



VISTA CANYON™



A NEW WAY TO
LIVE / WORK

27651 LINCOLN PLACE | LOS ANGELES, CA 91387

A NEW WAY TO LIVE / WORK

CBRE



WELCOME TO A NEW WAY TO WORK

Commercial office space at Vista Canyon

offers an experience-focused workplace, providing tenants with an inspiring, collaborative work environment, engaging social spaces, high-end amenities and transportation.

FEATURES INCLUDE:

- Full Floor Availability (20k RSF) for Build to Suit
- Available Suites as Small as $\pm 2,500$ SF
- Customizable Offices to Meet Your Evolving Office Needs
- Unbeatable Highway Access and Visibility to Highway 14
- On Campus Vista Canyon Metrolink Station Plus Bus Transit Station
- Walkable Shopping, Dining and Entertainment in Town Center Setting
- Wired Certified-Recipient of Prestigious Award Recognizing Best in Class Connectivity Infrastructure, Helping Businesses Thrive
- 10 miles of Walking, Biking and Equestrian Trails - A Commitment to a Sustainable Future
- Strategically Located in one of California's Most Highly Awarded Communities With 75 Acres of Open Space



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IMPECCABLE AMBIENCE MULTI-FACETED EXPERIENCE



EXPECTATIONS EXCEEDED

PROPERTY ADDRESS: 27651 Lincoln Place, Santa Clarita, 91387

NUMBER OF FLOORS: 3

TYPICAL FLOOR SIZE: 20,000 SF divisible to $\pm 2,500$ SF

BUILDING SIZE: 57,000 rentable SF

ELEVATORS: Kone / Monospace 500 / 200 FPM / 3,500 LB

ELECTRICAL: Main switchgear 3000 amps 277 / 480 volt

HVAC: Air cooled rooftop packaged V.A.V. units

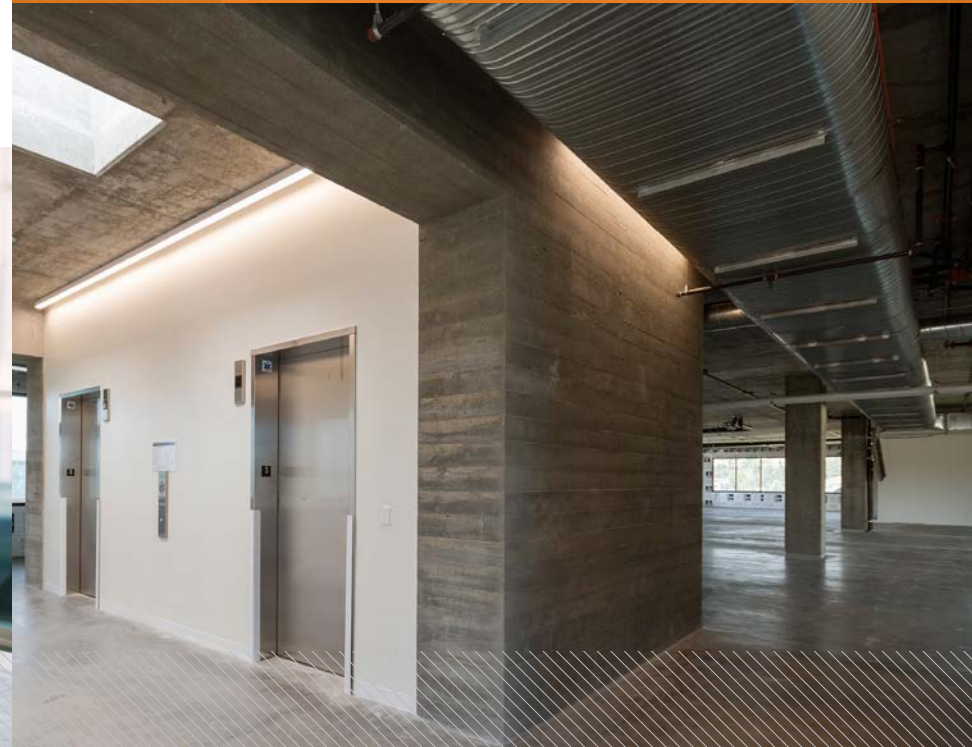
CEILING HEIGHT: 16 feet for retail (floor 1), 13 feet (floors 2 and 3)

SOLAR: 7,700 SF of panels (future)

BROADBAND: Full broadband / Fiber infrastructure and capabilities from both AT&T and Spectrum

PARKING: 4 / 1,000 SF+ available parking

E.V. CHARGING STATIONS: 30+ in parking structure (future)



