

VALENCIA TOWN CENTER



FOR LEASE | \pm 8,786 SF
CLASS "A" OFFICE / MEDICAL SPACE
2ND FLOOR
DIVISIBLE*

24251 TOWN CENTER DRIVE, SUITE 201 | VALENCIA CA 91355

YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

ANDREW GHASSEMI

Senior Vice President
661.212.3956
aghassemi@spectrumcre.com
CA DRE Lic. #01963548

MATT SREDEN

Senior Vice President
661.755.6654
msreden@spectrumcre.com
DRE License #01907628

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

SPECTRUM

COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

LOCATION, LOCATION, LOCATION



PRESTIGIOUS

Valencia Town Center



EXCELLENT DEMOGRAPHICS

Heavy Vehicle & Foot Traffic Counts



ADJACENT

to the entrance of Valencia Town Center Mall



WALKING DISTANCE

to Restaurants, Shopping, Entertainment, Regal Edwards Cinema, Gold's Gym, Hyatt Hotel, Single Family Residential & Luxurious Condos & Apartments



CLOSE PROXIMITY

to Amenities, Championship Golf Courses, Daycare Facilities, I-5 Freeway & 1.5 Miles to the Henry Mayo Newhall Hospital



IMMEDIATE ACCESS

to Interstate 5 Freeway via Valencia Boulevard



PROPERTY FEATURES



Second Floor Space | Ten (10) Private Offices, Conference Room, Two (2) Bullpen Areas, Lobby, Multi-Stall Restrooms, Breakroom/Kitchenette



Extensive Wraparound Window Line Exposure



Convenient Parking (*Surface and Structure*)



Elevator Served



Walking Distance to the Best Amenities in the Area



Excellent Tenant Mix with Great Synergy



Prominent Building and Awning Signage (*contact broker*)*



FLOORPLAN

GROSS LEASABLE AREA 8,786 SF "Divisible"

