



For Sale or Lease Industrial

28348 Constellation Road, Unit 830
Valencia, CA



Accelerating success.

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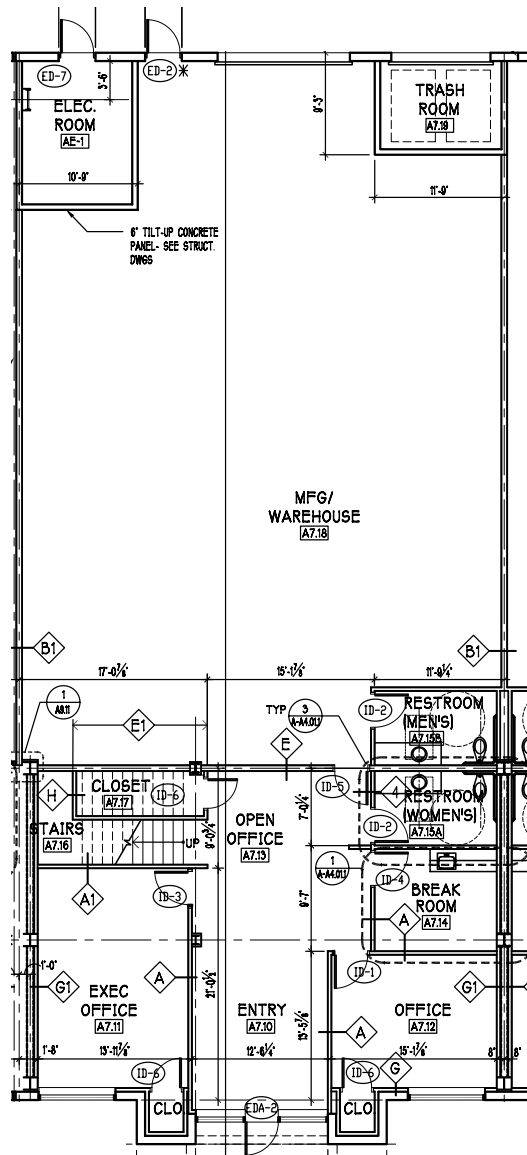
Building Highlights

- > **Square Footage** - $\pm 5,453$ SF
- > **Sale Price** - \$1,826,775.00 ($\pm \335.00 / PSF)
- > **Lease Rate** - \$1.35 PSF, NNN
- > **Available** - COE
- > 200 AMP's, 277/480 Volts, 3P, 4W
- > 24' Clearance
- > Ground Level Loading (12' x 14')
- > $\pm 2,267$ SF of Office
- > 13 Parking Spaces

