

## VALENCIA TOWN CENTER

\$0.99 NNN PSF PER MONTH

**LEASE SPECIAL**  
FOR FIRST 6 MONTHS



**FOR LEASE** | 2,105 SF

**OFFICE / MEDICAL**

24510 TOWN CENTER DRIVE, SUITE 200 | VALENCIA CA 91355

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**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.  
[spectrumcre.com](http://spectrumcre.com) | 818.252.9900

# LOCATION, LOCATION, LOCATION



## PRESTIGIOUS

Valencia Town Center



## EXCELLENT DEMOGRAPHICS

Heavy Vehicle & Foot Traffic Counts



## ADJACENT

to Hyatt Valencia & Conference Center +  
Henry Mayo Fitness & Health Center



## WALKING DISTANCE

Single Family Residential & Luxurious  
Condos & Apartments



## CLOSE PROXIMITY

Valencia Town Center, 12 - Screen Edward's Multiplex  
Theater, Gold's Gym, College of the Canyons, CalArts,  
Master's College & More



## IMMEDIATE ACCESS

to Interstate 5 Freeway via Valencia Boulevard



## PROPERTY FEATURES



Well-Designed Office Layout | Three (3) Private  
Offices, Glass Conference Room, Large Open  
Bullpen, & Kitchenette



Extensive Wraparound Window Line with Beautiful Views



Convenient Parking (Surface and Structure)



Dual Elevator Served



Walking Distance to the Best Amenities in the Area



Excellent Tenant Mix with Great Synergy



Prominent Building and Awning Signage (contact broker)\*



High Traffic Counts | 68,650 ADT

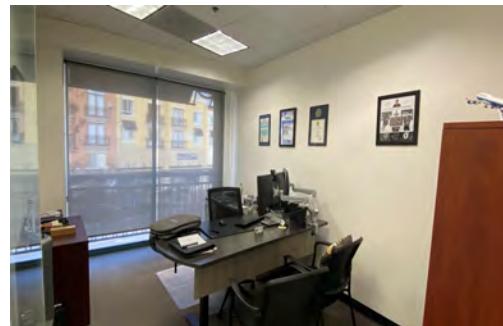
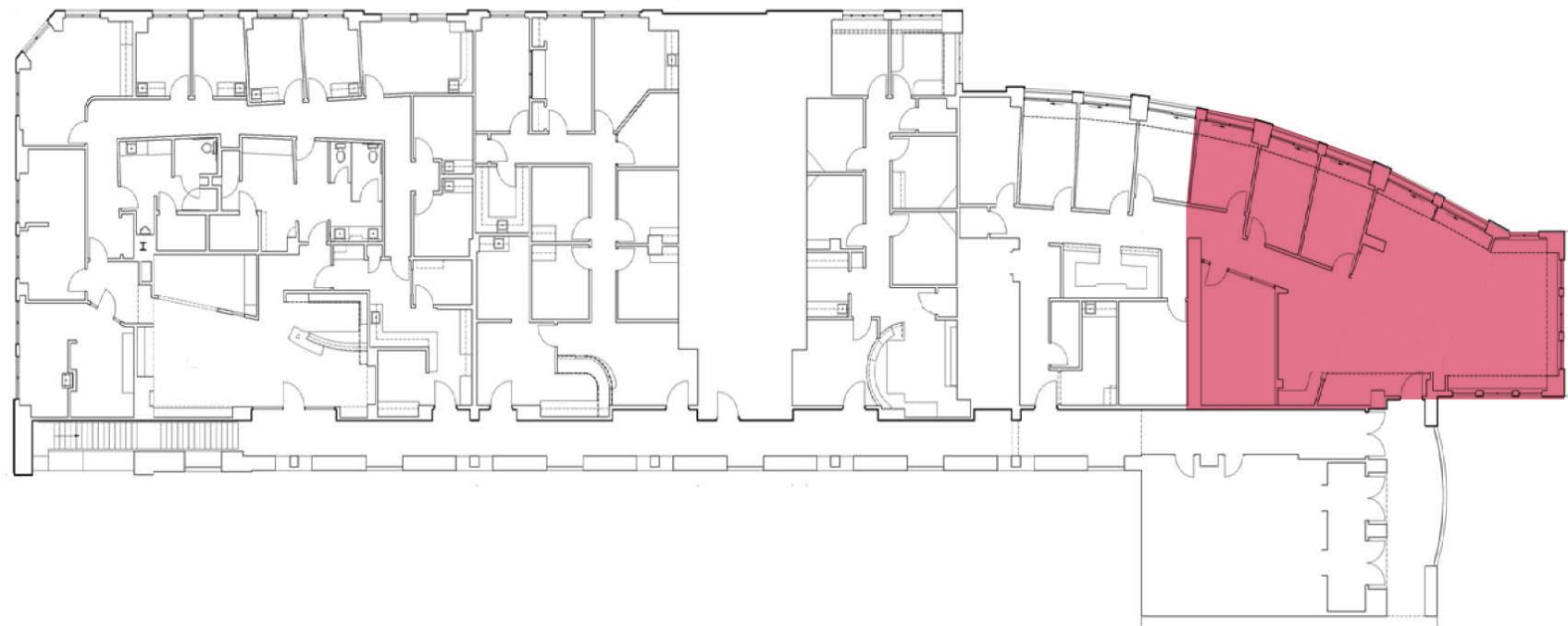