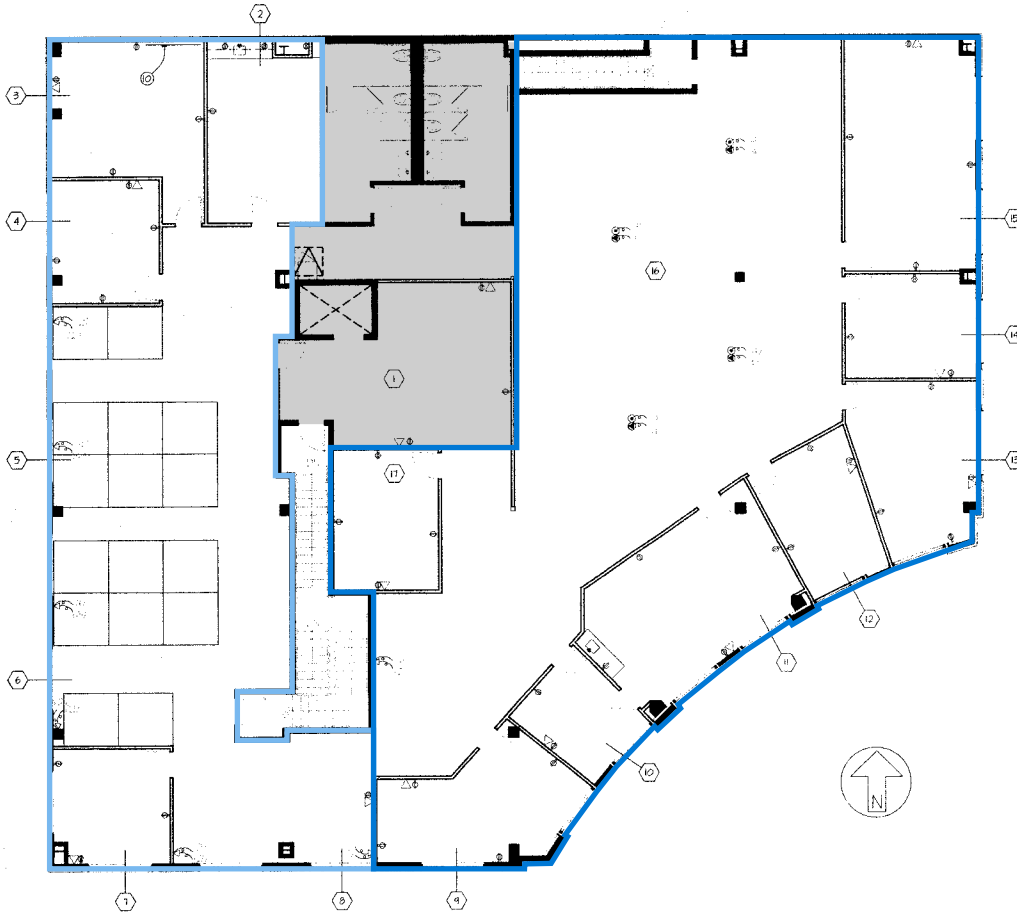
AVAILABILITY Second Floor Space

EXISTING BUILDOUT Office

LEASE TYPE Full Service - Net Janitorial (*Subject to Use*)

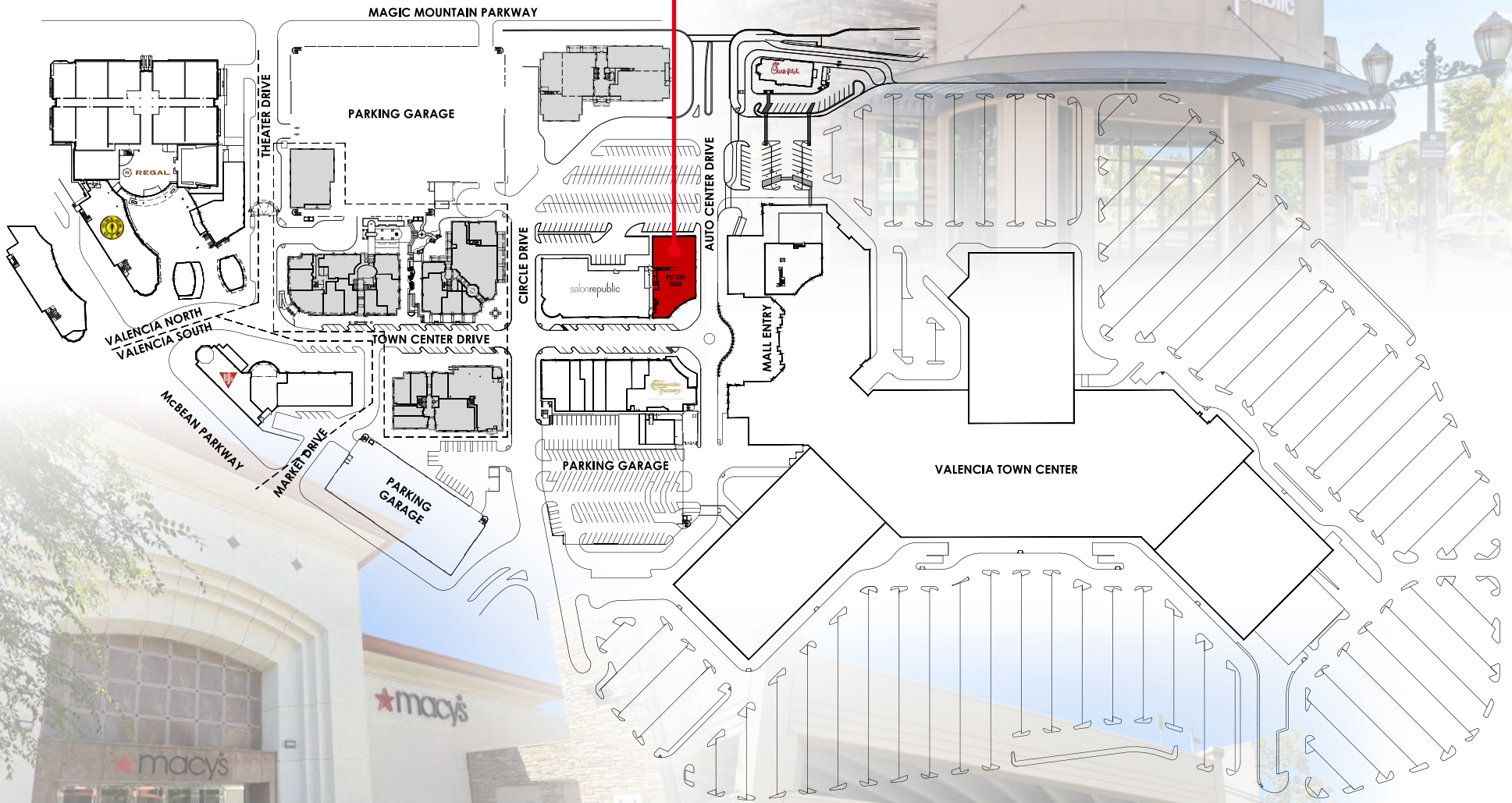
ZONING Regional Commercial (RC)