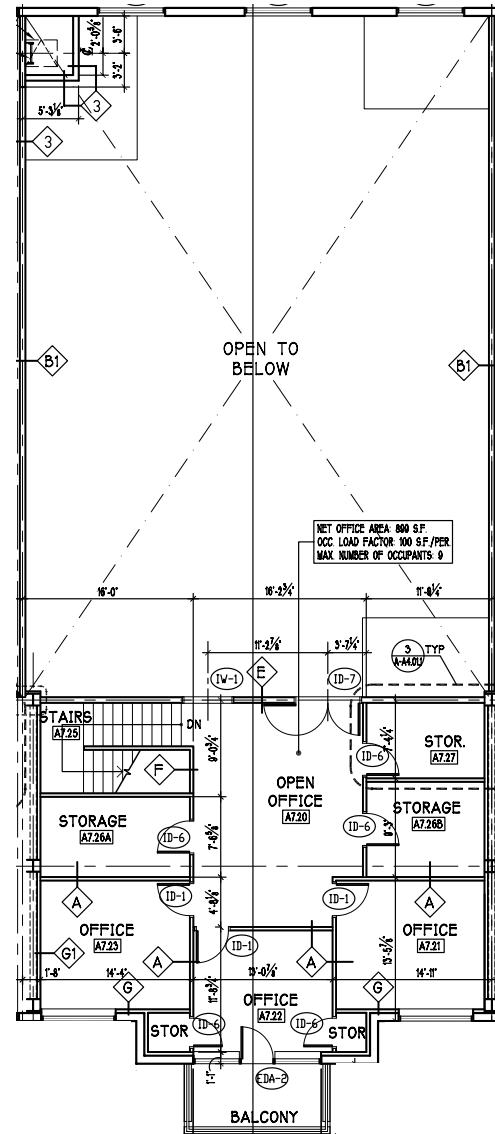


Floor Plan

1st Floor

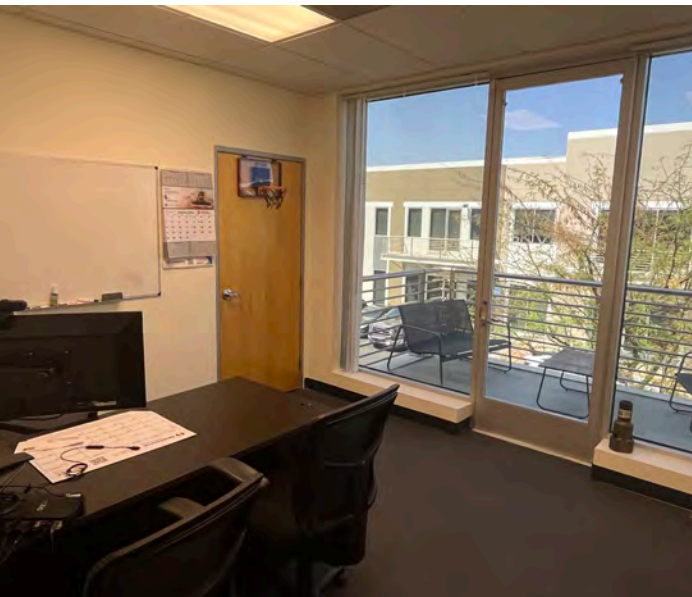


2nd Floor



NOT TO SCALE

Photos



1 MILE

el Pollo Loco
Mobil

Great Clips
Albertsons
UPS
movita JUICE BAR
Jersey Mike's

POPEYES
LOUISIANA KITCHEN
Starbucks
TACO BELL

Smart & Final extra!
DOLLAR TREE
LAIFITNESS
the Habit BURGER GRILL
PATRÓN'S (MEXICAN, MARIJUANA & DRINKS)
TESLA Supercharger
menchie's frozen yogurt
Tea Coffee Smoothies & Tea Leaf
JJ
Olive Terrace
CHRONIC TACOS

Ralphs
McDonald's
WOLF CREEK
WELLS FARGO

Walmart

COURTYARD BY MARRIOTT
EMBASSY SUITES by Hilton

HOMESWOOD SUITES by Hilton

Valencia High School

Newhall Ranch Rd

afterburn FITNESS

THE HOME DEPOT
Jack In the box

Carls Jr.
7-ELEVEN

The Paseo Club
SUBWAY
Domino's

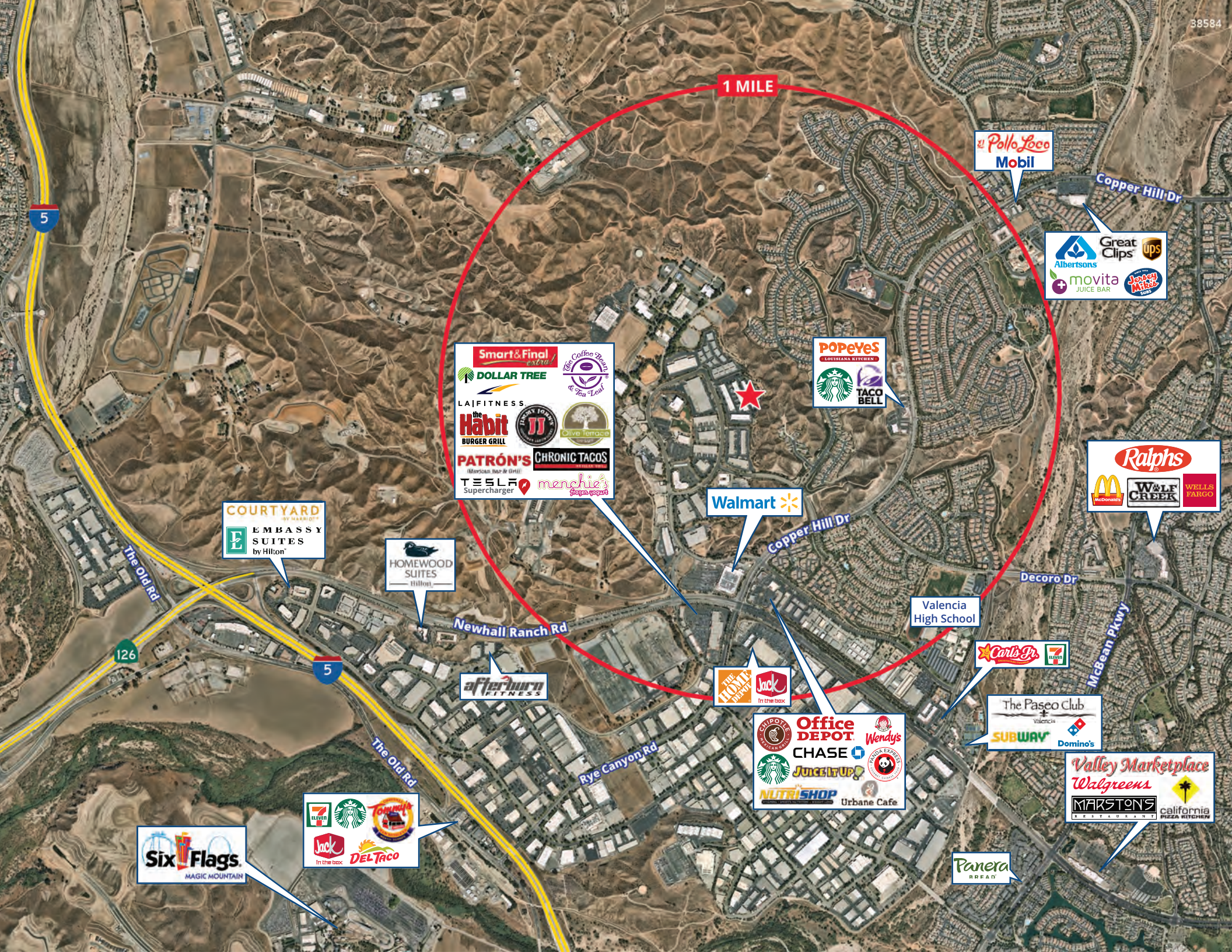
CHIPOTLE
Office DEPOT
Wendy's
Starbucks
CHASE
JUICE IT UP
NUTRISHOP
Urbane Cafe