# FLOORPLAN

**SUITE 200 | 2ND FLOOR SPACE**

2,105 SF

## TOWN CENTER DRIVE



# VTC SITE PLAN



**HENRY MAYO MEDICAL & FITNESS**  
**53,000 SF**

# NEARBY TENANTS



# 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



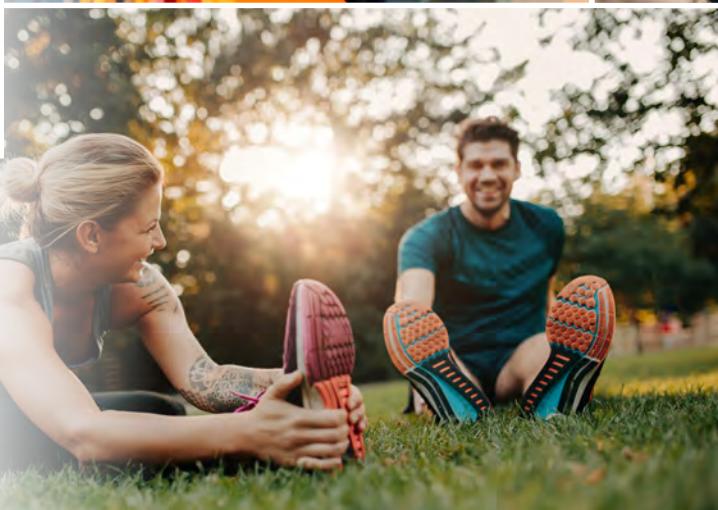
## SCV TOP EMPLOYERS

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



## LOCAL CULTURE MEETS LUXE STYLE

Local culture meets luxurious style in scenic North Los Angeles where the lifestyle is unmatched. Vibrant and energetic with endless amenities, the area seamlessly blends big city sophistication with small-town charm. Just steps away from premier dining/retail options and a bustling local culture, Valencia Town Center offers a rare opportunity to grow your business in an award-winning city. Its prime location places you at the core of a well-educated workforce with excellent demographics, providing quick access to key destinations throughout the greater Los Angeles area. This makes Valencia Town Center an ideal location for both your thriving business and family.



## 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 offer 11.5 million square feet of job-generating uses at buildout & generate thousands of permanent jobs, helping the SCV continue to thrive economically and allowing families to live closer to their workspace.



