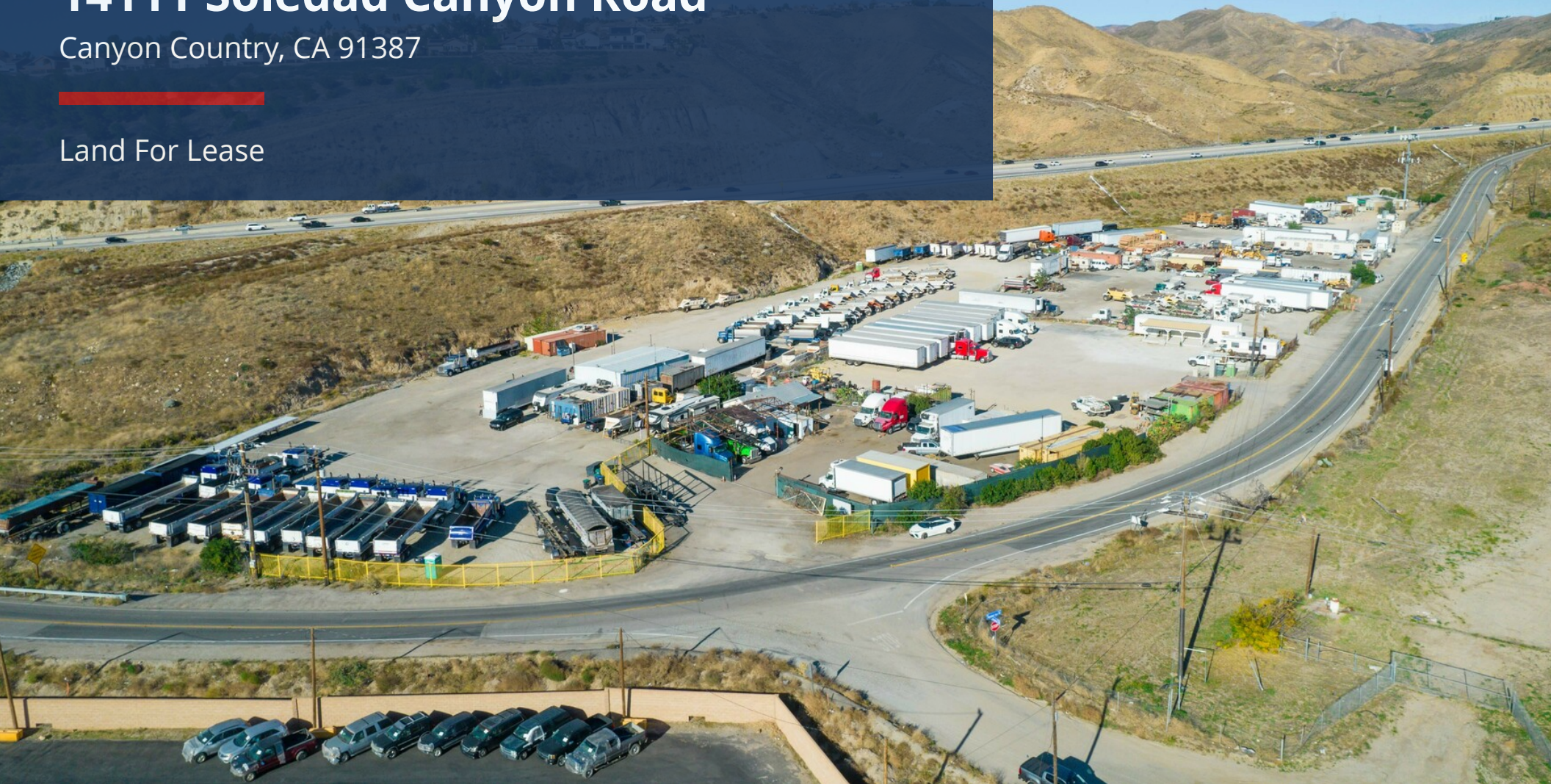


# 14111 Soledad Canyon Road

Canyon Country, CA 91387

Land For Lease



**Alex Matevosian**

Broker

[alex@migcres.com](mailto:alex@migcres.com)

818.482.3830

CalDRE #DRE 02047572

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SERVICES, INC

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# Property Summary



## PROPERTY CHARACTERISTICS

- ▶ Vacant Lot
- ▶ Right Off Major Freeway: 14
- ▶ Free-Standing Structure
- ▶ Gated & Secured Lot
- ▶ Use: Light Manufacturing

