

CENTRE POINTE PLAZA



FOR LEASE | 2,137 - 5,451 SF

PREMIER CLASS "A" OFFICE/MEDICAL SUITE

— 26415 CARL BOYER DRIVE | SANTA CLARITA, CA 91350 —

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 661.306.9600

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

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FEATURES / HIGHLIGHTS

PROPERTY FEATURES

-  High-Image Building Anchored by Kaiser Permanente
-  Extensive & Wrap-Around Window Line with Beautiful Views
-  Monument Signage **ask for details*
-  Free & Abundant 5/1,000 SF Parking
-  Traffic Counts - Golden Valley Road **20,856 CPD**

LOCATION HIGHLIGHTS

-  Prime Santa Clarita Location with Excellent Demographics
-  Major Street Identity on Golden Valley Road & Centre Pointe Parkway
-  Close Proximity to Metrolink, Valencia Town Center Amenities, Centre Pointe Village, Hyatt Hotel & Conference Center, Santa Clarita Sports Complex, Fitness Facilities, Daycare Centers, Restaurants, Shopping
-  Adjacent to Cross Valley Connector & Minutes from Freeway Onramps
-  Nearby Amenities Include:



MONUMENT SIGNAGE



PARKING RATIO: 5 PER 1,000 SF

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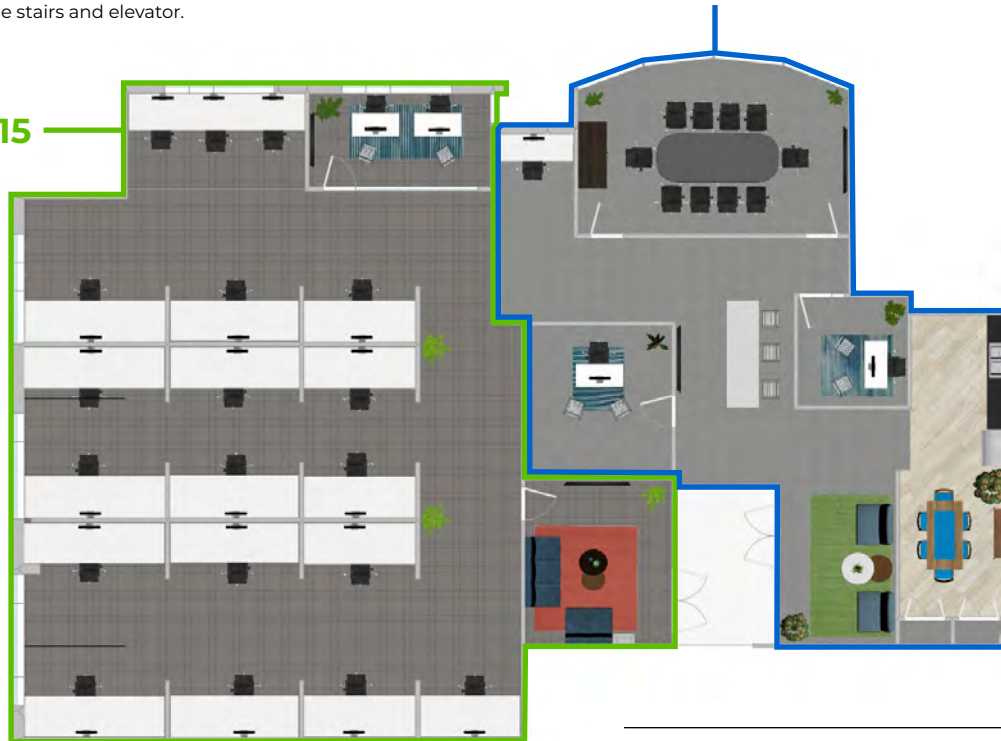
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UNIT #	SIZE	NOTES
SUITE 215	3,314 SF	Bright corner office with open-concept layout featuring one (1) windowed/glass office, open bullpen, and reception area. Flexible floor plan allows for the addition of multiple private windowed offices to maximize functionality. Conveniently located adjacent to the stairs and elevator.



SUITE 215



SUITE 210



[CLICK HERE FOR
ADDITIONAL PHOTOS](#)

UNIT #	SIZE	NOTES
SUITE 210	2,137 SF	Efficient layout with lobby, two private offices, glass-enclosed conference room, and kitchenette/breakroom. Floor plan allows for the addition of 2 - 3 private offices to enhance flexibility. Conveniently located adjacent to the stairs and elevator.

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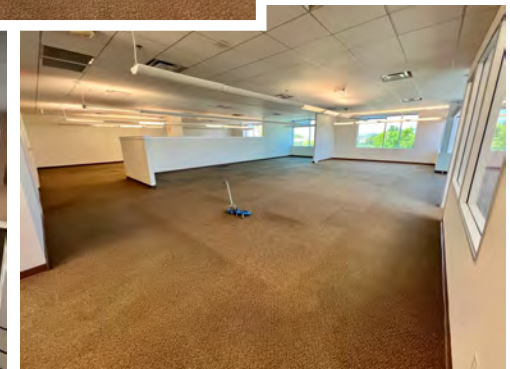
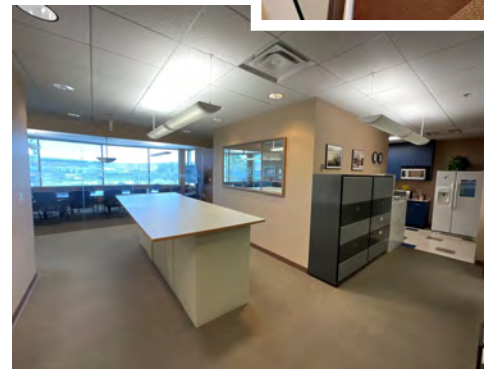
SUITE 205 | FLOOR PLAN

DIVISIBLE*

UNIT #	SIZE	NOTES
SUITE 205	5,451 SF	Fully built out corner office with wrap-around window line & main lobby entrance. Stunning conference room overlooking the valley, large kitchen & breakroom, private offices as well as large IT/storage room.



