

26465
SUMMIT CIRCLE
SANTA CLARITA, CA

LEASE SPECIAL

**CALL BROKERS FOR DETAILS*

FOR LEASE | ± 9,091 SF

HIGH-IMAGE INDUSTRIAL WAREHOUSE
SUMMIT CORPORATE CENTER

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com / 661.306.9600

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PROPERTY FEATURES

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High-Image Industrial Warehouse



All Ground Floor Space



Office: ±1,800 SF
*(six (6) private offices, lobby, 3 restrooms
and a breakroom/kitchenette)*



Warehouse: ±7,291 SF



Rear Ground Level Loading (12'x14')



18' Minimum Warehouse Clear



Ample Parking: 22 Spaces



Ample Power: 400 AMP's, 277/480 Volts, 3P, 4W



Fire Sprinkler System



Phone & Data Lines in Place







Potential Building Signage

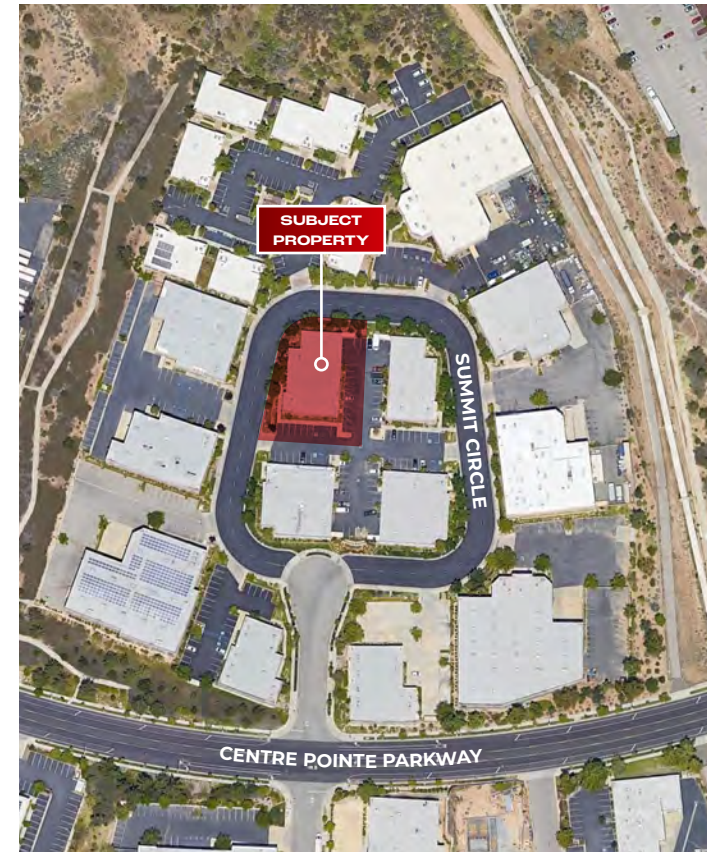


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LOCATION HIGHLIGHTS

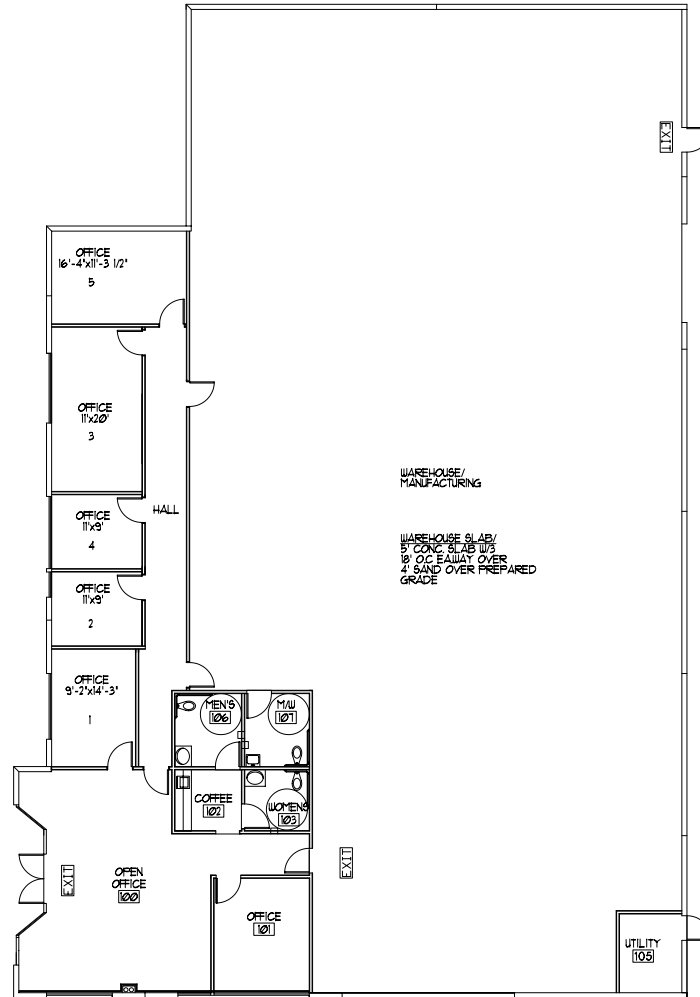
LOCATION HIGHLIGHTS

-  Situated within the Prestigious Centre Pointe Business Park
-  Prime Central Santa Clarita Location with Excellent Demographics
-  Minutes from Local Amenities, Major Retailers, Restaurants, Hotels, Fitness and Day Care Centers
-  Easy Freeway Access, 14, 5 and 126 On-Ramps

