

FOR SALE

±16 ACRES

APN# 2833-019-017 & 018

Zoning SCBP

SVI Properties presents a prime parcel of land, with numerous opportunities for immediate and future development. Easy access to the major artery between Antelope Valley and Los Angeles and major business parks and residential communities within a 5 mile radius. **Located on the SW corner of corner of Sierra Highway (parallel with the Antelope Valley Freeway CA-14) and Placerita Canyon, in the eastern portion of the City of Santa Clarita.**



- **+ - 8 Acres** with approximate slope <2%
- **Adjacent** and visible from Antelope Valley Freeway CA-14, with on and off ramps at Placerita Canyon.
- **¼ mile** from the proposed 58 acre Disney Ranch ABC Studios and Corporate offices, at the NE corner of Sierra Highway and Placerita Canyon.
- **¼ mile** from the new Dockweiler Parkway, Santa Clarita's newest east-west connection, with construction expected to begin in 2024
- **2 miles** From Shadowbox Studios, a +- \$500 million development on 93 acres at the intersection of Railroad Ave and Placerita Canyon. Construction expected to begin in 2024.
- **2 miles** to Needham Ranch Industrial Park.
- **2 miles** to Centre Pointe
- **5 miles** to Vista Canyon's 1,100 residential units and over 959,000 sf Corporate Office and Industrial
- **7 miles** to Valencia Town Center
- **12 miles** to the San Fernando Valley
- **20 to** Burbank Airport
- **30 miles** to Los Angeles

Asking Price: TBD
Escrow Period 90 Days

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DRE License #358501

No warranty, expressed or implied, is made as to the accuracy of the information contained herein. This information is subject to errors, omissions and changes in price and terms. Cooperating brokers, buyers, and other parties who receive this information should not rely on it, and should confirm the accuracy of the information contained herein.

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Santa Clarita is a city in the northwestern Los Angeles County. With a 2020 census population of 228,673, it is the third-largest city by population in Los Angeles County, the 17th-largest in California, and the 98th-largest city in the United States. It is located about 30 miles northwest of downtown Los Angeles, and occupies 70.75 square miles.

Santa Clarita is bounded on the west by the Golden State Freeway (I-5). The Antelope Valley Freeway (CA-14) runs northeast-southwest forming part of the city's irregular east boundary. The two freeways meet at Newhall Pass, near the city's southernmost point.

Santa Clarita is home to three institutions of higher education: California Institute of the Arts, an internationally renowned art university, and the expanding Master's University, in Placerita Canyon, presently 750 on-site housing units; and College of the Canyons, a community college, at the corner of Valencia Blvd and the I-5 Freeway.

On the east side of the valley, new growth is bounding, with the Needham Ranch, Centre Point Industrial Park, both off of the Antelope Valley Freeway, the new development of Vista Canyon, and Shadowbox Studios, 1.2 million sf on 93 acres, at the intersection of Railroad Ave and Placerita Canyon, 2 miles west of the Antelope Valley Freeway and Placerita Canyon. Construction expected to commence in 2024.

The 2022 Economic Outlook conference marked the 9th anniversary at the SCVEDC. We've come a long way in that time, and there has been a lot of change. For example:

- Santa Clarita's population has grown by 7.5% because we built over 6000 new homes (277,451→298,731)
- Meanwhile, the jobs base has grown by 13.5%. We built millions of square feet of new industrial, commercial, and retail space.
- Santa Clarita has nearly recovered all the jobs lost during the pandemic and our job creation rate is increasing. (83.0 → 94.2)
- Total personal income has grown by roughly 50% (18.3B → 27.6B)
- The unemployment rate dropped from 9.0 to its current level of 4.1

Needham Ranch

1 mile North of the Interstate 5 and 14 freeway, and approximately 1 mile south of Placerita Canyon, sits Needham Ranch. This new 135-acre space includes 4.2 million sf of industrial buildings that range in space from 40,000 to 216,320 square feet. For more information go to www.thecenteratneedhamranch.com.