ELEVATOR Services Second Floor



SITE PLAN

SUBJECT PROPERTY



NEARBY TENANTS



**SUBJECT
PROPERTY**

Bell
Valencia
THE MADISON
of Town Center Apartments
HENRY MAHO
FITNESS
HEALTH

LARSEN'S
SALT
CREEK
The Ivy Day Spa
REGAL
BJS

HYATT

PRINCESS

salonrepublic
POTTERY
BARN

CITY
NATIONAL
BANK
AN RBC COMPANY

TESLA

VALENCIA
AutoCenter
SANTA CLARITA

MONTICELLO

Starbucks

Morgan Stanley
Financial Advisors

Cake
Factory
SUGAR
HOUSE

Chick-fil-A

JCPenney

macy's

California
FISH GRILL
LOCAL WISKEY

Apple

SEPHORA

FOOD COURT
SHARKY'S

MCBEAN PARKWAY

Lucille's
KITCHEN
BAM-BAM-QUE

Lazy DOG
BREWERY

lululemon

FOOD COURT
SHARKY'S

FIVE GUYS
BURGERS and FRIES

salita
TACOS & MARGARITAS

Stard
GLAZE

WOKCANO

TOWN CENTER DRIVE

Mendocino
Farms

EV charging station icon

VALENCIA BOULEVARD

ISLANDS
fine burgers & drinks

WHOLE
FOODS
MARKET

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



LOCAL CULTURE MEETS LUXE STYLE

Local culture meets luxurious style in scenic North Los Angeles where the lifestyle is unmatched. Vibrant and energetic with endless amenities, the area seamlessly blends big city sophistication with small-town charm. Just steps away from premier dining/retail options and a bustling local culture, Valencia Town Center offers a rare opportunity to grow your business in an award-winning city. Its prime location places you at the core of a well-educated workforce with excellent demographics, providing quick access to key destinations throughout the greater Los Angeles area. This makes Valencia Town Center an ideal location for both your thriving business and family.



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	14,228	94,485	188,159
Estimated Households	6,303	34,228	62,913
Median Age	40.6	40.6	39.6

