

FOR LEASE | ± 31,000 SF

**SUBJECT
PROPERTY**

KELLY JOHNSON PKWY

PAVED FENCED AND SECURED LOT

28141 KELLY JOHNSON PARKWAY | VALENCIA, CA

YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

ANDREW GHASSEMI
Senior Vice President
661.212.3956
aghassemi@spectrumcre.com
CA DRE Lic. # 01963548

MATT SREDEN
Senior Vice President
661.755.6654
msreden@spectrumcre.com
DRE License #01907628

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SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

PROPERTY FEATURES

-  ±31,000 Industrial Zoned Lot
-  Concrete Paved
-  Fenced & Secured with Concrete Wall & Street Gate
-  Ideal for Excess Parking, Contractor's Yard & Equipment Storage
-  Excellent Economic Value
-  Excellent Valencia Location within the Rype Canyon Business Park
-  Minutes from Valencia Town Center Amenities, Restaurants and Freeway Onramps



PROPERTY PHOTOS





SUBJECT PROPERTY

ENTRADA GATEWAY CENTER
75 Acres of Mixed Use Development:
Office, Retail and Residential
Condos 9 Million SF of Business Development

NEWWHALL RANCH
12,000 Acres 21,000 Homes

ENTRADA DEVELOPMENT
1,600 Residential Units

Ralphs
Bank of America
SUBWAY
Starbucks

EMBASSY SUITES
COURTYARD
HOMESWOOD SUITES
Oakmont of Valencia
Hampton Inn

Oakmont of Valencia
Polo LoCo
K
Albertsons

Starbucks
TACO BELL
POPEYES
GONZALEZ
THE LEARNING EXPERIENCE
Farmer Boys

Office DEPOT
Wendy's
Urbane Cafe

amazon

INTERSTATE CALIFORNIA 5

CALIFORNIA 126

Castaic Junction

VALENCIA HIGH SCHOOL

LAIFITNESS
Smart&Final
PATRON
APOLA
TESLA SUPERCHARGER
COPPER HILL (BBQ)

Carl's Jr.
7 ELEVEN

Logix
Headquarters
Future Home

AVALLARIA SUPERMARKETS

Jack in the box
Starbucks
DEL TACO

Walmart
Save money. Live better.

THE HOME DEPOT
Jack in the box

Six Flags

Six Flags HURRICANE HARBOR

McDonald's
HomeGoods
NORDSTROM
I RACK

Target
SPROUTS FARMERS MARKET
SIES
ULTA BEAUTY

NEWWHALL RANCH
12,000 Acres 21,000 Homes

ENTRADA DEVELOPMENT
1,600 Residential Units

Holiday Inn
Starbucks
Best Western
Denny's

McDonald's
Wendy's
Hilton
Red Lobster
IN-N-OUT BURGER
Shell

UCLA Health
Quest Diagnostics

Kaiser Permanente
the Canyons

Westfield Valencia UGUS Town Center

SANTA CLARITA VALLEY

CITY OVERVIEW

The City of Santa Clarita is widely considered to be one of the safest and most desirable cities to live in the country. As is the third largest city in Los Angeles County, and the 24th largest city in the state of California. The City of Santa Clarita was established in 1987 through the forming of the unincorporated communities of Canyon County, Newhall, Saugus, and Valencia. The city occupies most of the Santa Clarita Valley, which includes several other unincorporated communities, such as Castaic and Stevenson's Ranch. The Santa Clarita Valley is the 3rd largest city in LA County. It is a growing area within Los Angeles and it encompasses 520 square miles with a population of approximately 300,000 residents and is growing significantly faster than other regions in the State.

SANTA CLARITA WAS NAMED

- "Most Business Friendly City in Los Angeles" by LAEDC;
- "One of the Safest Cities in the US" by National Council for Home Safety & Security
- "Best City for Industrial Development" by LA Business Journal
- "City of the Future" in fDi Magazine
- "Best Cities to Live in the US" by 24/7 Wall Street

