

FOR SALE | ±2,626 SF



OFFICE / INDUSTRIAL BUSINESS PARK | PRIME VALENCIA LOCATION

25209 AVE TIBBITTS | VALENCIA, CA 91355

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SPECTRUM
COMMERCIAL REAL ESTATE, INC.
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Ralphs
Bank of America
SUBWAY
Starbucks

amazon

INTERSTATE CALIFORNIA 5

CALIFORNIA 126

Castaic Junction

Logix
Headquarters
Future Home

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

Six Flags

Six Flags HURRICANE HARBOR

NEWWHALL RANCH
12,000 Acres 21,000 Homes

ENTRADA DEVELOPMENT
1,600 Residential Units

McDonald's
Wendy's
Hilton
Red Lobster
IN-N-OUT BURGER
Shell

UCLA Health
Quest Diagnostics

HOMWOOD SUITES
Hilton
Assisted Living & Memory Care
Oakmont of Valencia
Hampton Inn

EMBASSY SUITES
COURTYARD
Marriott

SUBWAY

AB
Advanced Banks

Walmart
Save money. Live better.

LAIFITNESS
Smart & Final
PATRÓN
Mojoson Bar & Grill
TESLA SUPERCHARGER
the Habit BURGER GRILL
APOLA
COPPER HILL (BBQ)

Jack in the box
Starbucks
DEL TACO

SUBJECT PROPERTY

McDonald's
HomeGoods
NORDSTROM
I RACK

Holiday Inn
Starbucks
Best Western
Denny's

KAISER PERMANENTE
the Canyons

Assisted Living & Memory Care
Oakmont of Valencia
Polo LoCo
K Albertsons

Starbucks
The Learning Experience
popeyes
Former Boys
BURGERS & MORE

Office DEPOT
Wendy's
Urbane Cafe

VALENCIA HIGH SCHOOL

Carl's Jr.
7 ELEVEN

Valencia Town Center

BOUQUET JUNCTION

PARDEE

SAUGUS

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



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	5,412	78,718	167,549
Estimated Households	2,433	27,457	55,714
Median Age	36.1	40.3	39.7

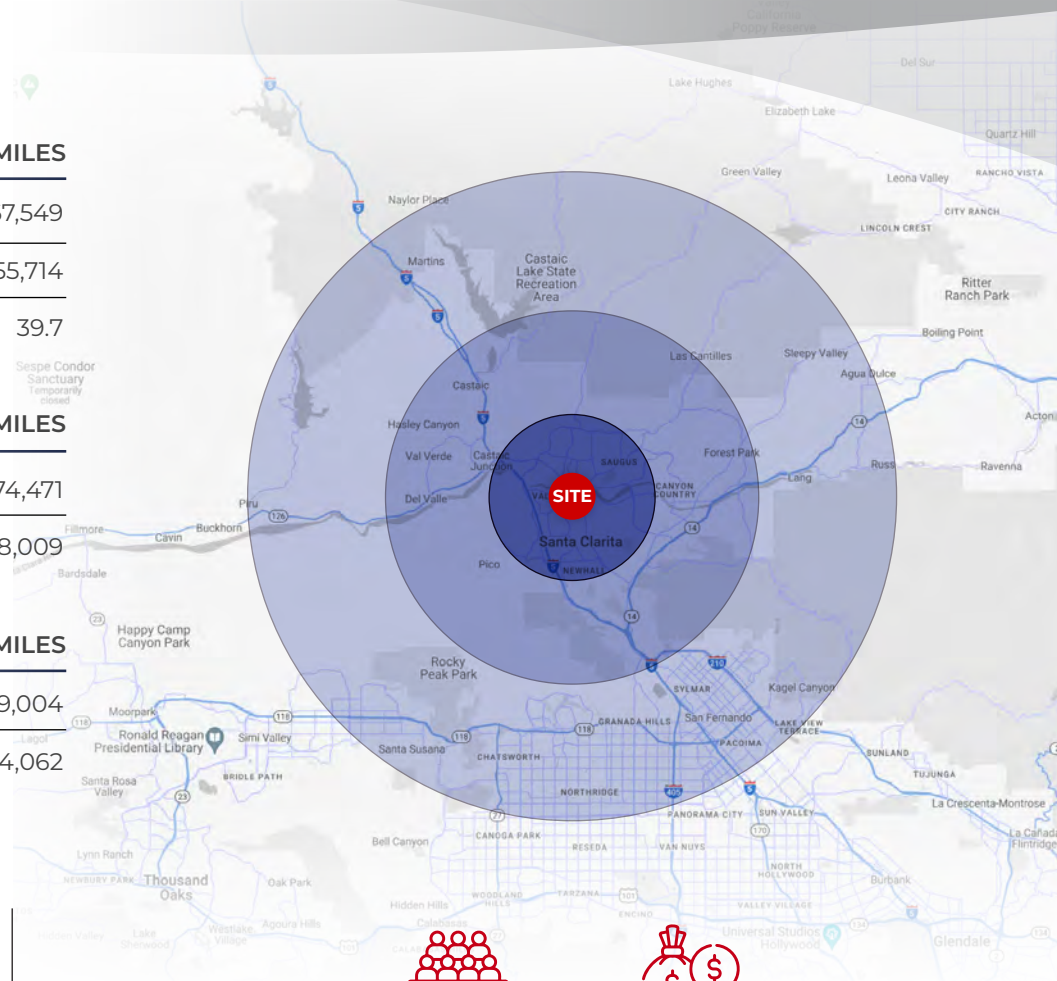
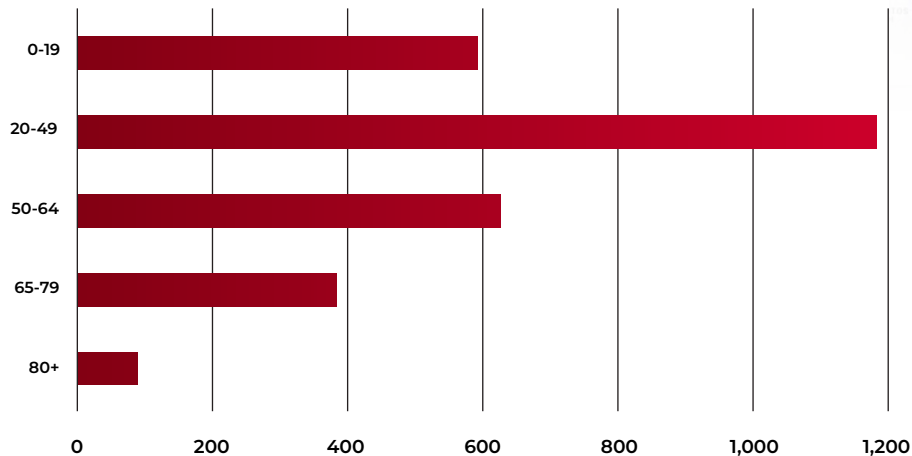


HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$171,024	\$172,144	\$174,471
Median Household Income	\$125,847	\$132,717	\$138,009



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	1,522	5,240	9,004
Total Employees	17,823	54,308	84,062

AGE DISTRIBUTION



167,549*
TOTAL POPULATION



\$174,471*
AVERAGE INCOME



84,062*
DAYTIME EMPLOYMENT



9,004*
TOTAL BUSINESSES

* 5 MILE RADIUS

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