- 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



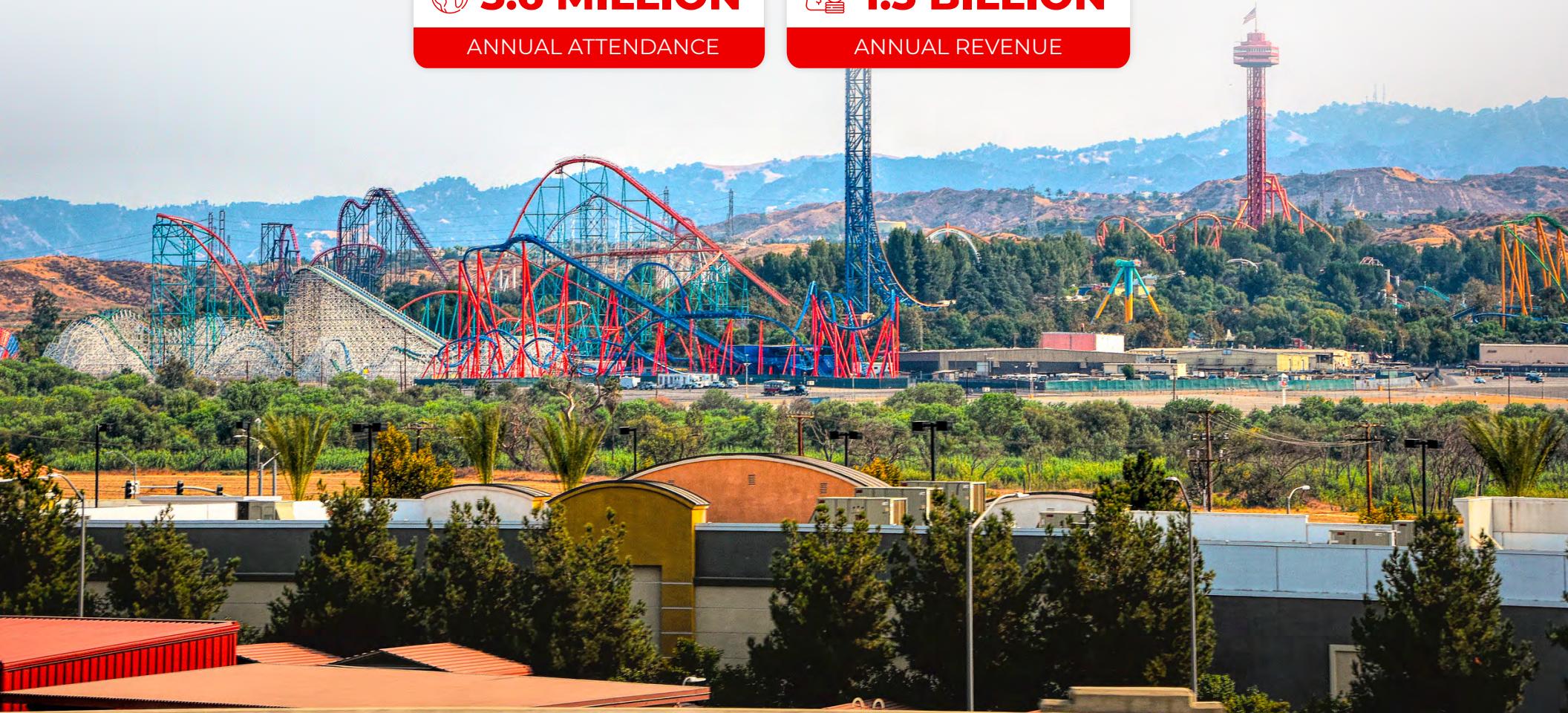
**3.6 MILLION**

ANNUAL ATTENDANCE



**1.5 BILLION**

ANNUAL REVENUE



# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	12,327	94,862	182,249
Estimated Households	5,396	34,279	61,340
Median Age	42.2	41.1	40

