

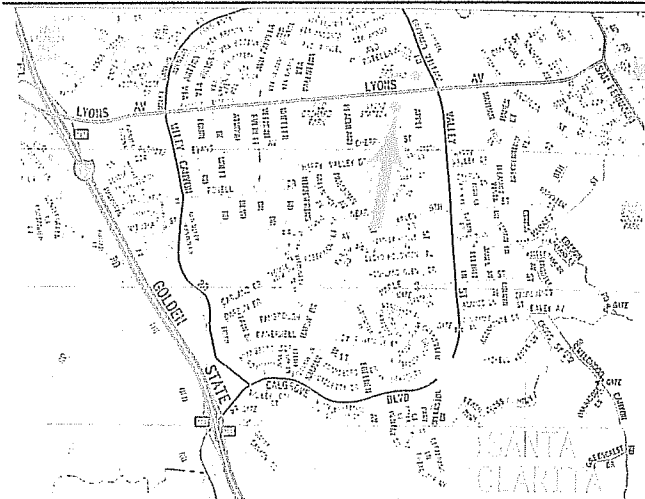
**Lyon's Station**  
**SWC of Lyons Ave & Apple Street**  
**Santa Clarita, CA**



Excellent street visibility  
Monument signage available  
One of the fastest growing areas in LA County  
Located at a signalized intersection

Good traffic counts  
Estimated 65,000 cars/day  
High income area  
\$89,537 Average Household Income

**AREA MAP**



**Exclusive Leasing Agent**

**The MORGIEWICZ COMPANY**  
Commercial Real Estate Services

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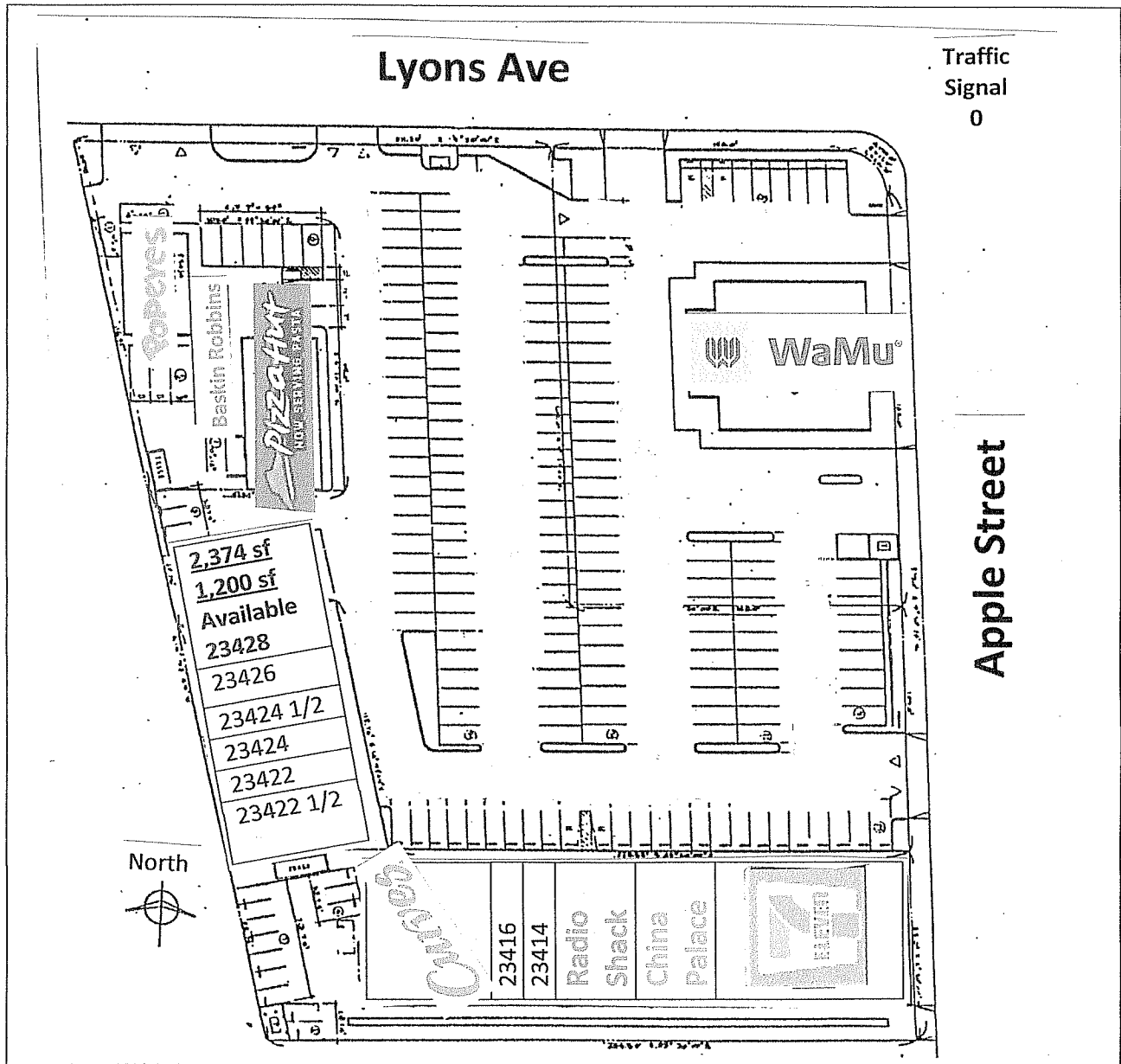
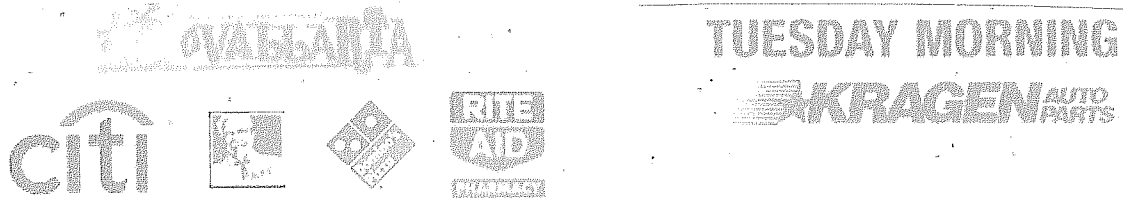
The information contained herein was obtained from sources deemed reliable, however, we make no guarantees, warranties or representations as to the completeness or accuracy thereof

# Lyon's Station – Santa Clarita

## SWC of Lyons Ave & Apple Street

### Site Plan

Adjacent Tenants  
Across the street



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