[CLICK HERE FOR
ADDITIONAL PHOTOS](#)



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 228,673 in 2020. 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;
- "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	2,500
William S. Hart Union School District	2,115
Henry Mayo Newhall Hospital	1,775
College of the Canyons	1,350
Princess Cruises	1,100
The City of Santa Clarita	1,098
U.S. Postal Service	1,023
The Master's University	916
Boston Scientific	742
Logix	694
Amazon	580
California Institute of the Arts	456
Walmart	450
Kaiser Permanente	418
Scorpion Internet	356



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LOCAL AMENITIES



Valencia Town Center



Valencia Country Club



Henry Mayo Newhall Hospital



UCLA Health



Coffee Houses



Kaiser Permanente



Burger Cuisine



Fitness, Parks, & Trails



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	6,430	108,853	219,293
Estimated Households	2,197	36,893	75,415



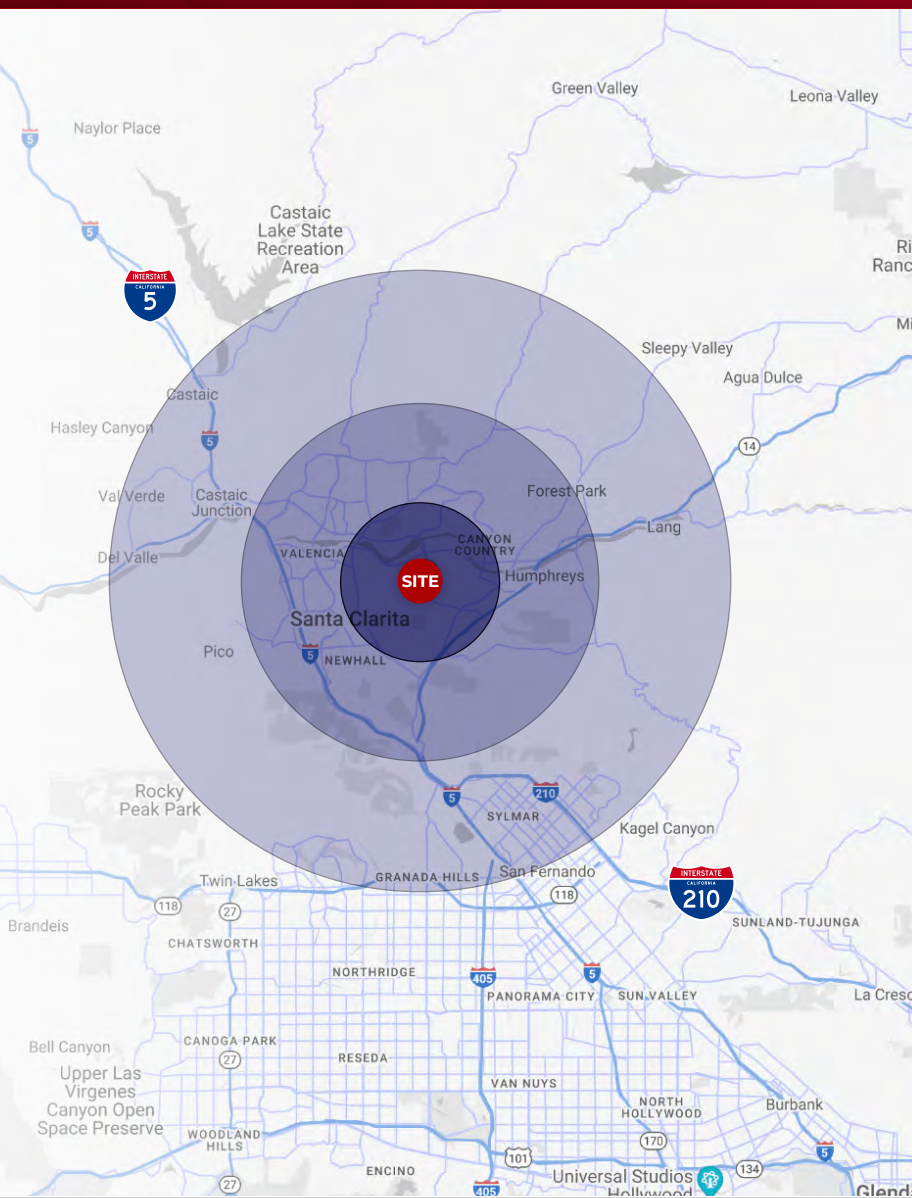
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$131,196	\$144,350	\$159,146
Median Household Income	\$108,964	\$115,074	\$125,688



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	734	4,172	9,758
Total Employees	6,480	29,355	76,299



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