

28212 - 28230 CONSTELLATION ROAD

Valencia | CA 91355

60,474 SF AVAILABLE FOR SALE 23,367 SF AVAILABLE FOR LEASE (UNIT C/D)

HIGH IMAGE BUILDING LOCATED WITHIN
MASTER PLANNED RYE CANYON BUSINESS PARK



CBRE

HIGHLIGHTS

**23,367 SF AVAILABLE
IMMEDIATELY FOR
LEASE OR FOR OWNER/
USER TO OCCUPY**



23,367 SF Unit C/D Currently Built Out as Commercial Bakery/Kitchen with Plans to Easily Revert Back to Light Industrial



24' Clear and Dock High Loading



Part of Master Planned Rye Canyon Business Park



Balance of Building (Units A & B) Leased to 2 Long-time Tenants



Located Within Business-Friendly City of Santa Clarita, No ULA Tax

PROPERTY INFORMATION

- » Total Building Size: 60,474 SF
- » Total Office Size: 14,281 SF
- » Finished Office Mezz Size: 3,770 SF
- » Lot Size: 187,744 SF/ 4.31 Acres
- » APN Number- 2866-039-026
- » Sale Price: \$15,250,000
- » Sale Price/SF: +/--\$252/SF

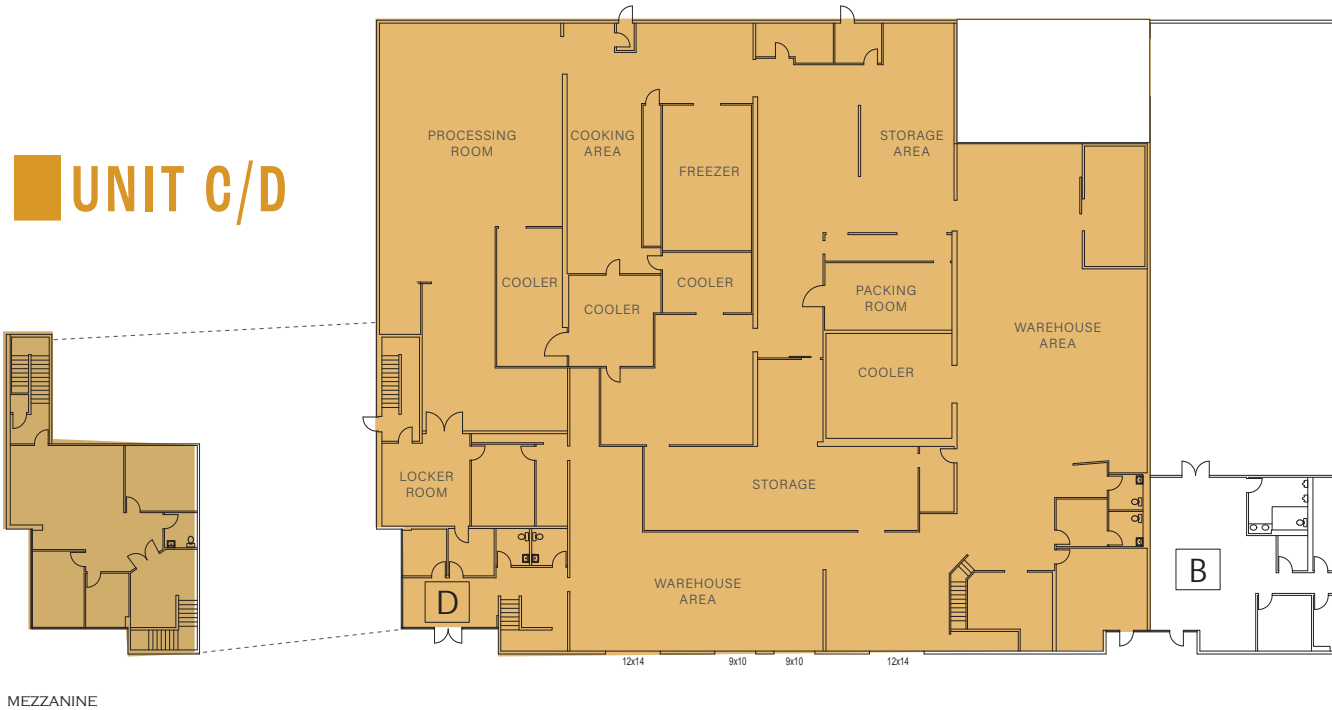


SALE PRICE: \$15,250,000
(+/--\$252/SF)