## OFFERING SUMMARY

Asking Price:	\$7,000/Month
Price Per Square Foot:	\$0.28 (on land)
Lease Type:	Modified Gross
Zoning:	M1
Lot Size:	25,000 SF
Building Size:	1,000 SF
APN:	3210-016-012

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# Executive Summary



MIG is proud to present 14111 Soledad Canyon in Santa Clarita. Property features an approximate 25,000 square foot lot zoned M-1. There is also an approximate 1,000 square foot structure which can be used as an office or indoor workspace. (Lesseeand/or Lessee's agent to do their due diligence and confirm size) The entire property is secured with fencing and a portion of the parcel is paved . In addition utilities and water are included in the lease rate of \$7,000. Positioned right off the 14 Freeway, this location ensures high visibility and ease of access in an M1 zone.

No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.

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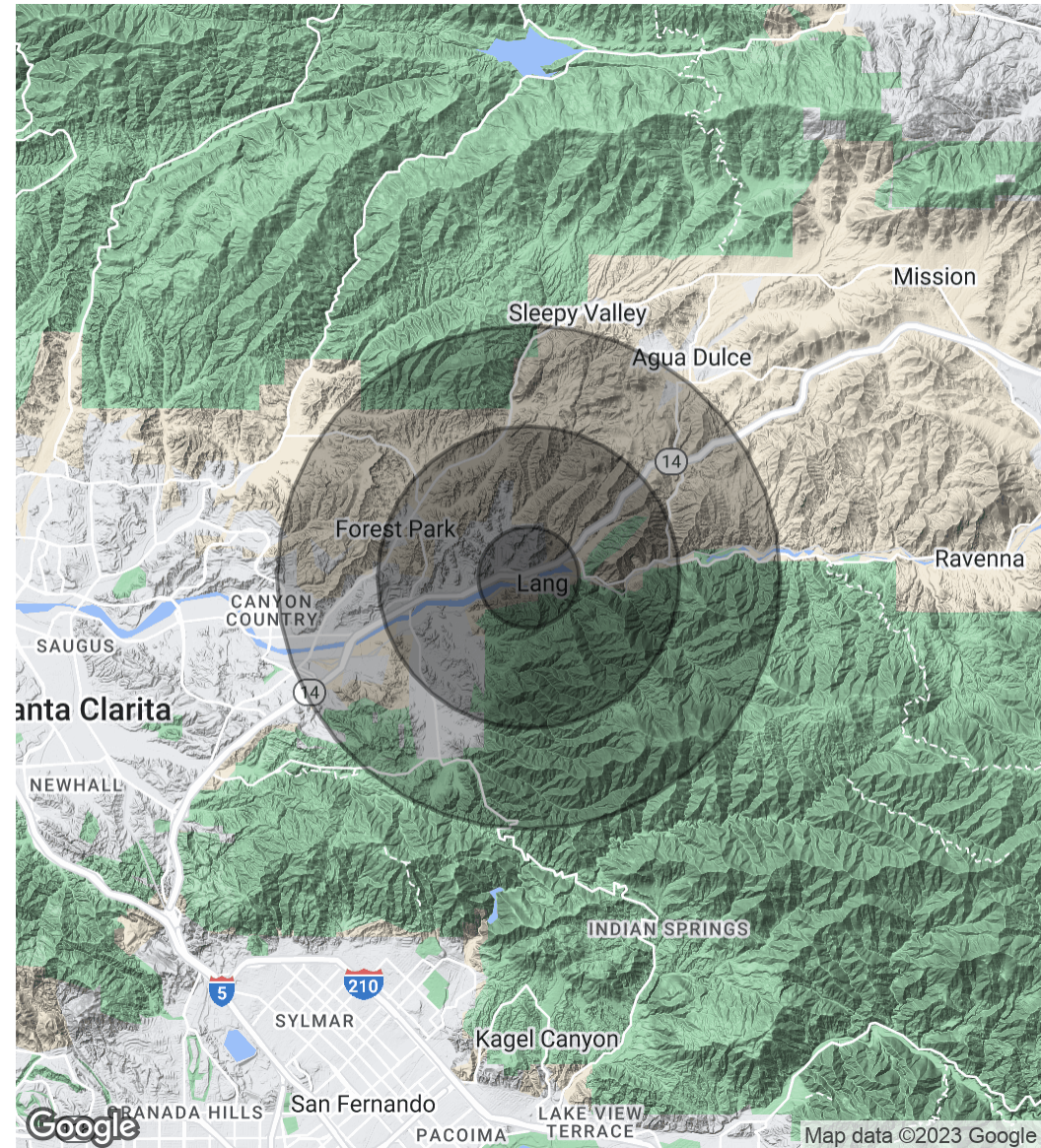


# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,119	17,618	55,212
Average Age	37.4	39.8	36.2
Average Age (Male)	34.8	38.6	34.7
Average Age (Female)	41.7	40.7	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	329	5,582	17,731
# of Persons per HH	3.4	3.2	3.1
Average HH Income	\$128,470	\$121,805	\$106,627
Average House Value	\$520,922	\$592,315	\$449,801

\* Demographic data derived from 2020 ACS - US Census



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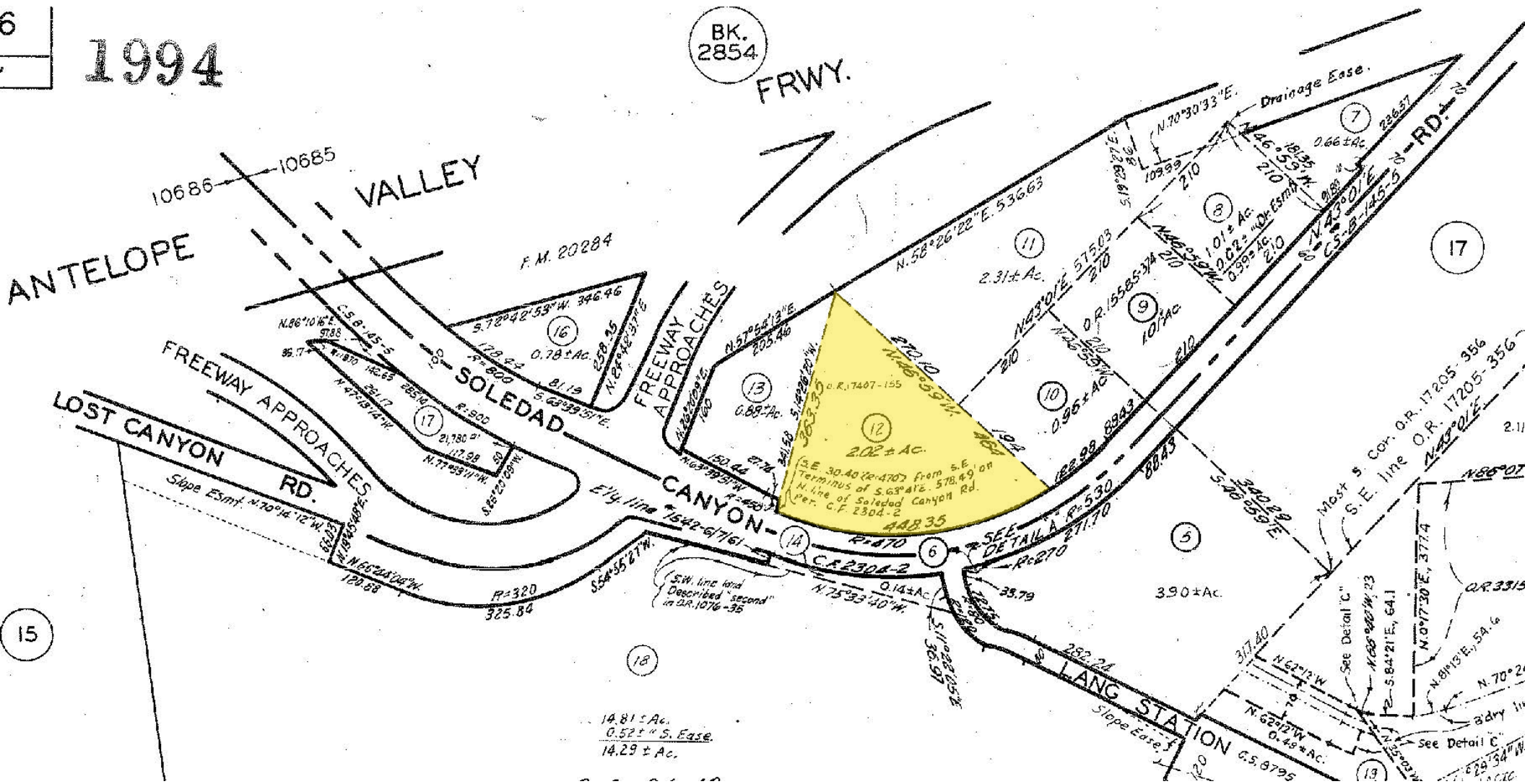
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# Parcel Map

