

FOR SALE/LEASE | ±7,324 SF

OWNER-USER / INVESTMENT OPPORTUNITY



FREESTANDING MEDICAL / OFFICE BUILDING

21060 CENTRE POINTE PARKWAY | SANTA CLARITA, CA 91350

MATT SREDEN

Senior Vice President
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CA DRE Lic. #01907628

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PROPERTY FEATURES

ADDRESS	21060 Centre Pointe Parkway Santa Clarita, CA 91350
APN #	2836-068-015
GLA	±7,324 SF 2 Suites
PRICE	\$3,225,000
PRICE PSF	±\$440.33
STORIES	Single Story
CONSTRUCTION TYPE	Concrete Tilt-Up
FIRE SPRINKLERS	Wet
YEAR BUILT	2003
ZONING	SCBP (Santa Clarita Business Park)
CITY JURISDICTION	City of Santa Clarita
COUNTY JURISDICTION	Los Angeles County
HOA BUSINESS PARK	Centre Pointe



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HIGHLIGHTS



High-Image Freestanding
Medical / Office Building



Owner-User / Investment Opportunity



Located within the Prestigious
Centre Pointe Business Park



Excellent Santa Clarita Location



Two (2) Suites (3,500 SF & 3,824 SF)



Building Signage Available



29 Reserved Parking Stalls (*per CC&R's)



Common Area Multi-Stall Restrooms



Well Designed Layouts
with Upgraded Finishes

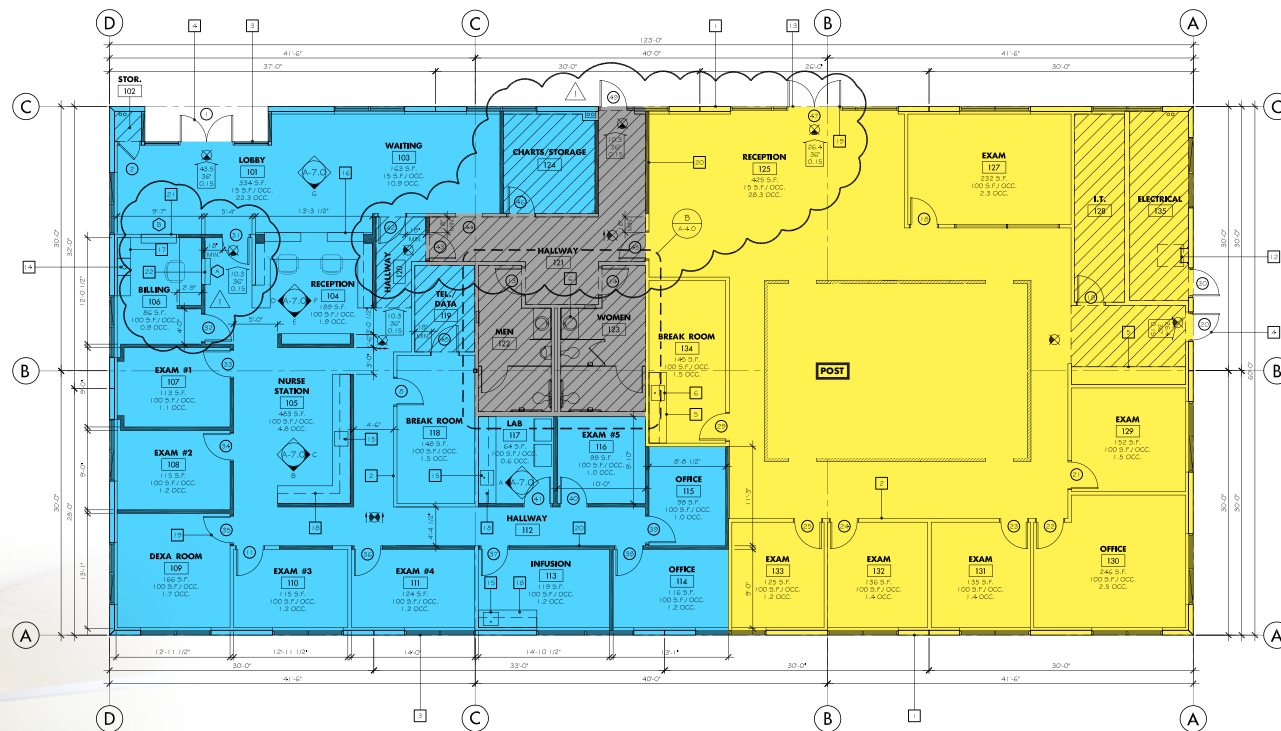


Extensive & Wrap-Around Window Line

SHARED COMMON AREA

AVAILABLE (3,824 SF)

LEASED THROUGH 9/30/2026



Prominent freestanding medical / office building is situated at the forefront of a master planned business park along Centre Pointe Parkway. This high-visibility location offers building signage, abundant (28) parking stalls and an expansive wrap-around window line. Additionally, the Properties location benefits from easy access to a wide range of dining and retail establishments in the vicinity.