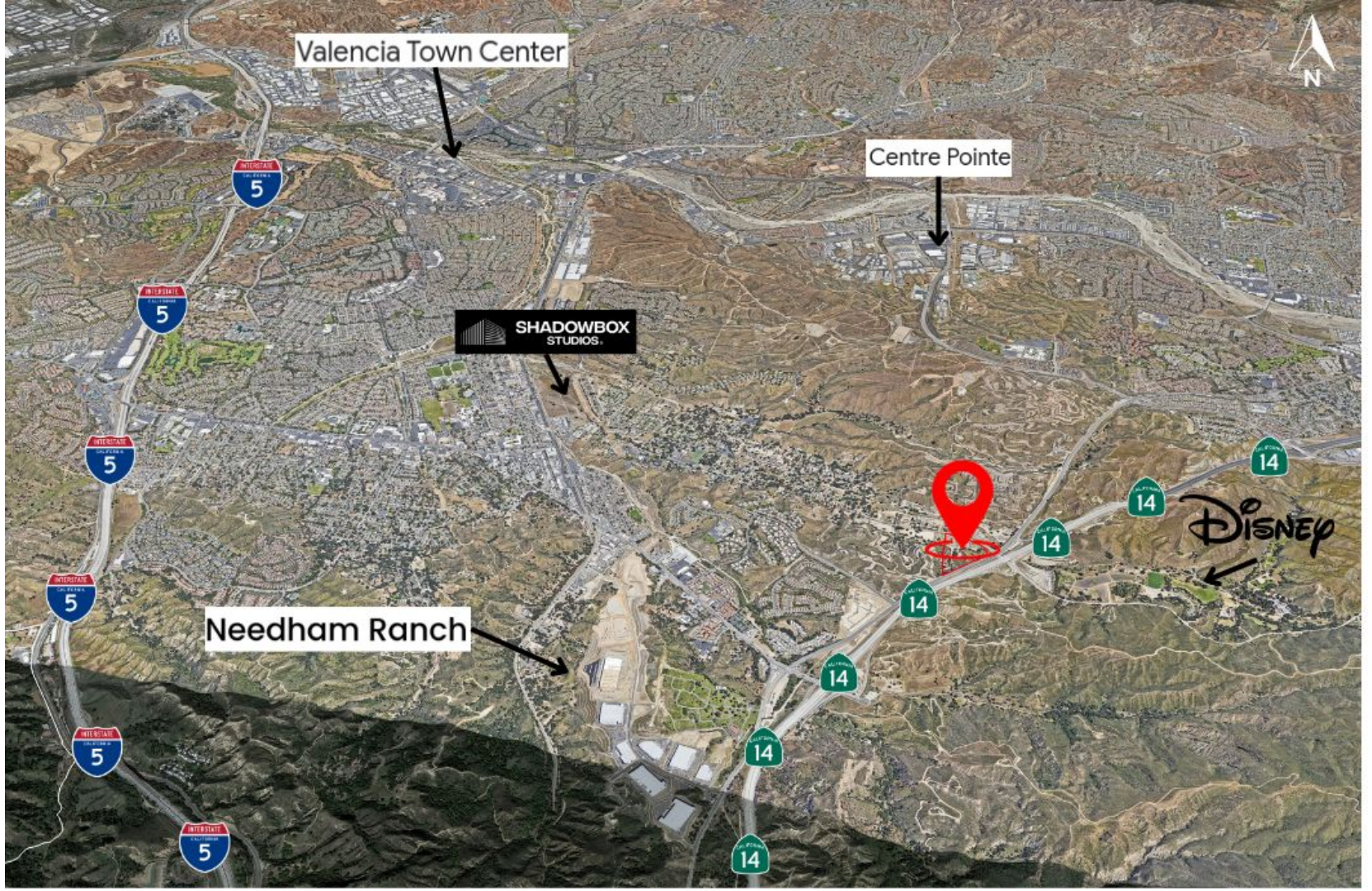
Vista Canyon

Approximately 5 miles north of Placerita Canyon, off of the Antelope Valley Freeway CA-14, is the new development of Vista Canyon, with 1,100 residential units, and over 950,000 sf of Corporate and Office and Industrial space, and a new Metrolink station.

Centre Pointe

Description: Master-planned Mixed-Use development, Acres: 240 (Net) • GLA: 2.5 million sf of Office, Industrial. Located 2 miles north of Placerita Canyon, off of Golden Valley Parkway and The Antelope Valley Freeway CA-14