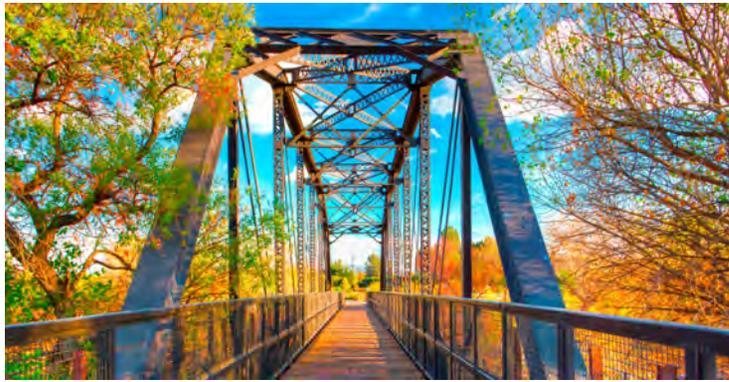


SCV TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Six Flags Magic Mountain	3,000
William S. Hart Union School District	2,100
Henry Mayo Newhall Hospital	1,683
College of the Canyons	1,599
The City of Santa Clarita	1,141
U.S. Postal Service	1,065
Princess Cruises	901
The Master's University	739
Advanced Bionics	723
Woodward	710
Logix	679
Boston Scientific	649
Amazon	580
California Institute of the Arts	454
Stay Green Inc.	450
DrinkPAK	445
Kaiser Permanente	435



SANTA CLARITA VALLEY



TRANSPORTATION



Just 10 minutes from the San Fernando Valley, 25 minutes from Burbank Airport, 30 minutes from downtown Los Angeles and 40 minutes from LAX Los Angeles International Airport with easy access to the Tri-Cities, West Los Angeles and Downtown LA via Golden State I-5 Freeway. The Santa Clarita Valley is close to 23 interstate and local highways providing convenient access to all areas of the Los Angeles and Ventura Counties.

POPULATION



Valencia is located in the desirable Santa Clarita Valley which is home to growing industries including Aerospace and Defense, Medical Device, and Information Technology. Businesses thrive in this submarket which is a lower cost alternative to the Tri Cities and Southern Los Angeles County Markets.

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.

CITY 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 does not suffer from the congestion of south Los Angeles County, yet is very close.

COLLEGE & JOB TRAINING



The Santa Clarita Valley is also close to 15 area colleges and universities and home to the College of the Canyons, which is recognized for its leadership in correlating education with economic growth, job retention and workforce development.

SANTA CLARITA VALLEY

Located in the Santa Clarita Valley, home to Los Angeles County's third-largest city, FivePoint Valencia will set a new standard of sustainability by protecting vast areas of open space for public use and reducing or mitigating net greenhouse gas emissions to zero. FivePoint Valencia will create 11.5 million square feet of job generating uses at buildout and generate thousands of permanent jobs, helping the SCV continue to thrive economically and allowing families to live close to their work.



- 21K+ homes
- 10K acres of open space and 50 miles of new trails
- 130K construction jobs
- 75K permanent jobs
- 11.5M SF of job generating uses
- \$12.7B total development investment
- \$1.8B in additional tax revenue each year





KNOWN AS THE UNDISPUTED

THRILL CAPITAL OF THE WORLD

THE 260-ACRE THEME PARK BOASTS 20 WORLD-WIDE COASTERS,
HOLDING THE WORLD RECORD FOR MOST ROLLER COASTERS IN AN AMUSMENT PARK



