



SANTA CLARITA

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

DEVELOPED BY:

INTERTEX
PROPERTY
ADVISORS INC.

RARE FLAT PARCELS FOR GROUND LEASE IN PRIME SANTA CLARITA

VALLEY BUSINESS CENTER

LOCATED ON VALLEY CENTER DRIVE BETWEEN
SOLEDAD CANYON RD & GOLDEN VALLEY RD (AKA CROSS VALLEY CONNECTOR)
SANTA CLARITA, CA 91350

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PROPERTY HIGHLIGHTS

- Pad One: Proposed 3,675 Sq.Ft. Double Stack Drive-Thru Building
- Pad Two: Proposed 900 Sq.Ft. Double Stack Drive-Thru Building
- Ideal for Fast Food, Coffee and Quick Serve Restaurants
- Located off of the Main East/West Arterials in SCV (Soledad Canyon & Golden Valley Roads) Adjacent to the Cross Valley Connector
- Easy Ingress & Egress with All-Access off Valley Center Drive
- Prime Flat Site with Excellent Retail Exposure and Visibility
- Zoned: SCCC (Santa Clarita - Community Commercial)

AREA HIGHLIGHTS

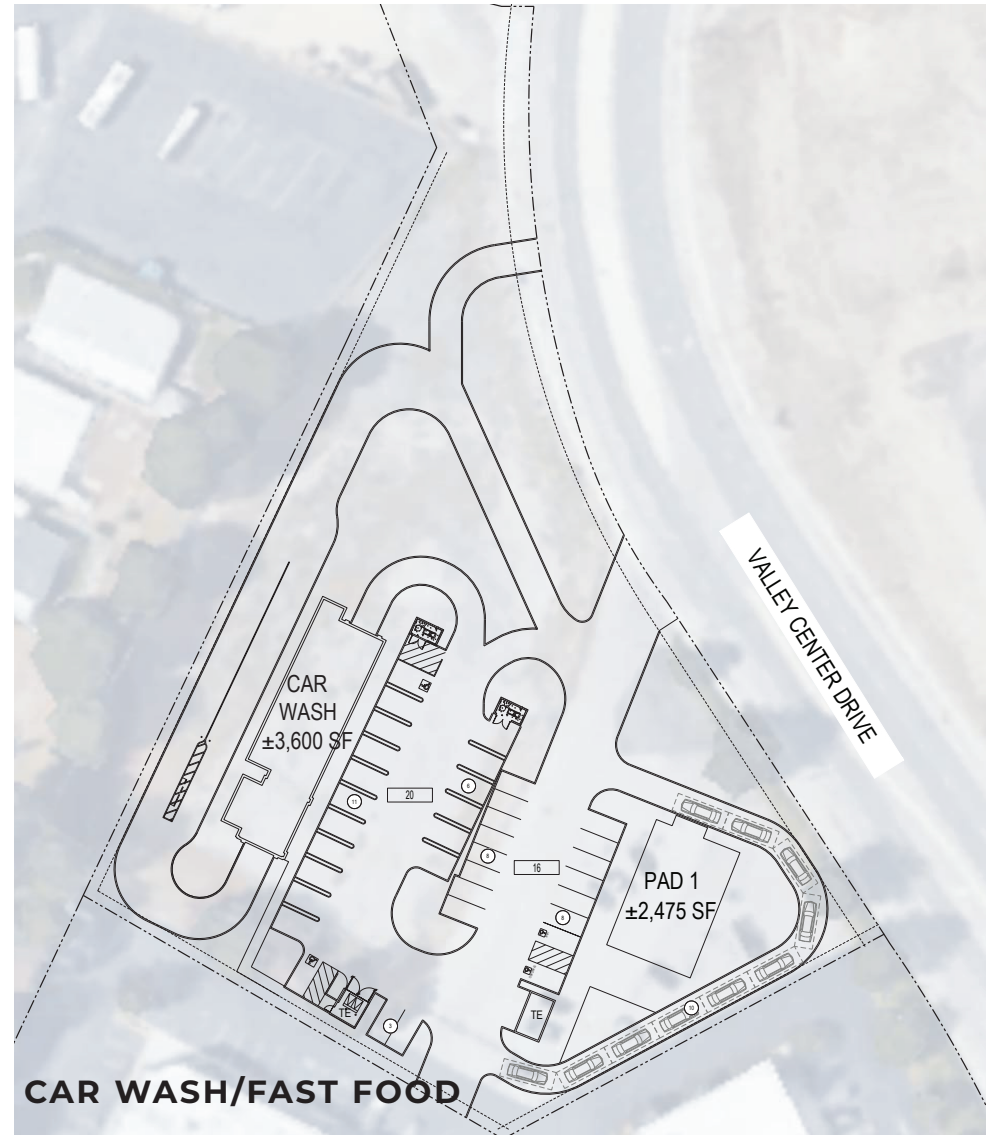