- » Grade Level Doors: 4 (12' X 14')
- » Dock High Doors: 5 (9' X 10')
- » Min Clear Height: 24'
- » Sprinklered: Yes
- » Substantial HVAC Improvements
- » +/-1,600 Amps; 277/480 V; 3 Phase; 4 Wire
(Buyer to verify)
- » Parking: ±119 Stalls

FLOOR PLANS



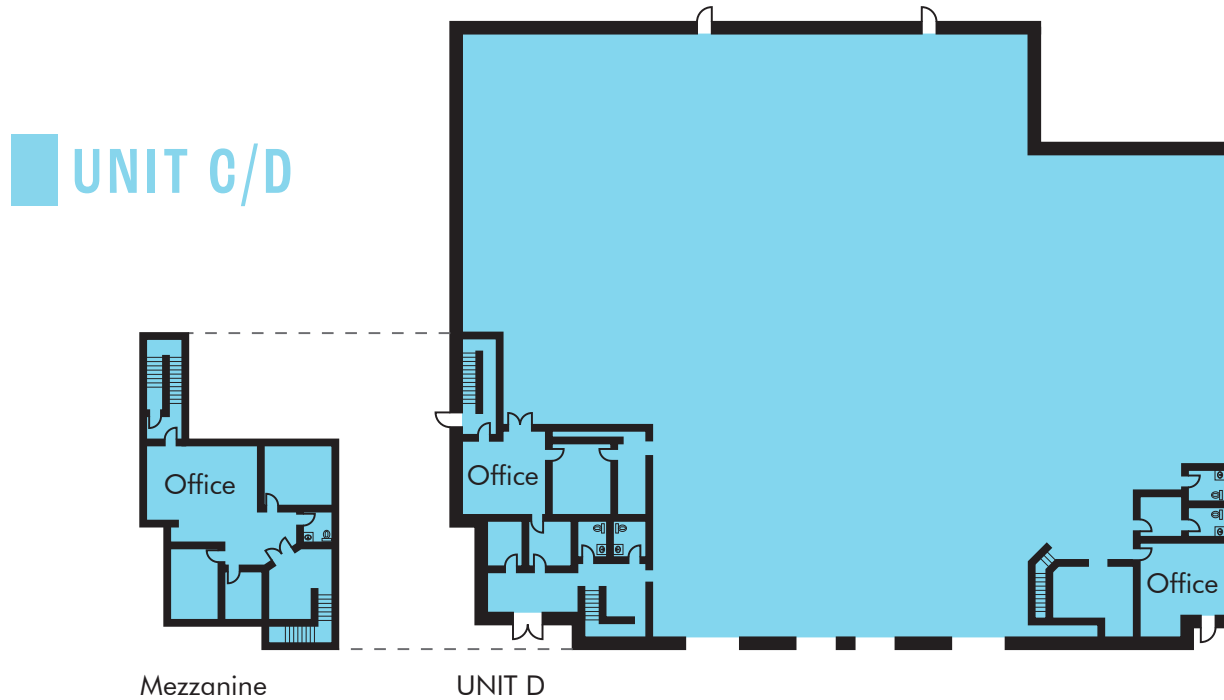
MEZZANINE

EXISTING COMMERCIAL BAKERY/KITCHEN PLAN

PROPERTY HIGHLIGHTS

- » Size: 23,367 SF
- » Office SF: 3,640 SF, Including 1,872 SF Mezzanine
- » Loading: 2 Dock High and 2 Grade Level Doors
- » Restrooms: 5 single stall restrooms
- » Asking Rent: \$29,200/month NNN
- » Asking Rent/SF: \$1.25/SF/month NNN

FLOOR
PLANS



CONCEPTUAL LIGHT INDUSTRIAL PLAN

(POTENTIAL TO DEMISE UNITS C & D AS WELL)