6  
1994



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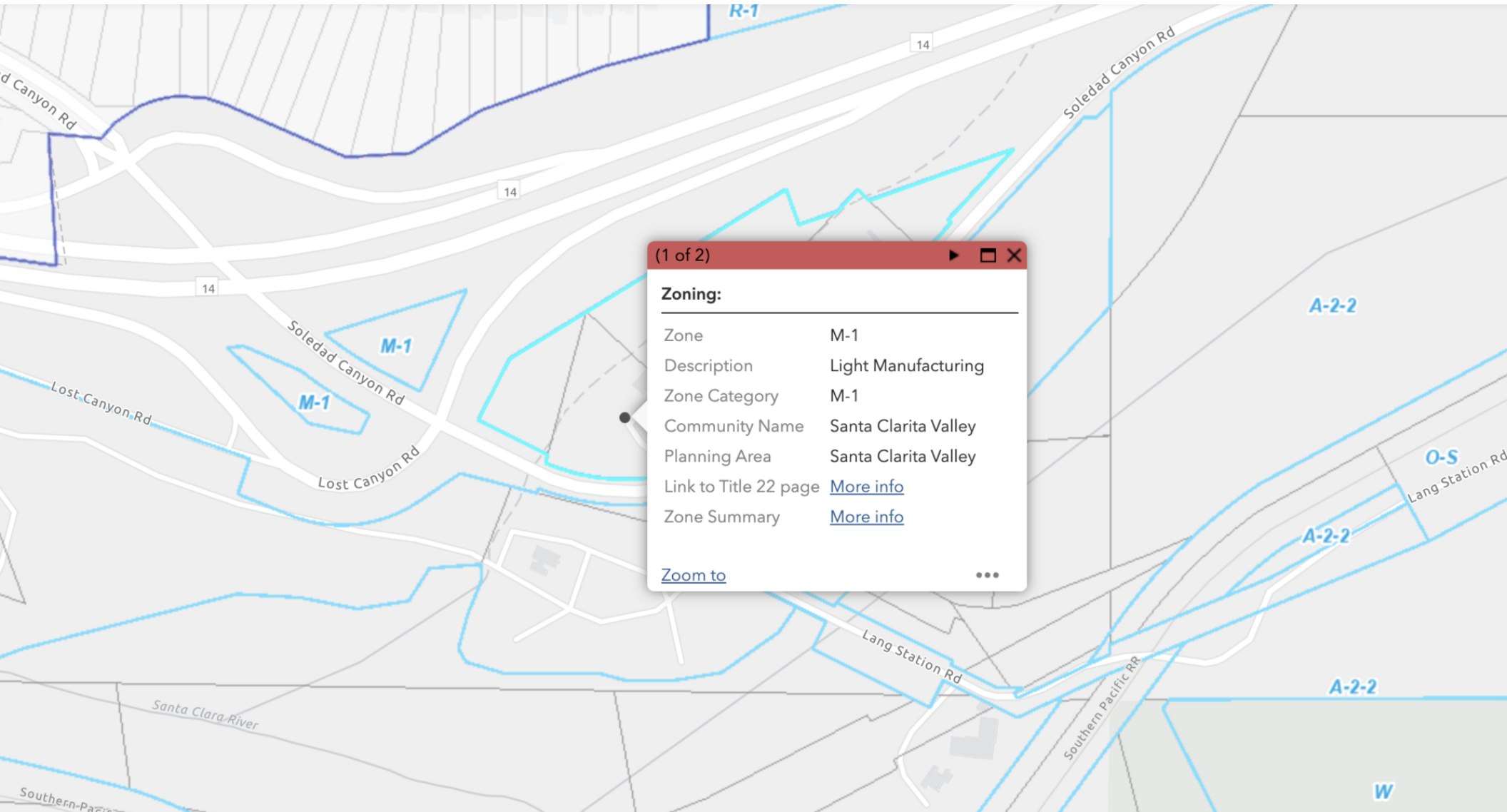
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# Zoning Map



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# Additional Photos



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# Regional Map



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