

FOR LEASE | ±47,190 SF

RETAIL PAD / DRIVE-THRU



THE OLD ROAD & SLOAN CANYON ROAD

(SOUTHWEST CORNER OF THE SIGNALIZED INTERSECTION)

RANDY CUDE

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THE OLD ROAD & SLOAN CANYON ROAD

FEATURES / HIGHLIGHTS

PROPERTY FEATURES

-  Five (5) Parcels Totaling - Approximately 47,190 SF
-  Tremendous Visibility From I-5 Freeway (The Old Road & Sloan Canyon Road)
-  Immediate Access to I-5 Freeway
-  Premier Positioning on Major Street with Signalized Intersection
-  Corner Lot with Easy Ingress & Egress
-  Ground Lease, Fast-Food Restaurant, Retail & Development Opportunity

LOCATION HIGHLIGHTS

- Prime Castaic Location 
- Excellent Demographics and Day Time Population 
- Minutes from Santa Clarita Valley and San Fernando Valley 
- Heavy Daily Vehicle Traffic Counts 
- Located on Major Thoroughfare 
- Close Proximity to Six Flags Magic Mountain & Hurricane Harbor, Castaic High School, Williams Ranch Community Development, Castaic Lake, IAC and Valencia Commerce Center, Valencia Five Point and Estrada North & South a Residential and Mixed-Use Development 

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CONCEPTUAL SITE PLAN

PROPERTY SPECS

LOT SIZE APPROXIMATELY 47,190 SF

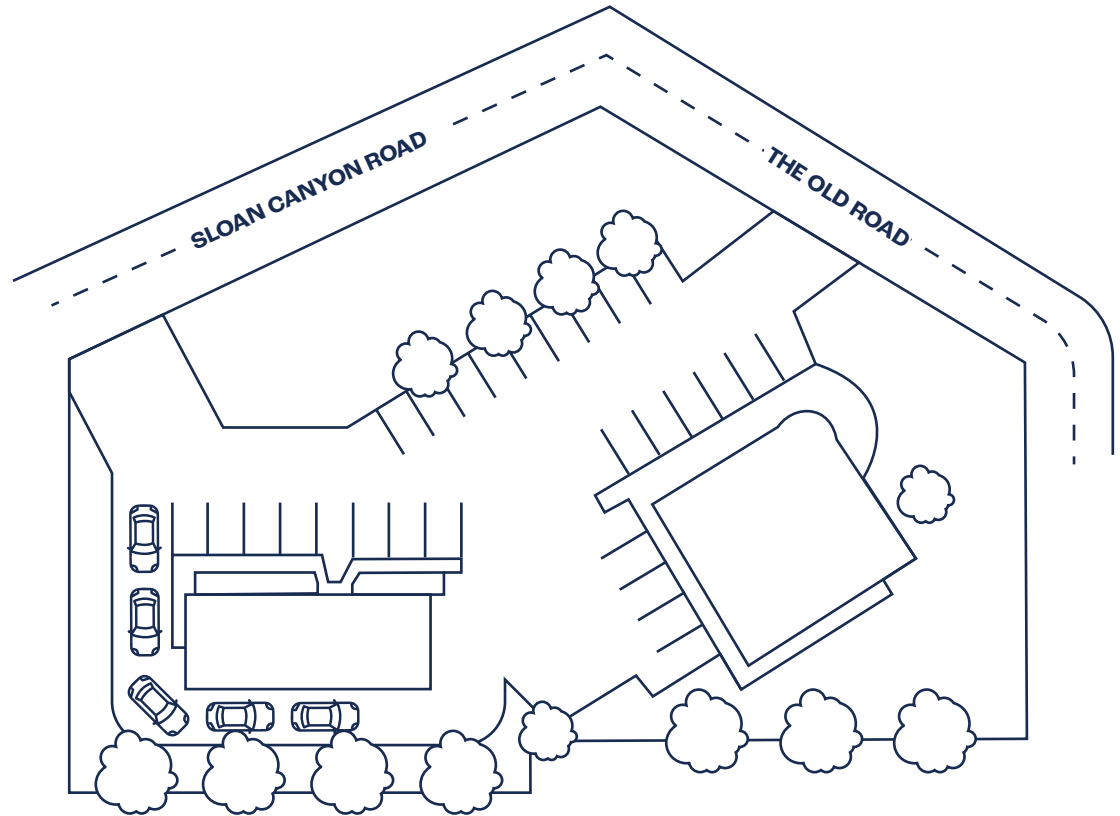
OF PARCELS FIVE (5) PARCELS

FRONTAGE ±200' ON SLOAN CANYON ROAD
±150' ON THE OLD ROAD

APN #

2865-017-009
2865-017-010
2865-017-011
2865-017-014
2865-017-015

***TENANT SHALL VERIFY ALL INFORMATION**



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±74,913 CPD
5 FREEWAY

±12,896 CPD
THE OLD ROAD

±4,307 CPD
SLOAN CANYON ROAD

±4,642 CPD
THE OLD ROAD











Save money. Live better.





