

For Sale

± 10 ACRES LAND



- San Fernando Valley & Antelope Valley Friendly
- Easy Access to Property & Multiple Freeway On/Off Ramps
- Fast Connection to 5 Intersate and Direct Access to 14 Highway

PRIME SANTA CLARITA VALLEY DEVELOPMENT SITE | COMMERCIAL LAND

23600 Sierra Highway, Newhall, CA 91321

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LOCATION HIGHLIGHTS

Spectrum Commercial Real Estate, Inc., is proud to present an exceptional development opportunity to purchase an **approximately 10.28 Acre SCCR zoned vacant parcel of land**. The property presents with an exceptional commercial development opportunity of a variety of use applications such as **industrial, flex, office or medical**. This property boasts **Great Views** with **major Freeway Visibility and Immediate Freeway Access**.

- Prime Santa Clarita Location
- Situated at the Railroad Ave. 14-SR Freeway Off-Ramp and within proximity to the I-5 Freeway
- Adjacent to Golden Oak Ranch, Disney and ABC Studios (www.studiosattheranch.com) and Master's College
- Minutes from Centre Pointe Business Park and Planned Needham Ranch Business Park
- Minutes from Valencia Town Center Amenities, Hyatt Hotel and Conference Center, TPC & Valencia Country Club
- Excellent Demographics



