

FOR SALE | ± 6,640 SF

HIGH-IMAGE FACILITY

OWNER-USER / INVESTMENT OPPORTUNITY



28338 Constellation Road, Unit 900 | Valencia, CA

DISCOVERY GATEWAY SPECTRUM PHASE II

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

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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 (\$15,380 per month)
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



FLOOR PLAN



HIGHLIGHTS

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

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.

1ST FLOOR



2ND FLOOR



**for conceptual use only, not to scale*

LOCATION HIGHLIGHTS



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



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INTERIOR PHOTOS



LOBBY



CONFERENCE ROOM



BREAKROOM



OFFICE



OFFICE



HALLWAY

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.





SUBJECT PROPERTY

Oakmont of Valencia
Assisted Living & Memory Care

Ralphs
Bank of America
SUBWAY
Starbucks

EMBASSY SUITES
COURTYARD
Marriott

HOMWOOD SUITES
Hilton
Assisted Living & Memory Care
Oakmont of Valencia
Hampton Inn

Starbucks
Popeyes
Former Boys
The Learning Experience

SUBWAY

Walmart
Save money. Live better.

Office DEPOT
Wendy's
Urbane Cafe

amazon

INTERSTATE CALIFORNIA 5

LAIFITNESS
Smart & Final
PATRÓN
MEXICAN TEQUILA & GRILL
TESLA SUPERCHARGER
Habit Burger Grill
APOLA
COPPER HILL (BBQ)

VALENCIA HIGH SCHOOL

CALIFORNIA 126

AVALLARIA SUPERMARKETS

Jack in the box
Starbucks
DEL TACO

Carl's Jr.
7 ELEVEN

Logix
Headquarters
Future Home

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

THE HOME DEPOT
Jack in the box

Six Flags

McDonald's
HomeGoods
NORDSTROM
I RACK

Target
SPROUTS FARMERS MARKET
SIES
ULTA BEAUTY

Six Flags HURRICANE HARBOR

ENTRADA DEVELOPMENT
1,600 Residential Units

Holiday Inn
Starbucks
Best Western
Denny's

NEWWHALL RANCH
12,000 Acres 21,000 Homes

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

UCLA Health
Quest Diagnostics

Westfield Valencia TOWN CENTER

West Ranch High School

KAISER PERMANENTE
the Canyons



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



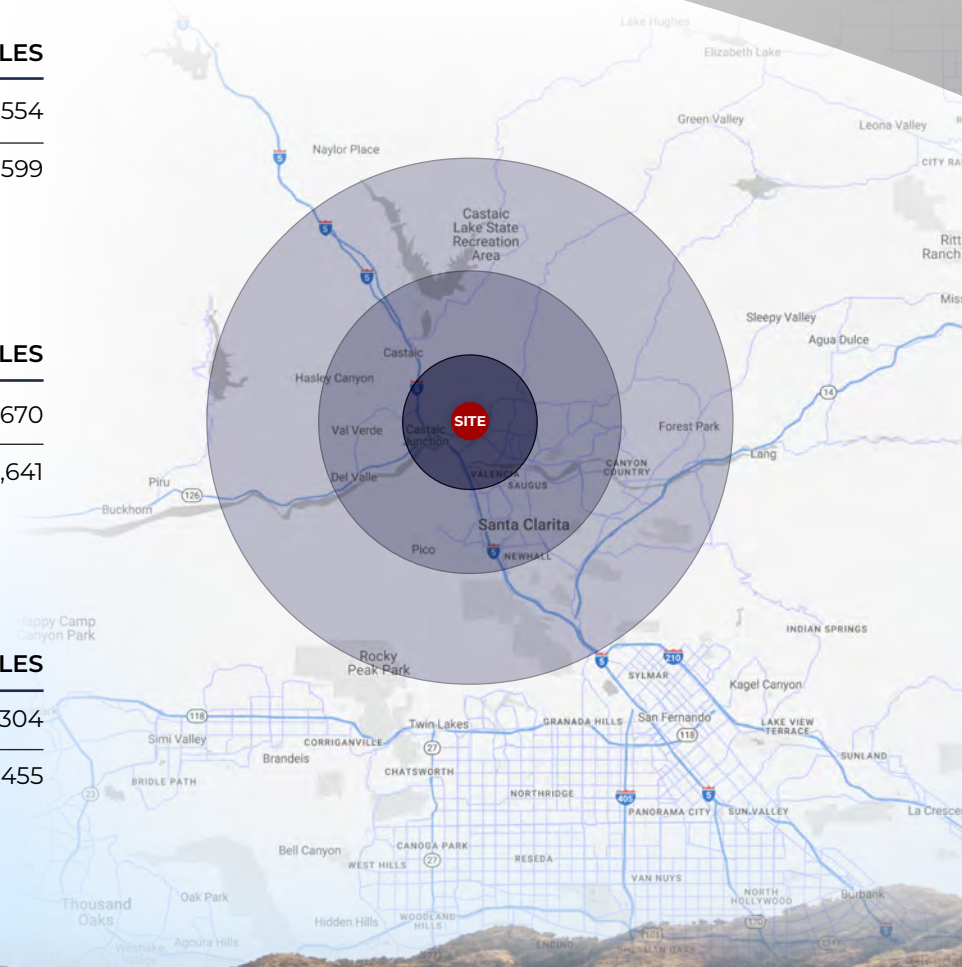
HOUSEHOLD INCOME

	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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