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

NEWWHALL RANCH
12,000 Acres 21,000 Homes

ENTRADA DEVELOPMENT
1,600 Residential Units

















Westfield Valencia
Town Center

THE OLD ROAD & SLOAN CANYON ROAD

AREA HIGHLIGHTS

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

ECONOMIC OVERVIEW

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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VALENCIA FIVEPOINT

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 create 11.5 million square feet of job generating uses at buildout and generate thousands of permanent jobs, helping the SCV continue to thrive economically and allowing families to live close to their work.



- 21K+ Homes
- 10K Acres of Open Space & 50 Miles of New Trails
- 130K Construction Jobs
- 75K Permanent Jobs
- 11.5M SF of Job Generating Uses
- \$12.7B Total Development Investment



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DEMOGRAPHICS DATA



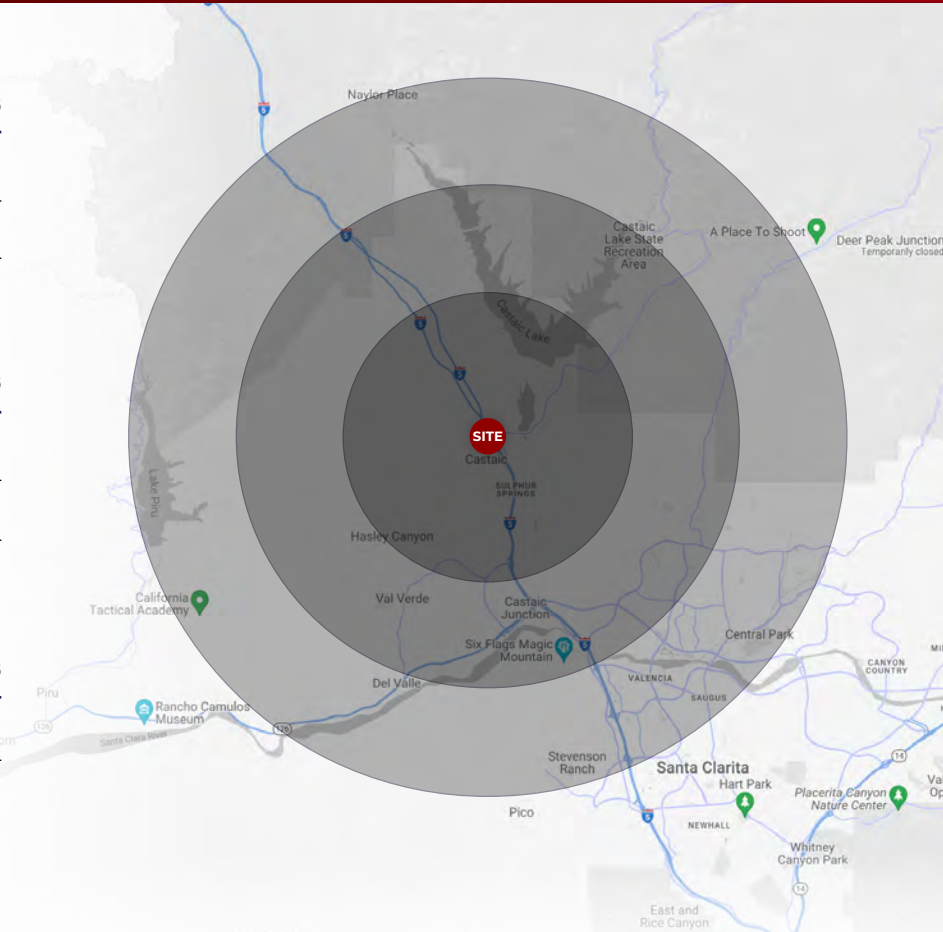
POPULATION	3 MILE	5 MILES	10 MILES
Estimated Population	19,642	41,855	200,521
Estimated Households	5,670	12,226	67,923
Projected Population (2028)	19,226	42,921	201,338



HOUSEHOLD INCOME	3 MILE	5 MILES	10 MILES
Average Household Income	\$175,645	\$185,030	\$168,974
Median Household Income	\$135,098	\$149,698	\$131,569
Projected Household Income (2028)	\$193,874	\$192,993	\$181,005



