

FOR SALE | ± 6,640 SF



28338 Constellation Road, Unit 900 | Valencia, CA

**HIGH-IMAGE FACILITY
OWNER-USER / INVESTMENT OPPORTUNITY**

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 661.306.9600

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PROPERTY FEATURES

-  High-Image End Cap Unit
-  Well Designed Layout With High-End Finishes
-  Currently Configured as Executive Suites
-  Income in Place
Can be Delivered Fully or Partially Vacant
-  Floor to Ceiling Window Line
-  Private Balcony with Panoramic Views
-  Building Signage with Major Street Visibility



PROPERTY SPECS

-  Construction Type: Concrete Tilt-Up
-  Power: 200 Amps, 277-480 Volts
-  Year Built 2007 / Renovated 2020
-  Fire Sprinkler / Alarm System
-  APN: 2866-047-200





HIGHLIGHTS

-  Nineteen (19) Private Offices
-  Conference Meeting Room
-  Breakroom / Kitchenette
-  Four (4) Restrooms + Shower
-  12 x 14 Rear Ground Loading Door

Prominent corner unit situated at the forefront of a master planned business park on Constellation Road. This high-visibility location offers building signage and an expansive wrap-around window line. Additionally, the Properties location benefits from easy access to a wide range of dining and retail establishments in the vicinity.



FLOOR

PLAN

1ST FLOOR



2ND FLOOR



**for conceptual use only, not to scale*

The logo for Spectrum Commercial Real Estate, Inc. It features the word "SPECTRUM" in a large, bold, black, sans-serif font. A thin vertical line is positioned to the left of the letter "S". Below "SPECTRUM", the words "COMMERCIAL REAL ESTATE, INC." are written in a smaller, all-caps, black, sans-serif font.

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LOCATION

HIGHLIGHTS

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 Prime Valencia Location

 Located within the Prestigious Rye Canyon Business Park

 Surrounded by Industrial, Flex, Special Purpose, Professional Office and Medical Buildings

 Strong Demographics

 Minutes from Local Amenities, Major Retailers, Restaurants, Henry Mayo Newhall Hospital, Hotels, Fitness and Day Care Centers

 Close Proximity to Multiple Developments Including FivePoint Valencia (21,000 ± Residential Units *Under Construction)

 Easy Freeway Access 5, 126 and 14

RYE CANYON BUSINESS PARK



INTERIOR PHOTOS



OVERVIEW ON THE MARKET AND CENTER

Santa Clarita Valley is about an hour to an hour and half drive north of Los Angeles, CA. This captive bedroom community of 300,000 people who want a better lifestyle with larger homes and better schools for their children. Santa Clarita Valley has some of the best schools in LA County. The cost of living in Santa Clarita is substantially less than Los Angeles. This leads to more disposable income for shopping, dining out and entertainment for the families living in Santa Clarita Valley. There is a strong household income of \$125K in the primary trade area. 9.2% population growth (2017-2022). 44,000 new homes have been approved to be built in Valencia. Valencia Town Center is in Santa Clarita's downtown and is embraced by this close knit bedroom community in Los Angeles.



LOCAL

AMENITIES

EXCELLENT NEARBY AMENITIES



Within a close proximity to Newhall Ranch development of more than 20,000+ new homes, Valencia Town Center amenities, restaurants, hotels, fitness facilities, golf courses, schools, and daycare centers.



PARKS & RECREATION

Minutes from William S. Hart Park & Museum, Six Flags Magic Mountain/Hurricane Harbor, Vista Valencia, Valencia Country Club, The Oaks Club at Valencia, Sand Canyon Country Club, Castaic Lake, Central Park, Bridgeport and many more.



QUALITY OF LIFE

The Santa Clarita Valley is regarded as a very desirable area to live, featuring great schools and high overall quality of life. The area doesn't suffer from the congestion of south Los Angeles County, yet is very close.



WORKFORCE

Companies in the Santa Clarita Valley can tap into 2.7 million workers within a 30-minute radius. The reverse commute is a plus for employers and employees alike.



TRANSPORTATION & FREEWAY ACCESS

Companies in the Santa Clarita Valley can tap into 2.7 million workers within a 30-minute radius. The reverse commute is a plus for employers and employees alike.





DEMOGRAPHIC

DATA



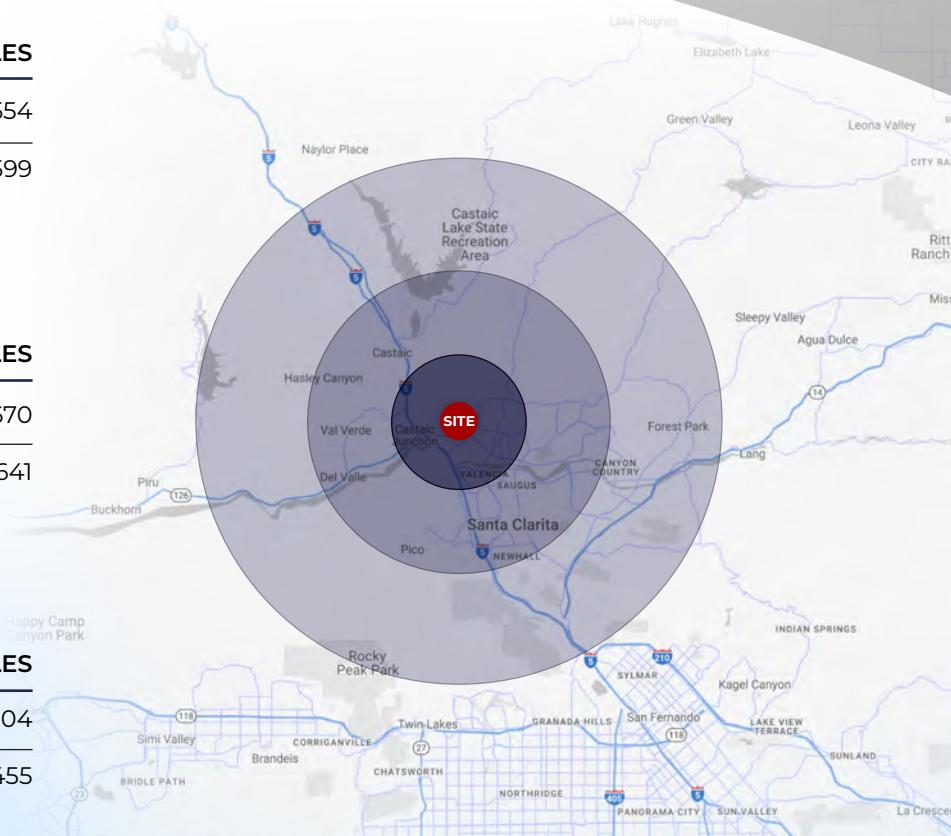
POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
Estimated Population	7,029	68,704	149,444	221,554
Estimated Households	2,244	22,486	50,036	73,599



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	7 MILES
Average Household Income	\$213,275	\$188,334	\$180,009	\$170,670
Median Household Income	\$166,022	\$141,683	\$138,262	\$131,641



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
Total Businesses	655	4,677	7,739	10,304
Total Employees	6,887	47,716	76,361	91,455



28338

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