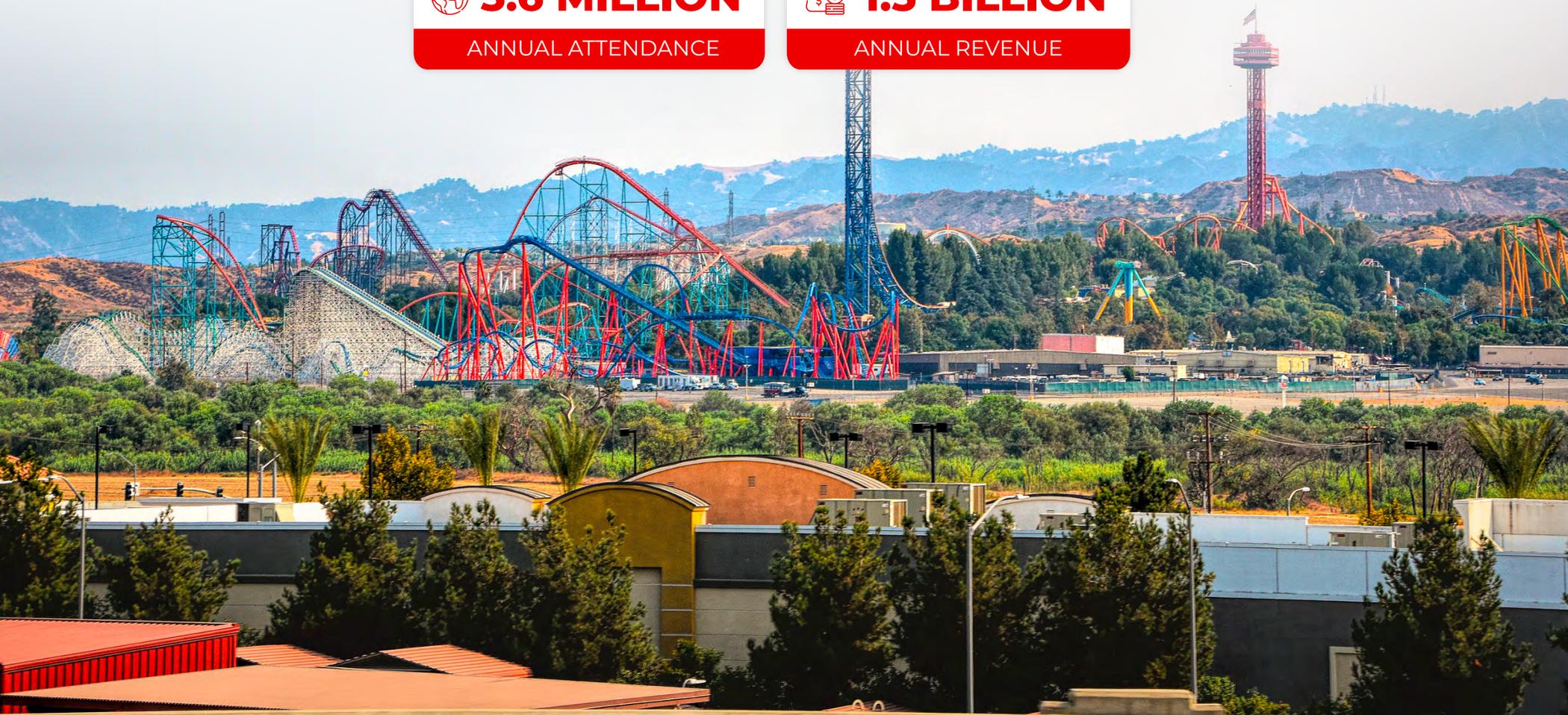
3.6 MILLION

ANNUAL ATTENDANCE



1.5 BILLION

ANNUAL REVENUE



DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	4,153	64,844	151,563
Estimated Households	1,344	21,222	50,827
Median Age	36.7	39	39.9