Valley Marketplace
Walgreens
MARSTON'S RESTAURANT
california PIZZA KITCHEN

Six Flags MAGIC MOUNTAIN

7-ELEVEN
Starbucks
Taco Bell
Jack In the box
DEL TACO

Panera BREAD





Market Overview

28348 Constellation Rd, Valencia, California, 91355
1 mile radius

Household & population characteristics



\$175,992

Median household income



\$824,644

Median home value



73.5%

Owner occupied housing units



33.9

Median age



33.3%

Female population



43.5%

% Married (age 15 or older)

Annual lifestyle spending



\$5,835

Travel



\$51

Tickets to Movies



\$145

Theatre/Operas/Concerts



\$136

Admission to Sports Events



\$17

Online Gaming Services

Households & population



9,800

Current total population



9,611

5 Year total population



1,899

Current total households



1,882

5 year total households

Education

18%

No high school diploma



19%

High school graduate



24%
Some college



39%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



818

Total businesses



8,769

Total employees

Employment



84%

White collar



7%

Blue collar



9%

Services

4.6%

Unemployment rate

Annual household spending



\$4,355

Apparel & Services



\$508

Computers & Hardware



\$7,455

Eating Out



\$12,815

Groceries



\$12,858

Health Care

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Property Name: Discovery Gateway Spectrum II
Address: 28348 Constellation Rd, Unit 830, Valencia, CA 91355
Cross Streets: Constellation Rd/Alta Vista Ave

24' Clearance
 200 Amps, 277/480 Volts, 3P, 4W
 ±40% Office
 High Image Industrial Condo

<p>Lease Rate/Mo: \$7,362 Lease Rate/SF: \$1.35 Lease Type: NNN Available SF: 5,453 SF Minimum SF: 5,453 SF Prop Lot Size: POL Term: Acceptable to Owner Sale Price: \$1,826,755.00 Sale Price/SF: \$335.00 Taxes: Yard: No Zoning: BP</p>	<p>Sprinklered: Yes Clear Height: 24' GL Doors/Dim: 1 DH Doors/Dim: 0 A: 200 V: 277/480 O: 3 W: 4 Construction Type: TILT UP Const Status/Year Blt: Existing / 2007</p> <p>Whse HVAC: No Parking Spaces: 13 / Ratio: 2.4:1 Rail Service: No Specific Use: Warehouse/Office</p>	<p>Office SF / #: 2,267 SF Restrooms: 2 Office HVAC: Heat & AC Finished Ofc Mezz: 933 SF Include In Available: Yes Unfinished Mezz: 0 SF Include In Available: No Possession: Now Vacant: Yes To Show: Call broker Market/Submarket: Santa Clarita APN#: 2866047195</p>
<p>Listing Company: Colliers Agents: John Erickson 661-253-5202, Christopher Erickson 661-253-5207, Cole Taylor 661-253-5271 Listing #: 41271526 Listing Date: 10/16/2024 FTCF: CB250N000S250 Notes: Lessee/buyer to verify all information.</p>		