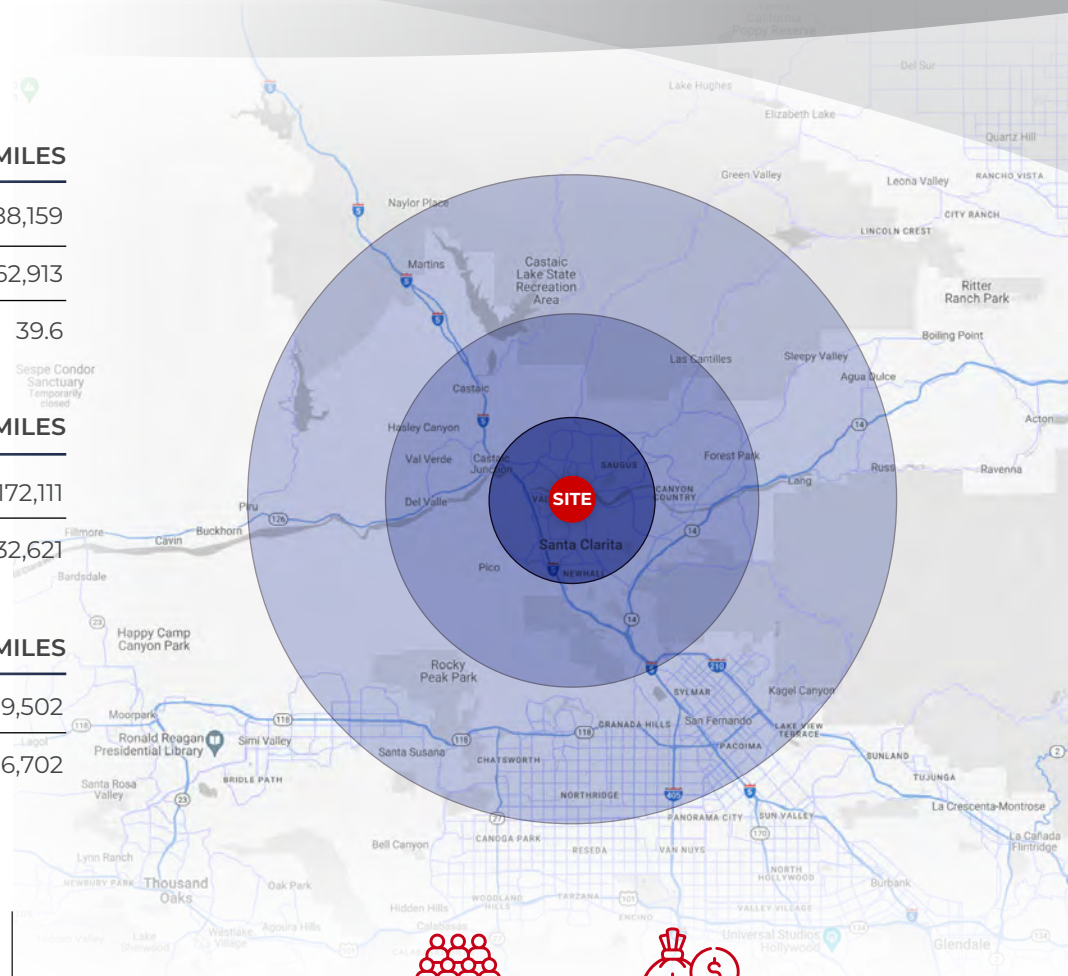
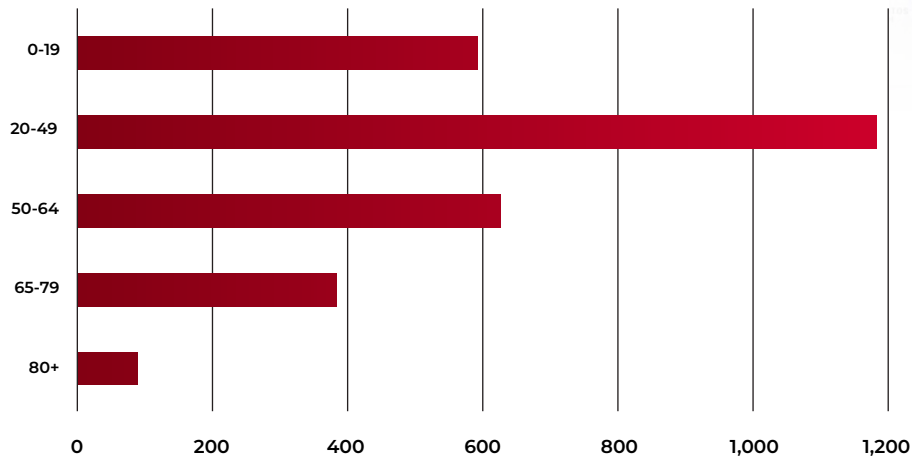


HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$136,582	\$165,931	\$172,111
Median Household Income	\$108,691	\$127,197	\$132,621



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	1,429	6,244	9,502
Total Employees	14,161	59,679	86,702

AGE DISTRIBUTION



188,159*
TOTAL POPULATION



\$172,111*
AVERAGE INCOME



86,702*
DAYTIME EMPLOYMENT



9,502*
TOTAL BUSINESSES

* 5 MILE RADIUS

VALENCIA TOWN CENTER

24251 | **TOWN CENTER DRIVE**
SUITE 201 | VALENCIA CA 91355

PRESENTED BY



YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758



ANDREW GHASSEMI

Senior Vice President
661.212.3956
aghassemi@spectrumcre.com
CA DRE Lic. #01963548



MATT SREDEN

Senior Vice President
661.755.6654
msreden@spectrumcre.com
DRE License #01907628

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