- SCOOTERS JUNGLE- 24,503 SF
- SCP POOL- 12,604 SF
- VACANT, AVAILABLE IMMEDIATELY - 23,367 SF



BUILDING PLAN AND TENANTS

* CALL BROKER FOR RENT ROLL

EATERIES

- | | |
|---------------------------|--------------------------------|
| 1 Jack in the Box | 32 Chick-fil-A |
| 2 Original Tommy's | 33 Chipotle |
| 3 Del Taco | 34 Crab N' Spice |
| 4 Jimmy Deans | 35 Salt Creek Grille |
| 5 McDonald's | 36 BJ's Restaurant |
| 6 Teen Titans Tower Pizza | 37 Greater Pacific |
| 7 Wendy's | 38 The Cheesecake Factory |
| 8 Red Lobster | 39 Black 'N Blue |
| 9 In-N-Out Burger | 40 Buca di Beppo |
| 10 Denny's | 41 California Pizza Kitchen |
| 11 Sam's Flaming Grill | 42 Marston's Restaurant |
| 12 Crazy Otto's Diner | 43 Sabor Cocina Mexicana |
| 13 Azul Tequila | 44 Eggs 'n' Things |
| 14 Tokyo Sushi | 45 Q&Q Hawaiian bbq |
| 15 Crumbl Cookies | 46 Italia |
| 16 Chop Stop | 47 Pizza Di Marco |
| 17 Masa Ramen | 48 Maria's Italian Deli |
| 18 Red Robin | 49 Leo's Grill |
| 19 Jamba | 50 The Habit Burger Grill |
| 20 Rubio's | 51 Olive Terrace Bar & Grill |
| 21 Olive Garden | 52 Teriyaki Madness |
| 22 Madre Restaurant | 53 Chronic Tacos |
| 23 Ooh La La Panini | 54 Paik's Noodle |
| 24 Cold Stone Creamery | 55 Panda Express |
| 25 Zankou Chicken | 56 Taco Bell |
| 26 85C Bakery Café | 57 Popeyes |
| 27 Jersey Mike's | 58 Las Delicias Sport Taqueria |
| 28 Presto Pasta | 59 Ameci Pizza & Pasta |
| 29 Hook Burger | 60 Wingstop |
| 30 See's Candies | 61 Pizza Hut |
| 31 Mimi's Cafe | 62 Fatburger |

SHOPPING

- | | |
|---------------------------|-------------------------|
| 1 Whole Foods Market | 21 HomeGoods |
| 2 Gap | 22 Nordstrom Rack |
| 3 Claire's | 23 Tillys |
| 4 Finish Line | 24 T-Mobile |
| 5 Forever 21 | 25 Target |
| 6 Express | 26 Apple |
| 7 Bath & Body Works | 27 Chase Bank |
| 8 Lululemon | 28 The Home Depot |
| 9 Sephora | 29 Valley Produce |
| 10 Lovesac | 30 Smart & Final Extra! |
| 11 Vans | 31 Walmart |
| 12 Zumiez | 32 Office Depot |
| 13 Pottery Barn | 33 BevMo! |
| 14 Color Me Mine | 34 Subaru Dealership |
| 15 Men's Wearhouse | 35 Lexus |
| 16 Sprouts Farmers Market | 36 Infiniti |
| 17 Ralphs | 37 Macy's |
| 18 The UPS Store | 38 JCPenney |
| 19 Five Below | 39 H&M |
| 20 Big 5 Sporting Goods | 40 Carter's |

FITNESS

- | | |
|-------------------------------|--------------------------------|
| 1 Afterburn Fitness | 8 My Gym |
| 2 CrossFit Rye Canyon | 9 Gold's Gym |
| 3 Santa Clarita Sports Center | 10 Henry Mayo Fitness & Health |
| 4 LA Fitness | 11 Flex 'N Burn |
| 5 9Round | 12 Get Sweat Studio |
| 6 Ekata Training Center | 13 True Barre |
| 7 The Paseo Club | 14 Mind Body & Soul |

LODGING

- | | |
|-------------------------|--------------------------------|
| 1 Courtyard by Marriott | 6 SpringHill Suites |
| 2 Embassy Suites | 7 Residence Inn |
| 3 Homewood Suites | 8 Holiday Inn Express & Suites |
| 4 Hilton Garden Inn | 9 Hyatt Regency |
| 5 Best Western | 10 Valencia Travel Village |

ENTERTAINMENT

- | | |
|----------------------------|--|
| 1 Magic Moments Theater | 5 Scooter's Jungle of Valencia |
| 2 Six Flags Magic Mountain | 6 Santa Clarita Performing Arts Center |
| 3 Hurricane Harbor | 7 Valencia Country Club |
| 4 Lucky Luke Brewing | 8 Woodland Tennis Courts |



REGIONAL
MAP

28212 - 28230 CONSTELLATION RD



**FOR MORE INFORMATION
PLEASE CONTACT**

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