



Sutter Point Plaza

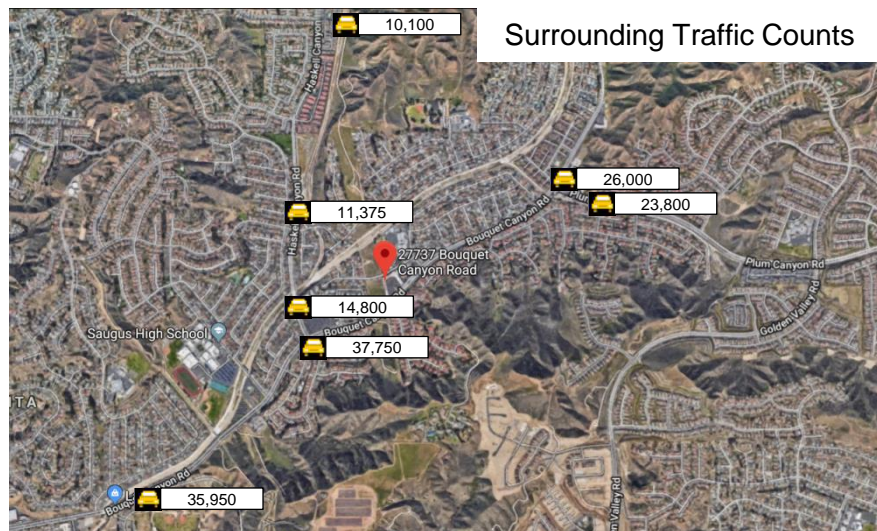
27737 Bouquet Canyon Rd., Santa Clarita, CA 91350



850-2,191 Sq. Ft. Available
Surrounded by Schools & Residential areas!

LISTING HIGHLIGHTS

- Drive-Thru Anchor.
- Fronts 430 ft. on Bouquet Cyn. Road. 260 ft. on Rosedell Drive.
- Within 1 mile of 3 Public Schools.
- Centrally located in the heart of Saugus.
- Excellent Ingress & Egress; 2 curb cuts in front. 1 in rear.
- Heavily trafficked center & dynamic tenant mix.



Asking:
\$1.85/SF

Demographics	1 Mile	2 Miles	3 Miles
Household Income	\$123,154	\$119,969	\$121,239
Population	14,075	54,062	95,653

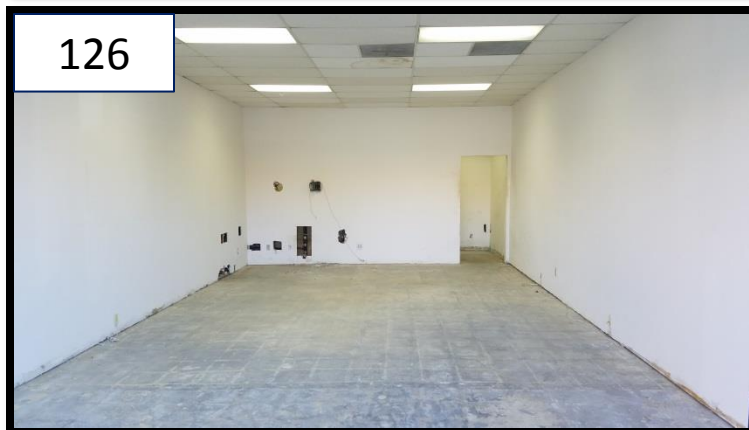
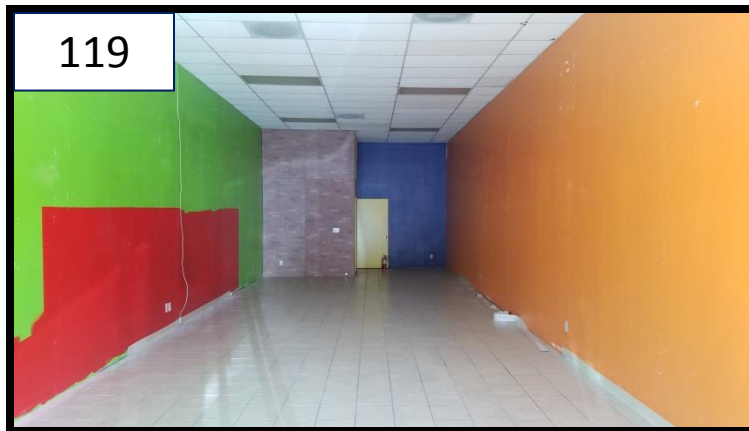
Tenants:

Suite #	Tenant
101	Parks Salon
102	Farmer's Insurance
104/105	Oak Tree Liquor
106	Rolla Sushi
107/108	Best Cleaners
110	Felix Barber Shop
111	H&R Block
113	AMR
114	China Foot Massage
115	Hellion Core Fitness
117	Tanning Salon
118	Comics & Toys
120	Kupcake Kitchen
121	SCV Education Ctr.
122	Awards & Trophies
124	Precious Pets
125	Karate Santa Clarita
127	Sunrise
128-131	Animal Hospital
134	Domino's Pizza
135	Telly's



Available:

Suite #	Size(Sq. Ft.)	Rate/SF/Mo
109	1,031	\$1.85 NNN
112	1,020	\$1.85 NNN
116	1,040	\$1.85 NNN
119	894	\$1.85 NNN
122	1,079 (8/01/2018)	\$1.85 NNN
123	1,076	\$1.85 NNN
126	850	\$1.85 NNN
132/133	2,191 (Divisible)	\$1.85 NNN





Rosedell Elementary School

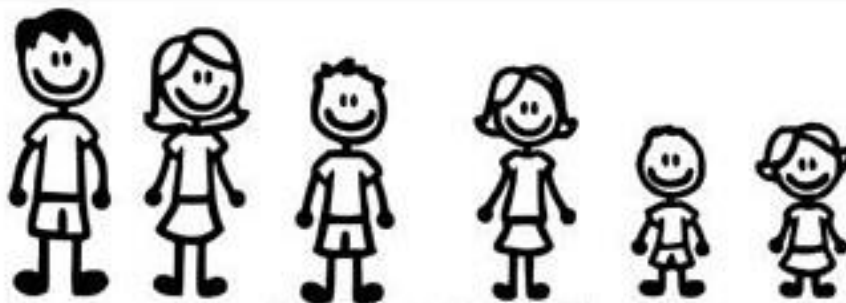


A. Saugus High School	B. Highlands Elementary	C. Albertson's	D. La Esmeralda Seafood	E. Rosedell Elementary
F. Central Park	G. Chevron Gas Station	H. Montessori of Santa Clarita	I. Vincenzo's Pizza	J. La Cocina
K. 7-Eleven	L. Hyssop Park	M. Arroyo Seco Jr. High	N. Santa Clarita Elementary	O. Bouquet Auto Parts

- C. Bouquet Canyon Plaza
1. Starbucks Coffee
 2. Albertson's
 3. Subway
 4. USPS
 5. Saugus Drugs
 6. Supercuts
 7. Bouquet Cleaners
 8. Chase Bank

- D. Bouquet Palms
1. La Esmeralda
 2. Chiropractor
 3. Salon
 4. Bouquet Tile
 5. Guido's Pizza
 6. Kwik Pick Liquor
 7. Nail Palace
 8. Cleaners

- J. Plum Commerce Center
1. Cloud 9 Vape
 2. Plum Cleaners
 3. Bouquet Smile Dental
 4. Tresor Salon & Spa
 5. 7-Eleven
 6. La Cocina Grill
 7. Ing Doi Thai Kitchen
 8. Vincenzo's Pizza



Demographic	1 Mile Radius	2 Mile Radius	3 Mile Radius
TOTAL Population	14,075	54,062	95,653
Households	4,504	17,687	31,729
Population Growth Since 2010	4.55%	6.10%	5.11%
Projected Growth 2017-2022	2.93%	3.20%	3.03%
Ages 0-19 % of Population	24.84%	25.71%	26.39%
Ages 20-29 % of Population	15.64%	15.11%	14.95%
Ages 30-64 % of Population	47.59%	47.14%	47.65%
Ages 65+ % of Population	11.91%	12.05%	11.01%
Average Age	37.9	37.7	37.1

This information is from sources deemed reliable.

Primary Contacts:

www.crissmancommercial.com

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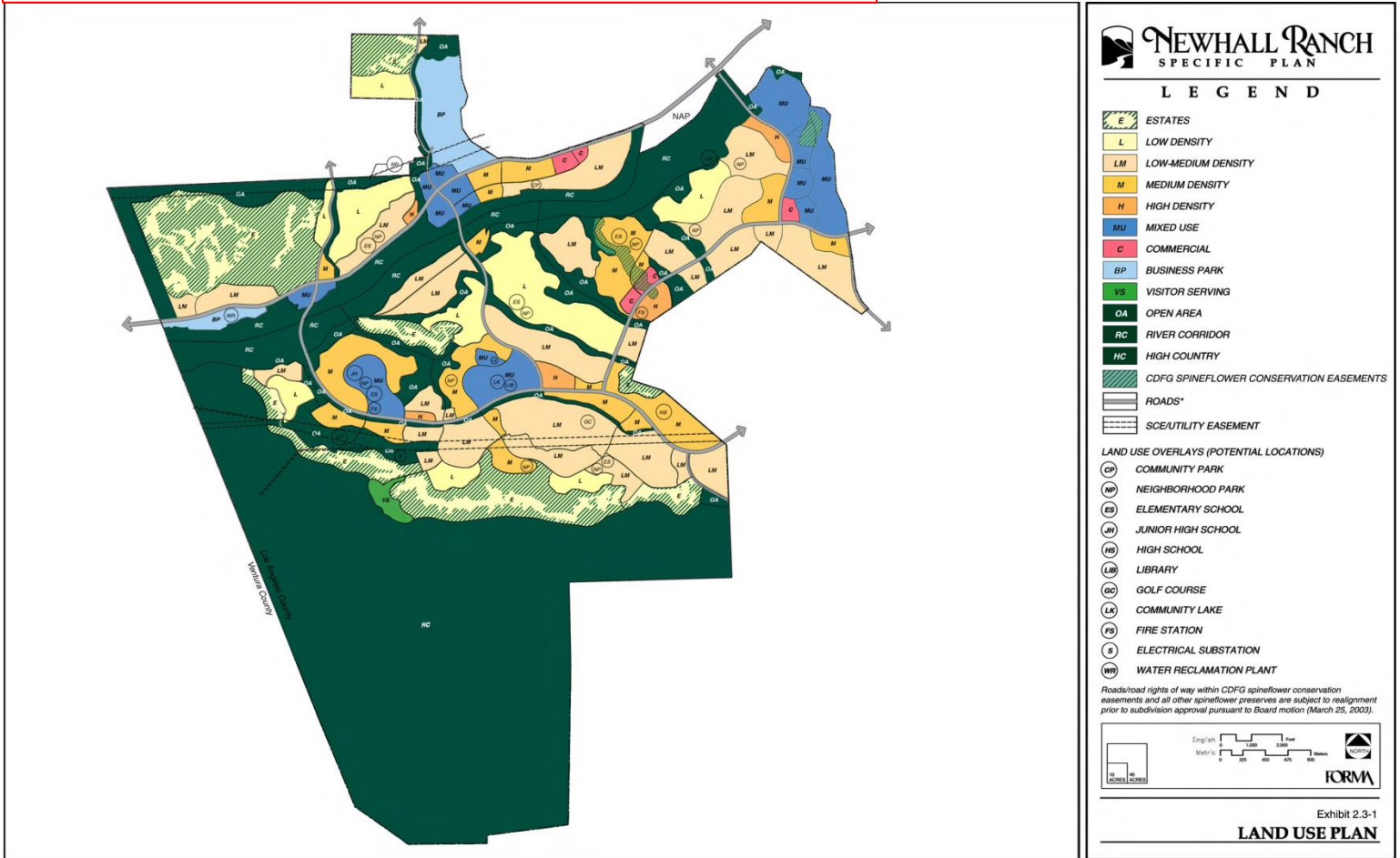
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Approx. 7 Miles West of Subject Property



The Newhall Ranch Development:

It will be considered the largest subdivision of its kind in the nation!

Projected to provide:

- 75,000 Permanent jobs!
- 11.5 Million square feet of job generating uses
- \$800 Million in state and local taxes!
- More than 21,500 homes for the Santa Clarita Valley, commercial developments, and schools over a period of 20 years!
- Innovative GREEN building practices will reduce net greenhouse gas emissions from the project & construction to practically nothing!

Summary:

Sutter Point Plaza is a heavily trafficked center due to its extremely dynamic tenant mix, excellent location, superior visibility, convenient ingress & egress, and most importantly, the densely populated surrounding residential neighborhoods. The center fronts 430 feet on Bouquet Canyon Road, one of the valley's primary thoroughfares connecting Santa Clarita and Palmdale. Anchored by a free standing drive-thru pad and surrounded by schools and residents, Sutter Point Plaza is a fantastic opportunity for national and regional tenants alike.



Details:

Address: 27737 Bouquet Canyon Road, Santa Clarita, CA 91350
 Assessor's Parcel Numbers: 3244-037-003; 2809-001-015, 021, 022
 Zoning: CC
 Parking Spaces: 140
 Road Frontage/Curb Cuts: 430 ft./3
 To Tour: Call Re/Max Crissman Commercial Services (661)295-9300

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