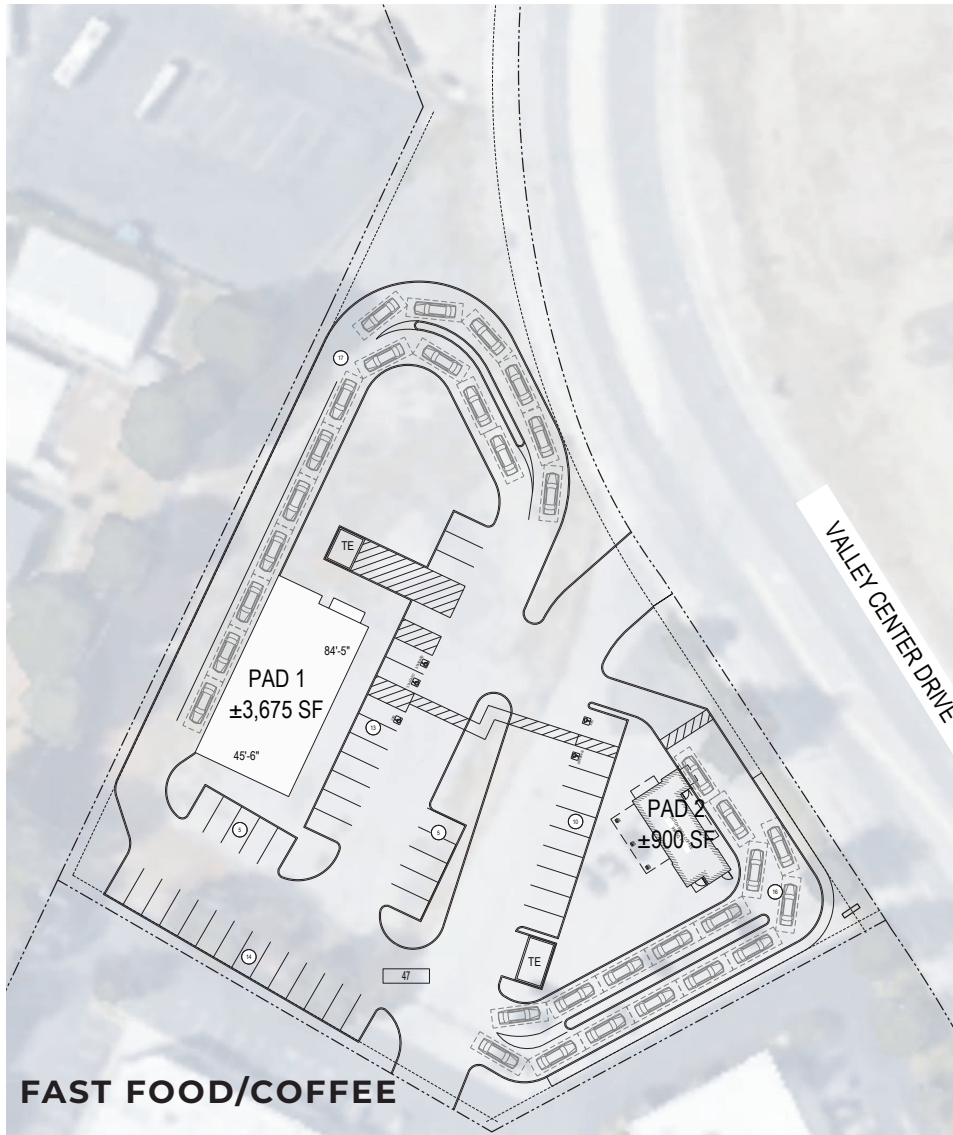
- Strong Traffic Counts in Excess of 135,000 Vehicles Per Day
- Adjacent to the 2.5M Sq.Ft. Centre Pointe Business Park, Santa Clarita Aquatics Center, Santa Clarita Skate Park
- Neighboring Retail Tenants Include Walmart SuperCenter, Sam's Club, Home Depot, Dick's Sporting Goods, LA Fitness, Ashley Furniture, JOANN, Chick-fil-a and Starbucks Coffee
- Superb Daytime and Residential Population in the Immediate Trade Area with an Above Average Household Income



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households	7,506	33,528	87,568
Total Population	7,028	113,942	227,160
Average HH Income	\$99,960	\$108,934	\$119,893

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PROPOSED PLANS



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For more information,
please contact:

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

65,029 ADT

SITE

VALLEY CENTER DR

COLLEGE OF THE CANYONS
ADVANCED
TECHNOLOGY CENTER

Self
Storage