DOWNTOWN
NEWHALL

145K ADT

SUBJECT
PROPERTY

SIERRA HIGHWAY

NEWHALL AVENUE

ANTELOPE VALLEY FWY

40K ADT

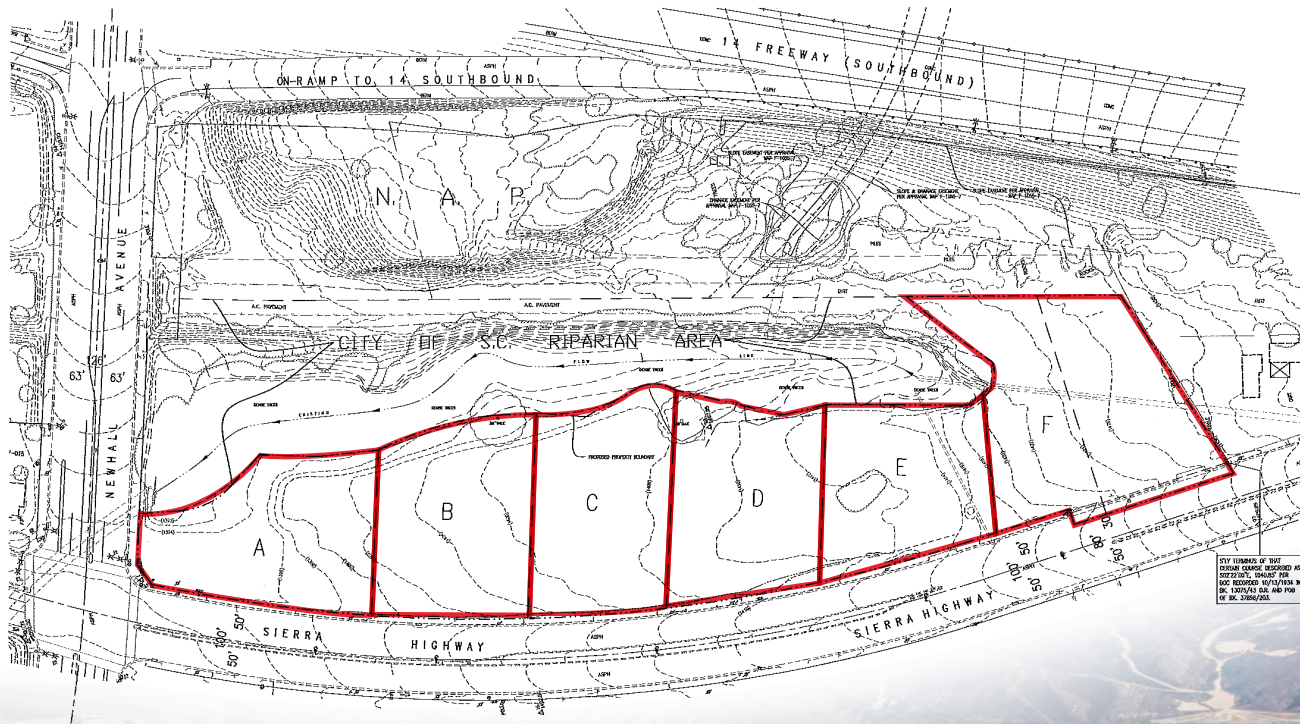
CENTER POINTE
BUSINESS PARK

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PROPERTY HIGHLIGHTS

- Excellent Development Opportunity with Low Vacancy Rates in the Surrounding Areas
- Major Freeway Visibility Frontage with Immediate Freeway Access
- PPCC Environment Studies on File
- Ideal for Commercial, Office or Mixed-Use Development
- Easy access to Property and Multiple Freeway On/Off Ramps

TENTATIVE SPLIT LOT PLAN



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Valencia Country Club

Westfield Valencia Town Center

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吉野家 YOSHINOYA
Arbys
Mobil
BOOT BARN

Six Flags MAGIC MOUNTAIN

COLLEGE OF THE CANYONS

THE OAKS CLUB AT VALENCIA

caLARTS

McDonald's
COSTCO WHOLESALE
jiffy lube
CVS pharmacy
Toto Loco

Stevenson Ranch

Santa Clarita

THE MASTERS UNIVERSITY

McDonald's
PET SMART
chili's
STAPLES
BED BATH & BEYOND
LOWE'S
BevMo!
The Habit BURGER GRILL

Chevron
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Disney | abc
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Google

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SPECTRUM
COMMERCIAL REAL ESTATE, INC.

FOR SALE | ± 10 ACRES**ECONOMIC OVERVIEW**

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. The City of Santa Clarita is the fourth largest city in Los Angeles County, and the 24th largest city in the state of California. The City of Santa Clarita was formed in 1987 as an amalgamation 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 City of Santa Clarita is estimated to have a population of 181,972 in 2016, along with a median household income of \$83,554. Additionally, the city is poised for significant growth, with an additional 21,500 new single-family housing units slated for new construction under the Newhall Ranch Project over the next 20 years.

SANTA CLARITA WAS NAMED

- "Most Business Friendly City in Los Angeles" by LAEDC;
- "Top 20 Retail Markets" by California Retail Survey in 2012;
- "Best City for Industrial Development" by LA Business Journal
- "18th best places to live in the United States" in 2006 by CNN Money Magazine
- "#3 Safest City in America" by Parenting Magazine

Santa Clarita has been recognized by several major organizations for its efforts to foster significant and sustained business growth. The City of Santa Clarita was named the "Most Business-Friendly City in Los Angeles County" by the Los Angeles Economic Development Corporation (LAEDC) in 2016. The city of Santa Clarita boasts over 30 million square feet of high quality office and industrial space. The city is also home to a Foreign-Trade Zone that comprises much of the industrial sector of the city, alongside several development initiatives. In 2014, the City of Santa Clarita created the Industry Cluster Attraction Incentive program to provide tax incentives, matched by the County of Los Angeles, to qualifying companies that relocate to Santa Clarita. Recipients of this program qualify can qualify for:

- Exemption from Business License Fees
- Exemption from Utility Users Tax
- Exemption from Gross Receipts Tax

The City attracts national home builders to its friendly communities: Beazer Homes has started construction on Kensington at River Village, a 300+ townhome community on Newhall Ranch Road with a starting price of \$479,900. The long term economic strength of Santa Clarita is well supported by its proximity to the Los Angeles area.

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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 Los Angeles 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.