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LOCATION HIGHLIGHTS



Highly Desirable Santa Clarita Location



Located in the Prestigious Centre Pointe Business Park along Centre Pointe Parkway off Golden Valley Road



Excellent Demographics and Strong Workforce



Adjacent to Cross Valley Connector (Newhall Ranch Road) and Minutes from Freeway Onramps



5.7 miles to Henry Mayo Memorial Hospital



Near Multiple Developments Including Valencia FivePoint a 21,000+/- Residential Homes



Ideally located just minutes from premier amenities including dining, shopping, hotels, fitness centers, daycare, Centre Pointe Village, Bus Line, Valencia Town Center, Six Flags, Championship Golf Courses, Metrolink, the Hyatt Hotel & Conference Center, Santa Clarita Sports Complex, and Henry Mayo Newhall Hospital



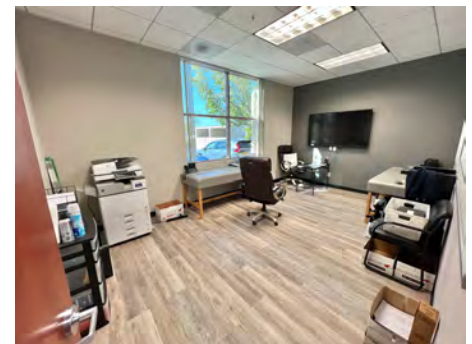
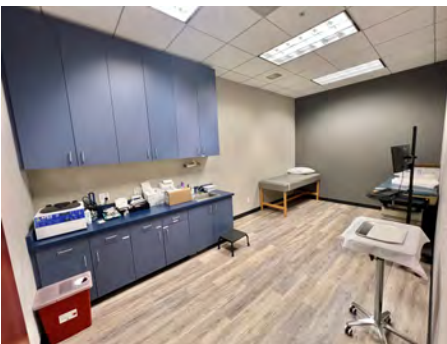
Easy access to most parts of the Santa Clarita Valley, I-5, SR-126 and Hwy 14 Freeway Onramp



SUITE 21064

TENANT OVERVIEW & RENT ROLL

TENANT	SUITE	SIZE (SF)	LEASE TYPE	LEASE EXP.	OPTION TO EXTEND	NOTES
DWC Pros & Los Angeles Orthopedic Institute	21064	3,500 SF	Modified Gross (Utilities + Janitorial)	9/30/2026	One (1) 36-Month Option	Private Practice



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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



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



NEARBY AMENITIES



Valencia Town Center



Valencia Country Club



Henry Mayo Newhall Hospital



UCLA Health



Coffee Houses



Six Flags Magic Mountain



Burger Cuisine



Fitness, Parks, & Trails

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DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	2,953	109,165	227,689
Estimated Households	1,049	37,911	78,149