DAYTIME POPULATION	3 MILE	5 MILES	10 MILES
Total Businesses	449	2,334	9,547
Total Employees	4,065	29,032	86,773

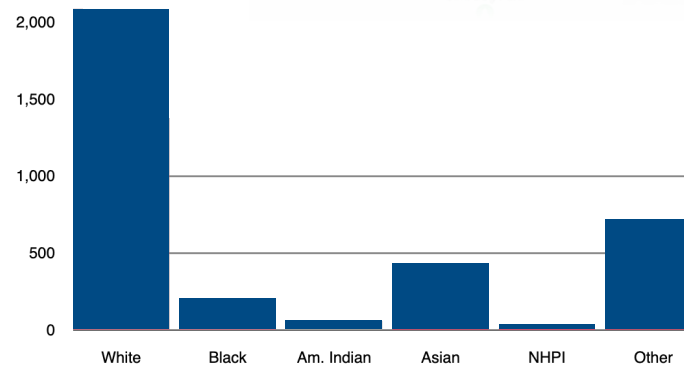


DRIVE TIMES

DESTINATIONS

DESTINATIONS	DISTANCE
Castaic High School	4 Minute Drive
Castaic Lake	7 Minute Drive
Valencia Commerce Center	8 Minute Drive
Valencia Five Point	11 Minute Drive
Williams Ranch Development	11 Minute Drive
Six Flags Magic Mountain	14 Minute Drive

RACE & ETHNICITY



41,855*
TOTAL POPULATION



185,030*
AVERAGE INCOME



29,032*
DAYTIME EMPLOYMENT



2,334*
TOTAL BUSINESSES

* 5 MILE RADIUS

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AREA HIGHLIGHTS

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 LA 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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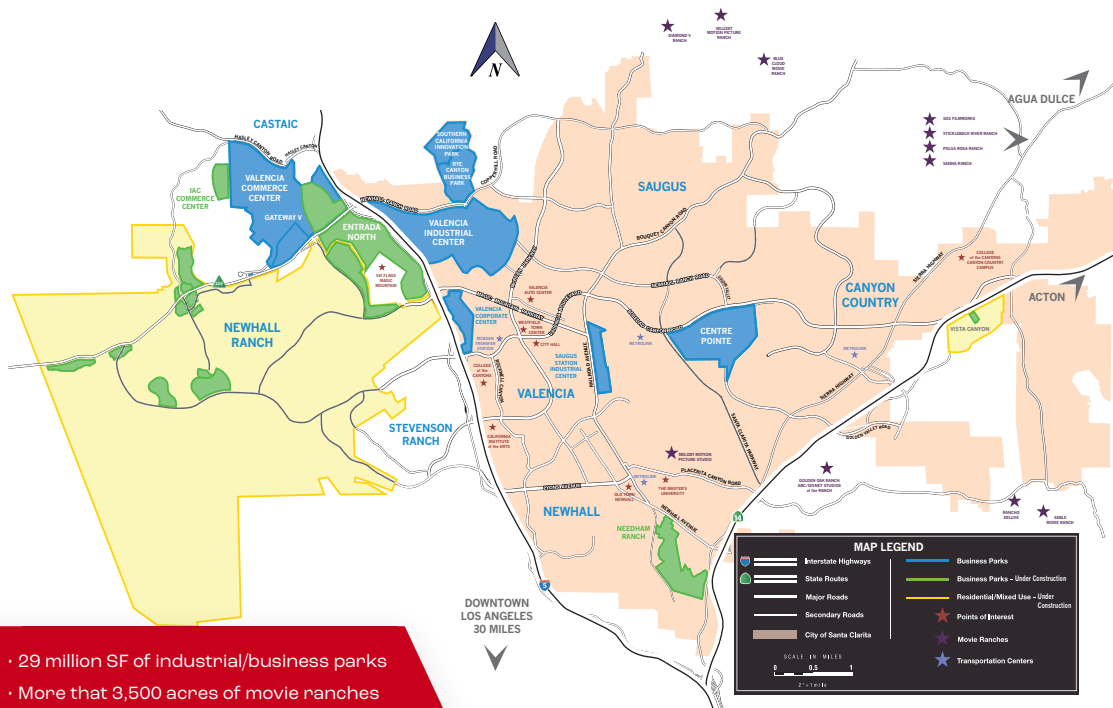
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AREA HIGHLIGHTS

SANTA CLARITA VALLEY

BUSINESS PARKS | PIPE LINE PROJECTS



◆ 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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FOR MORE INFO AND OTHER LOCATIONS CONTACT OUR RETAIL SPECIALISTS



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