BUILD YOUR FUTURE
AT VISTA CANYON

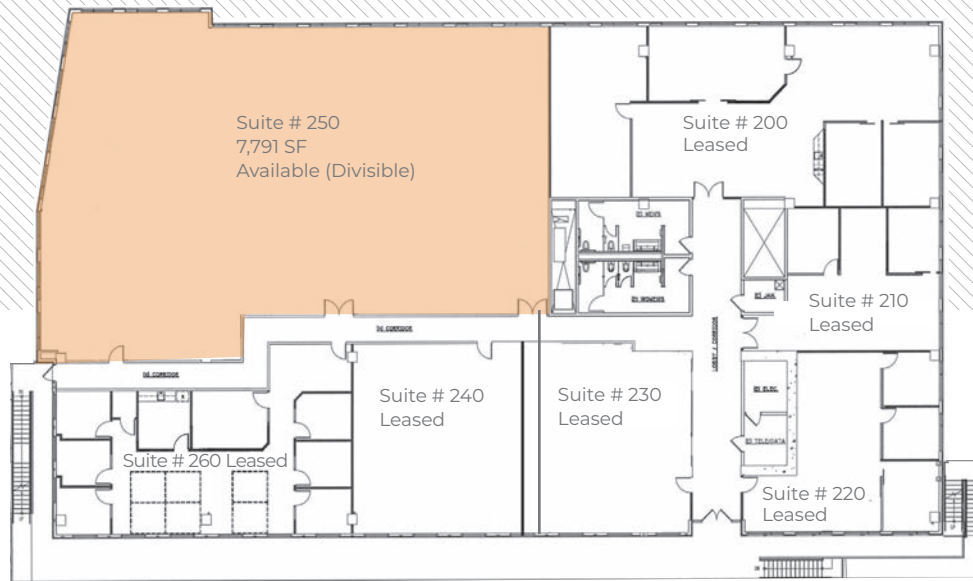


OPEN, AIRY AND FLEXIBLE FLOORPLANS

The offices at Vista Canyon can be adapted to the needs of any business with its high ceilings and a layout that allows for modern work spaces, open and collaborative rooms, outdoor balconies and dedicated areas that are quiet and private for more focused work. The 2nd floor has operable windows in central suites.