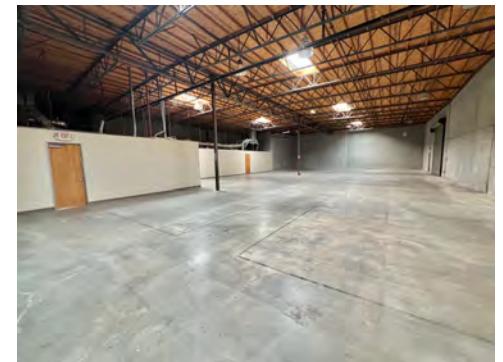


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FLOOR PLAN



(*NOT TO SCALE, TENANT TO VERIFY)





POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	2,879	110,096	223,765
Estimated Households	1,071	37,938	76,744



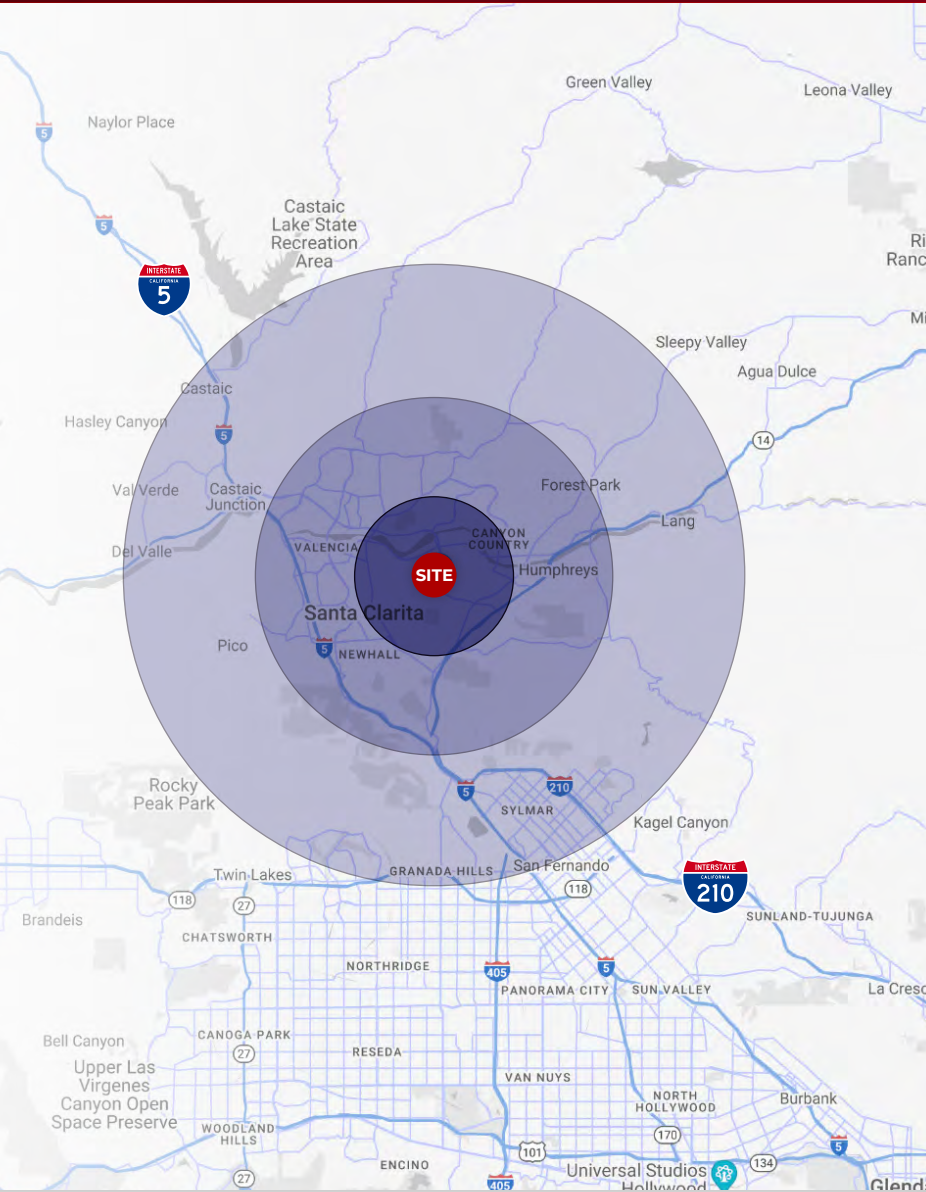
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$149,190	\$145,449	\$160,270
Median Household Income	\$119,314	\$114,300	\$126,857



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	629	4,574	9,936
Total Employees	6,042	33,853	78,402



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



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



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