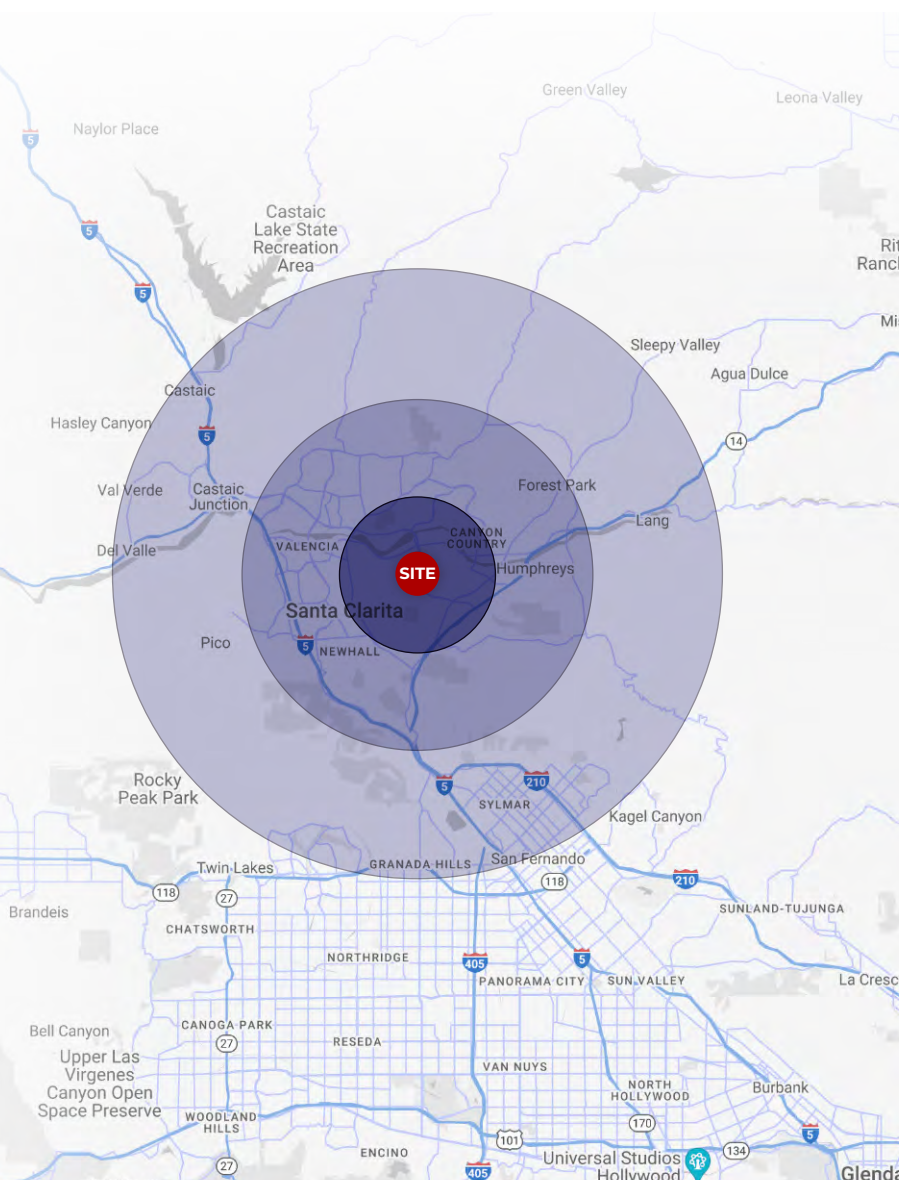
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$143,700	\$150,982	\$163,208
Median Household Income	\$104,000	\$115,969	\$127,899



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	484	4,916	10,209
Total Employees	5,095	35,916	79,611



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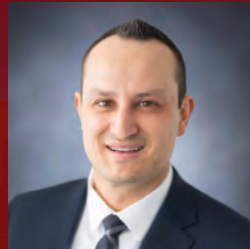
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