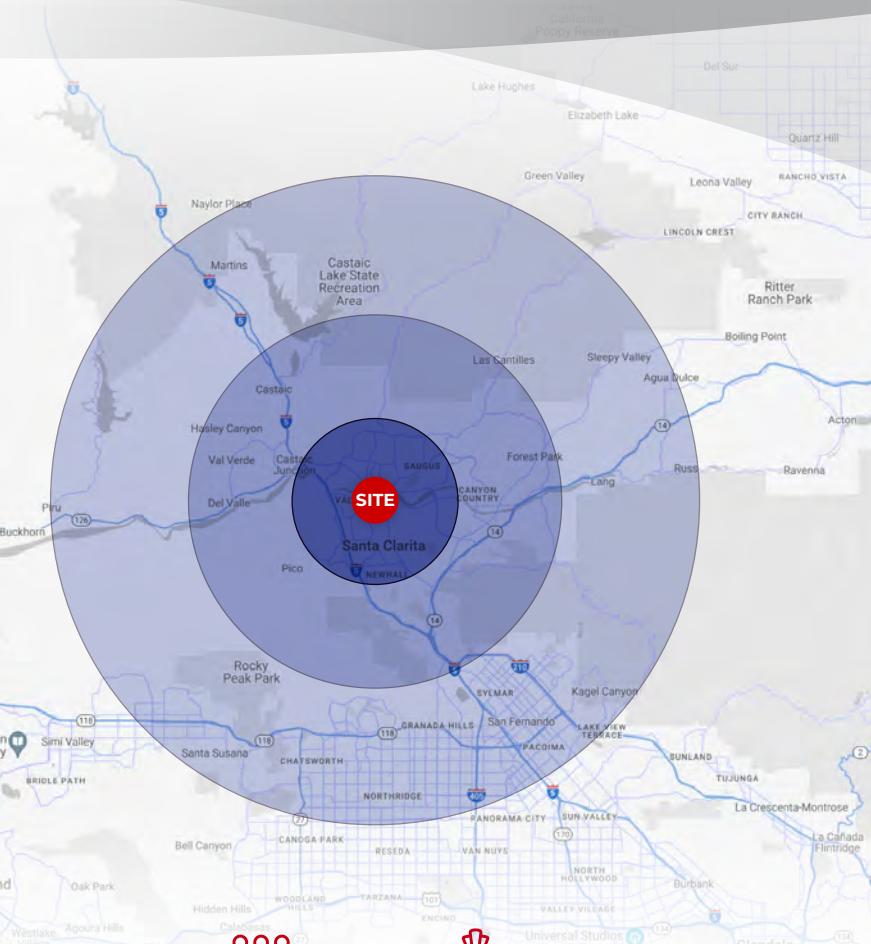
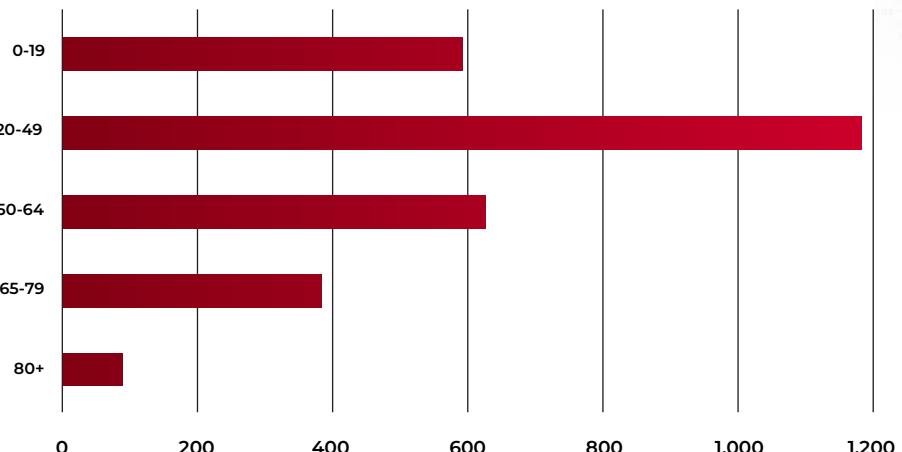


HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$161,343	\$170,388	\$172,638
Median Household Income	\$115,059	\$130,080	\$134,642



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	1,276	6,026	9,271
Total Employees	12,916	57,664	85,502

## AGE DISTRIBUTION



**182,249\***  
 TOTAL POPULATION

**\$172,638\***  
 AVERAGE INCOME

**85,502\***  
 DAYTIME EMPLOYMENT

**9,271\***  
 TOTAL BUSINESSES

\* 5 MILE RADIUS

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SUITE 200 | VALENCIA CA 91355

PRESENTED BY



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