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Valencia Town Center

Centre Pointe

 SHADOWBOX STUDIOS

Needham Ranch

Disney

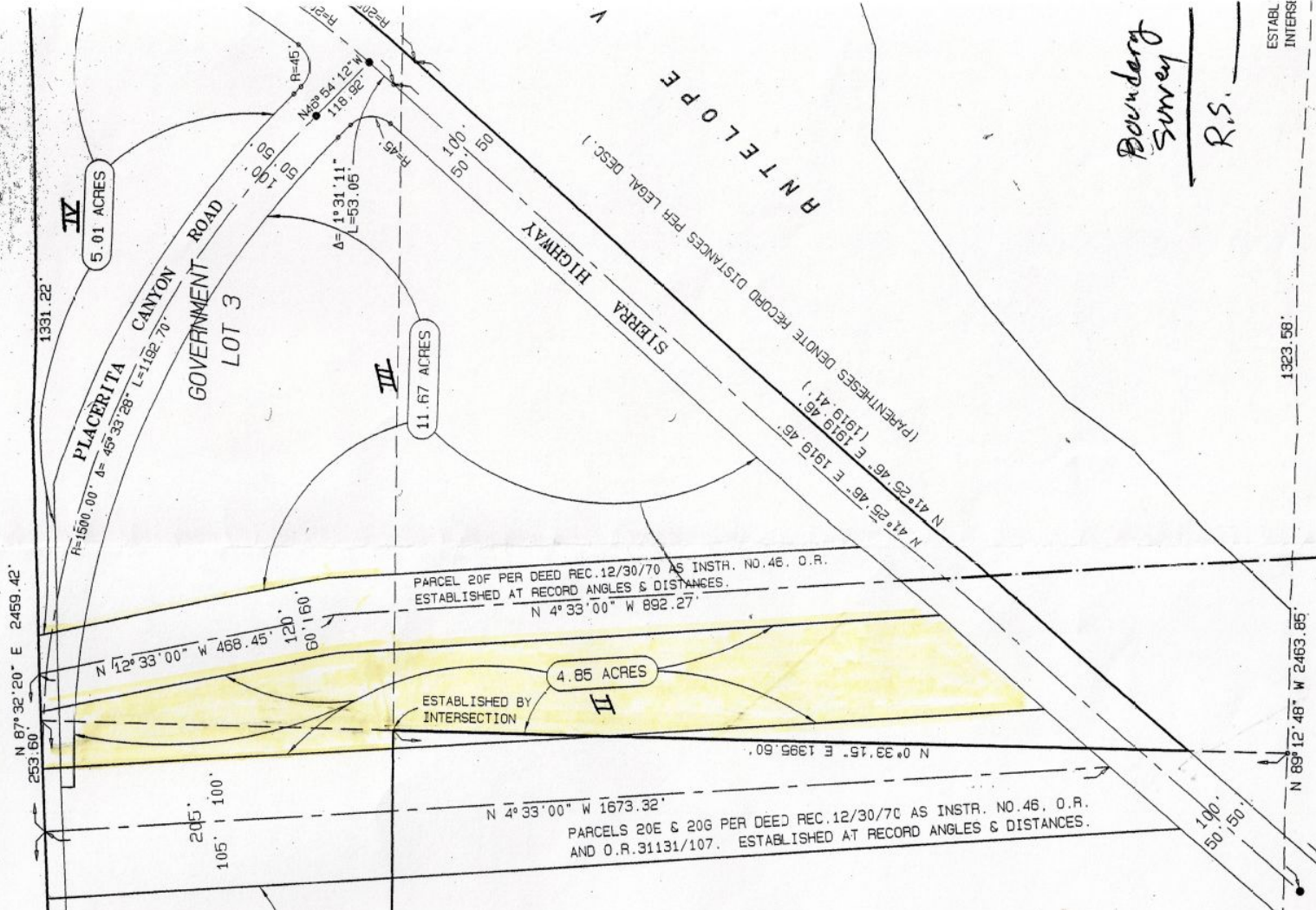


EASEMENT

#017

#018

FIELD LANE
LOCAL LANE



N 87° 32' 20" E 2459.42'
253.60'

1331.22'

IV
5.01 ACRES

PLACERITA CANYON GOVERNMENT ROAD LOT 3

205'
105' 100'

R=1500.00' Δ=45° 33' 28" L=1192.70'
N 68° 54' 12" W 118.92'
R=45'

Δ=1° 31' 11" L=63.05'

III
11.67 ACRES

PARCEL 20F PER DEED REC. 12/30/70 AS INSTR. NO. 46, O.R. ESTABLISHED AT RECORD ANGLES & DISTANCES.
N 4° 33' 00" W 892.27'

ESTABLISHED BY INTERSECTION

II
4.85 ACRES

N 4° 33' 00" W 1673.32'

PARCELS 20E & 20G PER DEED REC. 12/30/70 AS INSTR. NO. 46, O.R. AND O.R. 31131/107. ESTABLISHED AT RECORD ANGLES & DISTANCES.

N 0° 33' 15" E 1395.60'

N 41° 25' 46" E 1919.45'
E 1919.45' (1919.41')
(PARENTHESES DENOTE RECORD DISTANCES PER LEGAL DESC.)

SIERRA HIGHWAY
ANTelope

Boundary Survey
R.S.

ESTABL INTERS

1323.56'

N 89° 12' 48" W 2463.85'

100'
50' 150'