



For Sale Industrial

28338 Constellation Road, Unit 940
Valencia, CA

Accelerating success.

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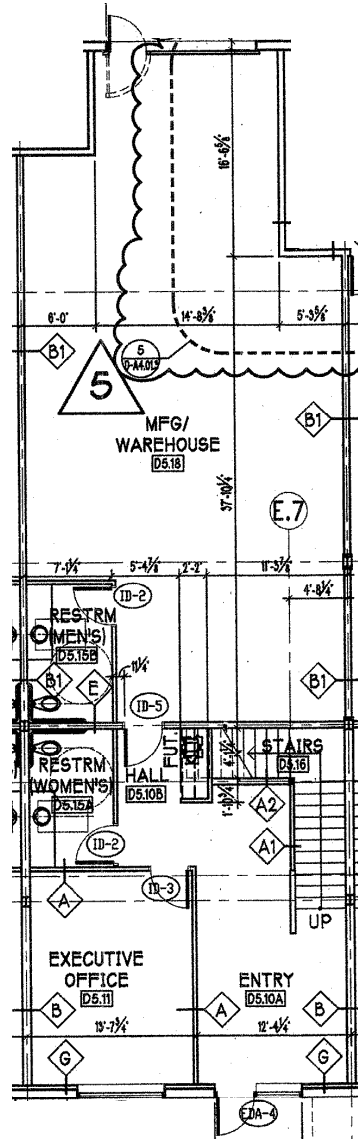
Building Highlights

- > **Square Footage** - $\pm 2,941$
- > **Sale Price** - \$1,102,875.00 ($\pm \375.00)
- > **Available** - COE
- > 250 AMP's, 277/480 Volts, 3P, 4W
- > 24' Clearance
- > Ground Level Loading (12' x 14')
- > $\pm 1,388$ SF of Office
- > 7 Parking Spaces
- > Panoramic View

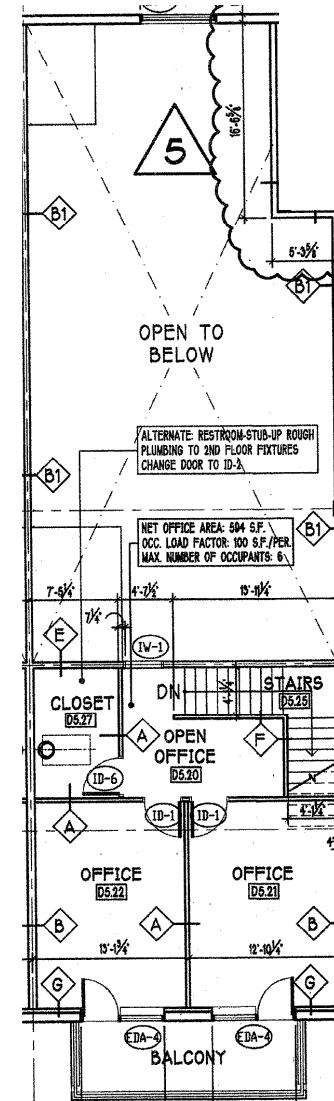


Floor Plan

1st Floor



2nd Floor



Pictures





1 MILE

Pollo Loco
Mobil

Great Clips
Albertsons
UPS
movita
Jusay Mitas

POPEYES
LOUISIANA KITCHEN
Starbucks
TACO BELL

Smart & Final
LA FITNESS
DOLLAR TREE
the Habit
BURGER GRILL
CHRONIC TACOS
menchie's
TESLA Supercharger

Walmart

Office DEPOT
CHASE
Starbucks
JUICE IT UP
NUTRISHOP
Urbane Cafe

Ralphs
McDonald's
WALF CREEK
WELLS FARGO

COURTYARD
EMBASSY SUITES
by Hilton

HOMEWOOD SUITES
Hilton

afterburn
FITNESS

Valencia
High School

Decoro Dr

McBean Pkwy

Newhall Ranch Rd

Rye Canyon Rd

The Old Rd

The Old Rd

7-Eleven
Starbucks
Taco Bell
Jack in the box
DEL TACO

Six Flags
MAGIC MOUNTAIN

Panera
BREAD

Valley Marketplace
Walgreens
MARSTON'S
california PIZZA KITCHEN

The Paseo Club
Valencia
SUBWAY
Domino's

Carls Jr
7-Eleven

THE HOME DEPOT
Jack in the box



Market Overview

28338 Constellation Rd, Valencia, California, 91355
1 mile radius

Household & population characteristics



\$156,897

Median household income



\$771,910

Median home value



77.5%

Owner occupied housing units



34.4

Median age



37.2%

Female population



42.3%

% Married (age 15 or older)

Annual lifestyle spending



\$4,397

Travel



\$59

Tickets to Movies



\$95

Theatre/Operas/
Concerts



\$105

Admission to Sports Events



\$16

Online Gaming Services

Households & population



10,482

Current total population



10,432

5 Year total population



2,121

Current total households



2,120

5 year total households

Education

17%

No high school diploma



18%

High school graduate



26%

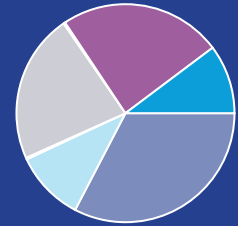
Some college



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



801

Total businesses



8,489

Total employees

Employment



83%

White collar



8%

Blue collar



9%

Services

4.5%

Unemployment rate

Annual household spending



\$3,916

Apparel & Services



\$479

Computers & Hardware



\$6,903

Eating Out



\$11,269

Groceries



\$12,318

Health Care

Contact info:

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Available SF 2,941 SF

Industrial Condo For Sale - Hold

Building Size 41,275 SF

**Property Name:**

Discovery Gateway Spectrum II

Address:

28338 Constellation Rd, Unit 940, Valencia, CA 91355

Cross Streets:

Alta Vista Ave/Constellation Rd

Discovery Gateway Spectrum II
 24' Clear Height
 250 Amps, 277/480 Volts, 3P, 4W
 Panoramic View

Sale Price: \$1,102,875.00
Sale Price/SF: \$375.00
Available SF: 2,941 SF
Prop Lot Size: POL
Taxes:
Yard: No
Zoning: BP

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1
DH Doors/Dim: 0
A: 250 V: 277/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 2007

Whse HVAC: No
Parking Spaces: 7 / **Ratio:** 2.4:1
Rail Service: No
Specific Use: Flex/R&D

Office SF / #: 1,388 SF / 3
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 598 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: Yes
To Show: Call broker
Market/Submarket: Santa Clarita
APN#: 2866-047-174

Listing Company: Colliers**Agents:** [John Erickson 661-253-5202](#), [Christopher Erickson 661-253-5207](#), [Cole Taylor 661-253-5271](#)**Listing #:** 44247757**Listing Date:** 01/30/2026**FTCF:** CB000Y000S250/A0AA**Notes:** Buyer to verify all information.