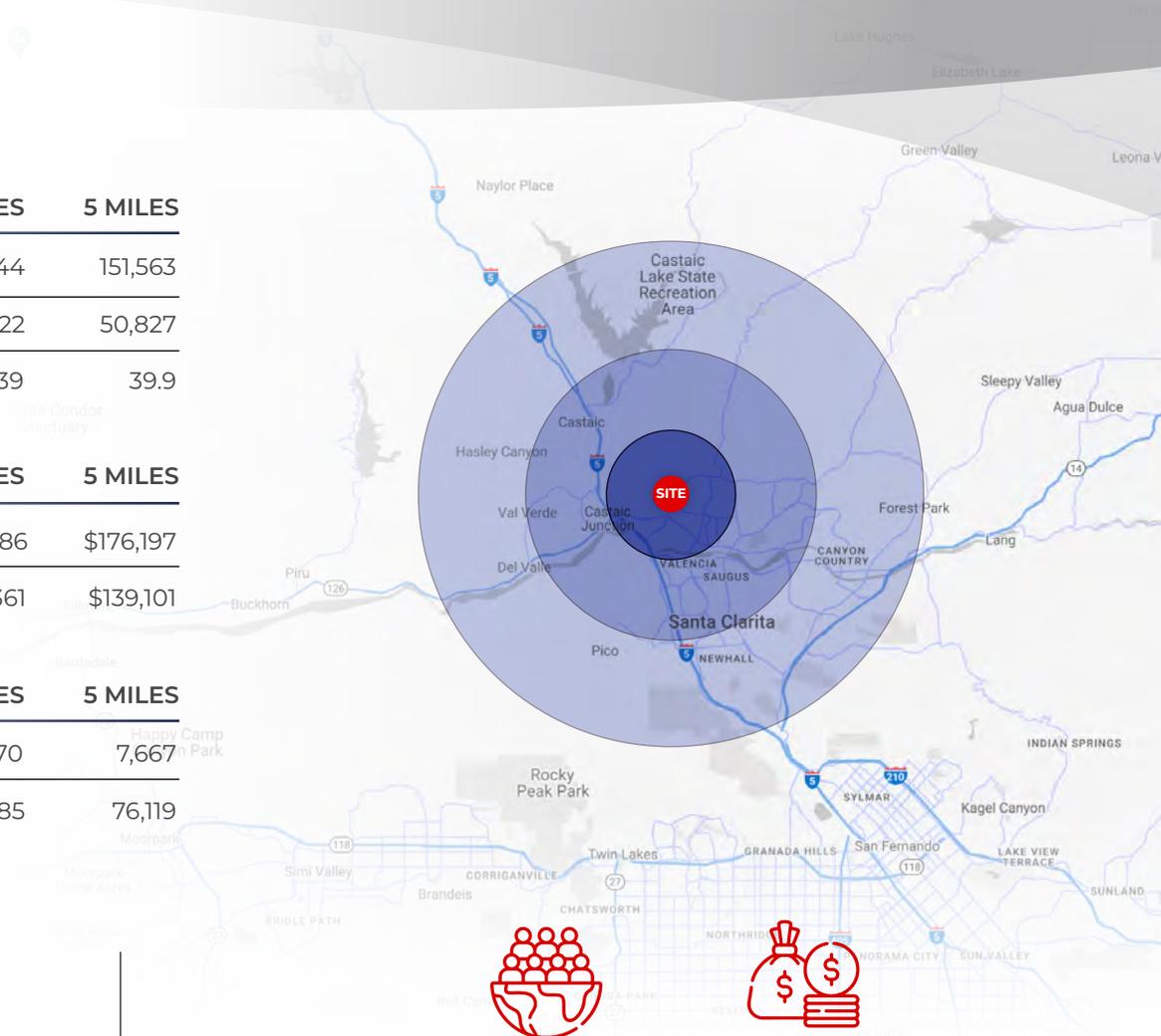
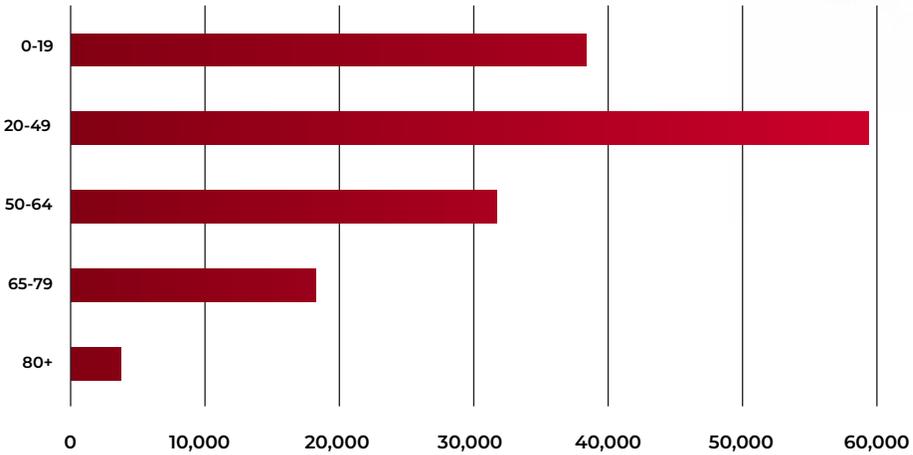


HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$195,685	\$182,786	\$176,197
Median Household Income	\$164,787	\$141,361	\$139,101



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	1,083	4,770	7,667
Total Employees	13,437	53,085	76,119

AGE DISTRIBUTION





151,563*
TOTAL POPULATION



\$176,197*
AVERAGE INCOME



76,119*
DAYTIME EMPLOYMENT



7,667*
TOTAL BUSINESSES

***5 MILE RADIUS**

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