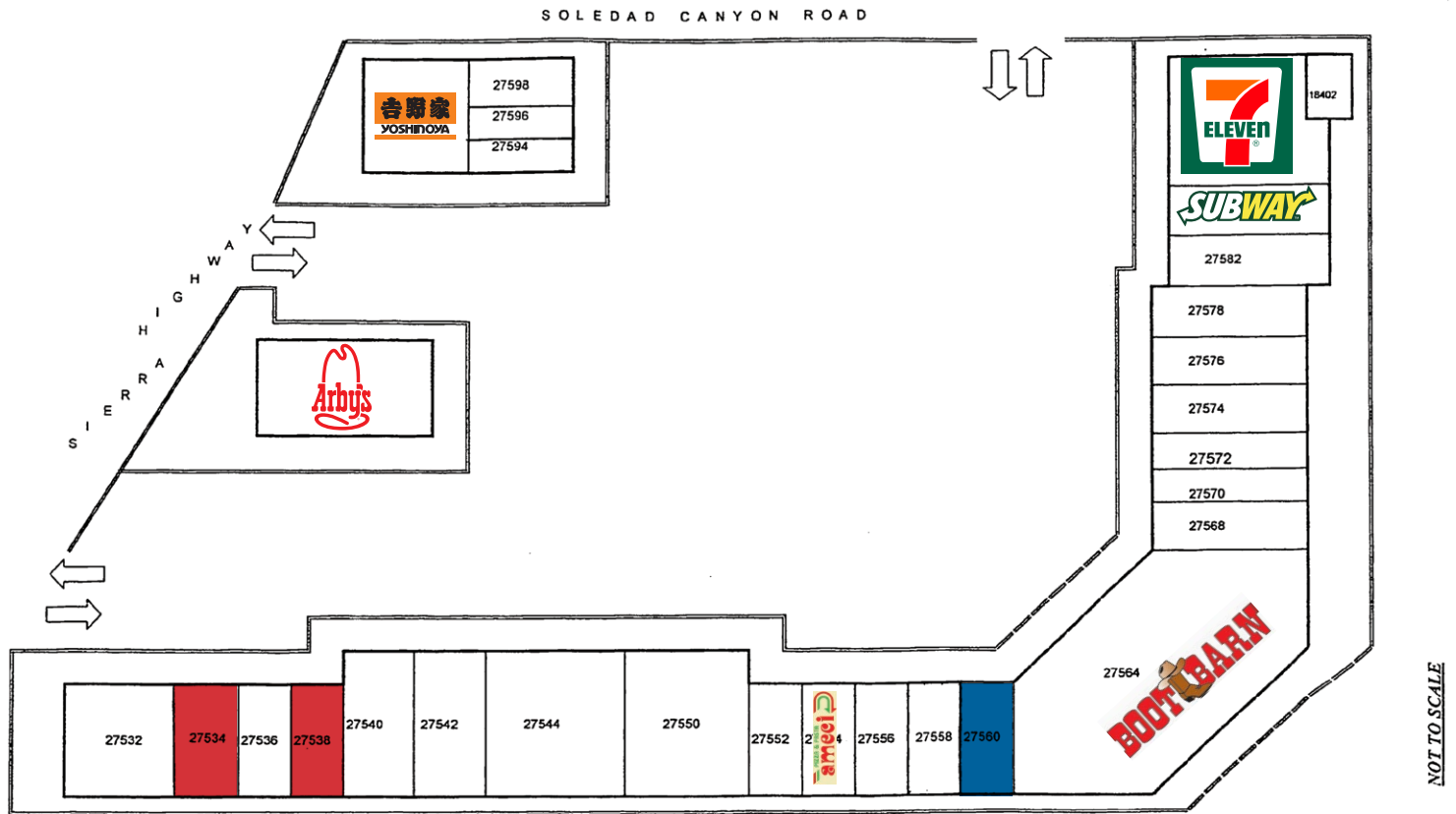
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NOT TO SCALE

Unit	Name	Sq.Ft.	Unit	Name	Sq.Ft.
18402	ASIA MASSAGE	829	27568	THE GAMING ATTIC	1,200
27532	NIX CHECK CASHING	1,900	27570	WARREN'S COPY CENTER	900
27534	VACANT	1,700	27572	INSURANCE	900
27536	SMOKE SHOP	1,020	27574	METRO PCS	1,170
27538	VACANT	1,005	27576	SIAM RICE THAI RESTAURANT	1,320
27540	ASAKO SUSHI	1,500	27578	MAJESTIC HOME	1,650
27542	JUST 97 CENTS STORE	1,974	27582	SIERRA CLEANERS	1,813
27544	JUST 97 CENTS STORE	4,000	27586	SUBWAY #1181	1,200
27550	JUST 97 CENTS STORE	2,812	27588	7-ELEVEN, INC.	3,300
27552	RON SEMELSBERGER, DDS	1,245	27590	ARBY'S	2,511
27554	AMECI'S PIZZA	1,440	27592	YOSHINOYA	1,800
27556	FOOT MASSAGE	1,140	27594	WATER STORE	700
27558	HALE & SUSAN ANTICO, LAW OFFICE	920	27596	V V NAILS	700
27560	SALON (60 DAY NOTICE)	1,200	27598	PHAT BURGER	800
27564	BOOT BARN	8,736			

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