

SANTA CLARITA



NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

DEVELOPED BY:



RARE FLAT CORNER PARCEL FOR GROUND LEASE IN PRIME SANTA CLARITA

VALLEY BUSINESS CENTER

LOCATED ON VALLEY CENTER DRIVE BETWEEN
SOLEDAD CANYON RD & GOLDEN VALLEY RD (AKA CROSS VALLEY CONNECTOR)
SANTA CLARITA, CA 91350

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PROPERTY HIGHLIGHTS

- Available: Approximately 1.1 Acre Parcel for Ground Lease
- Ideal for Car Wash, Fast Food, Coffee or Retail Uses
- Located at the Intersection of Soledad Canyon Road & Valley Center Drive (adjacent to Golden Valley Road aka The Cross Valley Connector)
- Minutes from the I-5 Freeway and SR-14 Highway
- Easy Ingress & Egress off of Valley Center Drive
- Prime Flat Site with Excellent Exposure and Visibility
- Zoned: SCCC (Santa Clarita - Community Commercial)

AREA HIGHLIGHTS

- Strong Traffic Counts in Excess of 135,000 Vehicles Per Day
- Adjacent to the 2.5M Sq.Ft. Centre Pointe Business Park, Santa Clarita Aquatics Center, Santa Clarita Skate Park
- Neighboring Retail Tenants Include Walmart SuperCenter, Sam's Club, Home Depot, Dick's Sporting Goods, LA Fitness, Ashley Furniture, JOANN, Chick-fil-a and Starbucks Coffee
- Superb Daytime and Residential Population in the Immediate Trade Area with an Above Average Household Income

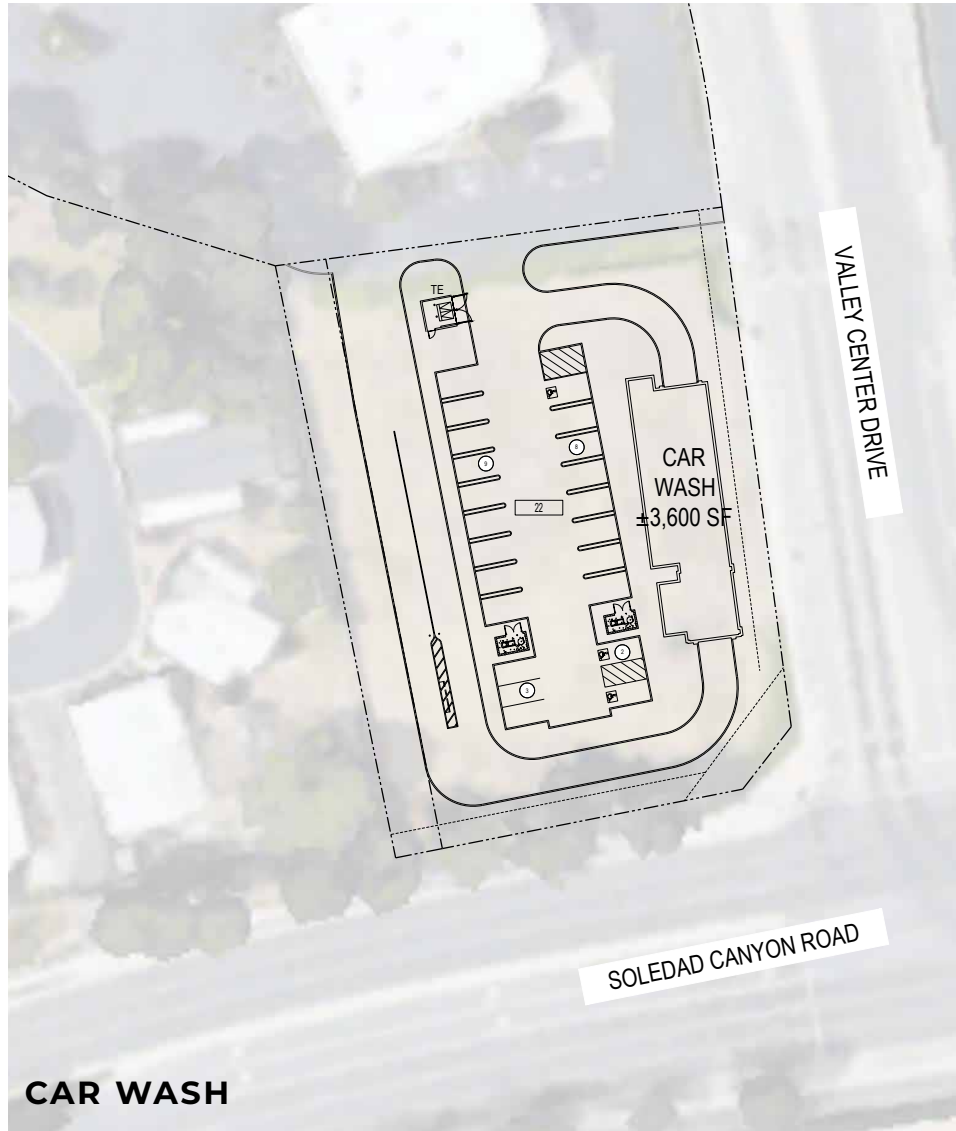


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	7,506	33,528	87,568
Total Population	7,028	113,942	227,160
Average HH Income	\$99,960	\$108,934	\$119,893

VALLEY BUSINESS CENTER

PROPOSED PLANS



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AERIAL



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VALLEY BUSINESS CENTER

LOCATED ON VALLEY CENTER DRIVE & SOLEDAD CANYON ROAD

SANTA CLARITA, CA 91350

For more information,
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65,029 ADT

SITE

GOLDEN VALLEY RD

VALLEY CENTER DR

COLLEGE OF THE CANYONS
ADVANCED
TECHNOLOGY CENTER

Self
Storage

NAI Capital

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