



GOLDEN VALLEY SHOPPING CENTER

26475 -26529 GOLDEN VALLEY ROAD | SANTA CLARITA | CA 91350



REGIONAL RETAIL HUB WITH A MIX OF ESTABLISHED RESTAURANTS AND PROFESSIONAL SERVICES IN AFFLUENT COMMUNITY

CBRE



THE OFFERING

CBRE is offering to qualified investors the opportunity to purchase fee simple interest in Golden Valley Shopping Center, a ±22,712 square foot shopping center with a mix of regional and national chain tenants, located at 26475-26529 Golden Valley Road in Santa Clarita, California (the "Property"). Golden Valley Shopping Center is 100% leased to tenants offering food, beverages, personal care, and healthcare services. Golden Valley Road is a major thoroughfare across the Santa Clarita Valley linking California Highway 14 from the east to Interstate 5 in the west. The center is located at the entrance to a prominent regional shopping center anchored by Walmart, Sam's Club, Dick's Sporting Goods and other national retailers.

\$
15,495,000
OFFERING PRICE

6.6%
CAP RATE

Property Address	26475 - 26529 Golden Valley Road Santa Clarita, CA 91350	Land Area (Acres)	±3.14 AC (±136,778 Square feet)
Offering Price	\$15,495,000	APN #	2836-016-071
In-Place NOI	\$1,024,900	Yr Built	2007
Cap Rate	6.6%	Ownership Interest	Fee simple
Total GLA	±22,712 Square feet	Encumbrances	None, delivered free & clear of debt

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CONTACT US

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