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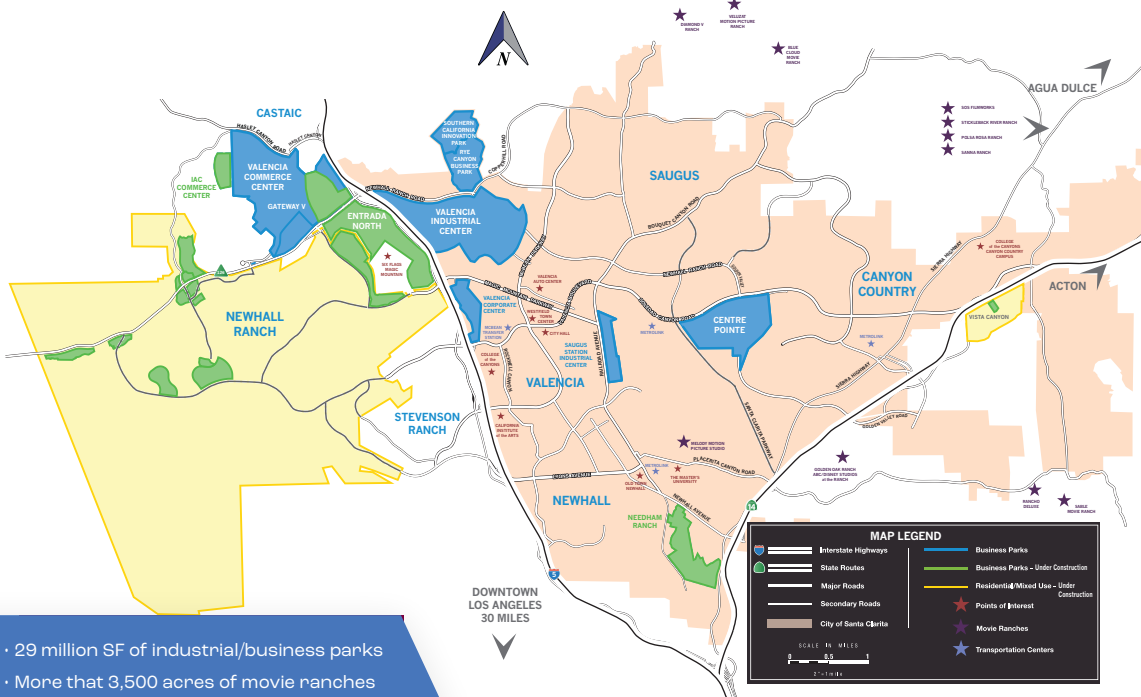
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BUSINESS PARKS | PIPE LINE PROJECTS



- 29 million SF of industrial/business parks
- More that 3,500 acres of movie ranches

- ◆ **SAUGUS STATION INDUSTRIAL**
DESCRIPTION: 43 Acres of Industrial and Office Flex
STATUS: Approved and in Entitlements.
 Rough Grading Completed
- ◆ **MASTER'S COLLEGE**
DESCRIPTION: 10 Year Plan to add 42 Residential Apartments and 250,000 SF of Educational Buildings
STATUS: Approved
- ◆ **LUXEN HOTEL**
DESCRIPTION: 42 Rooms
STATUS: Under Construction
- ◆ **NEEDHAM RANCH**
DESCRIPTION: 4.2mm SF (Industrial/Commercial)
STATUS: 4.2mm SF (Industrial/Commercial)
- ◆ **DISNEY AT THE RANCH - ABC STUDIOS**
DESCRIPTION: 58 Acres of Studio Space & Corporate Offices
STATUS: In Process of Project Approval
- ◆ **VISTA CANYON**
DESCRIPTION: 1,110 Residential Units and over 950,000 SF of Corporate Office and Industrial
STATUS: Under Construction

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SANTA CLARITA VALLEY

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	7,435	37,359	163,848
Projected Population	7,527	37,664	165,892
Historical Annual Growth	451	1,291	9,036



AVG HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Average Household Income	\$93,159	\$108,001	\$111,682
Projected Average Household Income	\$110,125	\$130,735	\$134,154
Estimated Average Family Income	\$102,151	\$126,034	\$126,448



DAYTIME DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Businesses	117	1,381	6,309
Total Employees	888	9,780	63,379
Employee Population per Business	7.6	7.1	10.0
Residential Population per Business	63.8	27.1	26.0



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