CUSTOMIZE SPACES AROUND YOUR NEEDS

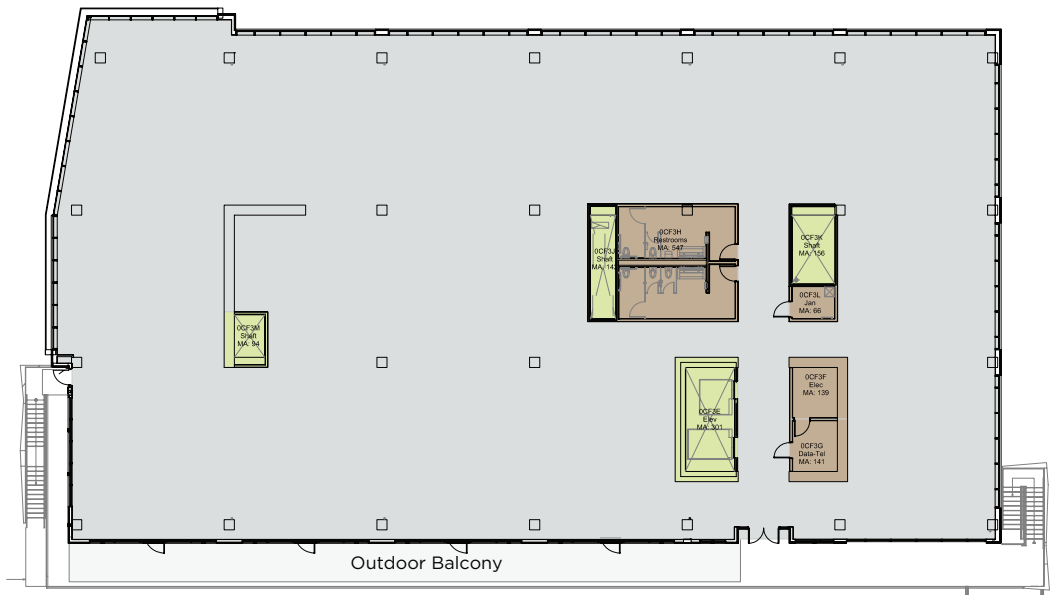


SECOND FLOOR MULTI-TENANT*

Rentable Area: 20,615 SF
Usable Area: 18,407 SF
Load Factor: 1.30

AVAILABLE SUITES

250	7,791 SF	\$2.85 FSG /SF/Mo	Shell Condition, Available Immediately and Divisible to ±2,500 SF
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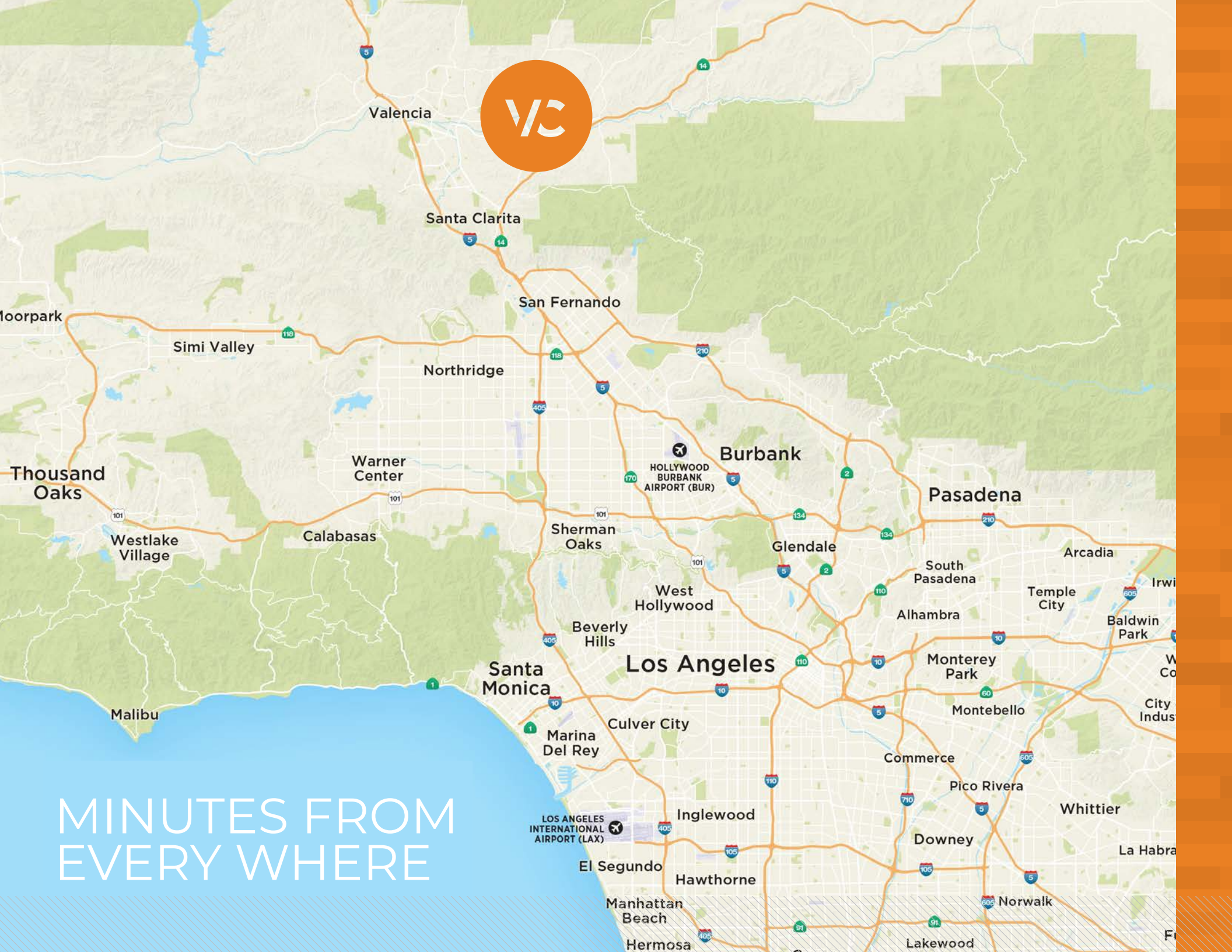


THIRD FLOOR SINGLE-TENANT - TAILORED SPACE

Rentable Area 21,082 SF
Usable Area 18,823 SF
Load Factor N/A

- Floor Service
- Shafts
- Building Service

* Square footage approximate, subject to final multi-tenant configuration.



MINUTES FROM EVERY WHERE





Three-story,
mixed-use office / retail
building by Gensler



MAKE
YOURSELF AT
HOME

BE PART OF
A THRIVING
COMMUNITY
AT VISTA
CANYON

DESIGNED AS A COMMUNITY CONNECTED BY A TOWN SQUARE

Town Square is the heart of Vista Canyon, a vibrant, central gathering place filled with stores you love, foodie delights and public spaces for enjoying concerts, exhibits and all kinds of great events.

Sit for coffee with a neighbor or enjoy a craft beer after another great hike. Spend date night at an open air concert or watch an outdoor movie on one of our town greens.

Farm-to-table restaurants, neighborhood pubs, an eclectic mix of local businesses and innovative office space; Vista Canyon has it all.



PREMIUM AMENITIES ON TAP





METROLINK ON-SITE

Starting in 2023





GO
ANYWHERE.
ANYTIME.

EASY ACCESS
TO DTLA,
BURBANK AND
BEYOND.

FROM ANYWHERE TO EVERYWHERE, VISTA CANYON IS A SINGULARLY ACCESSIBLE COMMUNITY.

Arrive to work your way. Vista Canyon will boast its own Metrolink Station (completion estimated date Mid-2023) making this one of Southern California's best connected communities.

Catering to today's professional, the embedded rail and bus transit terminals create a veritable car optional community a world apart and a quick trip away to key destinations plus bike and pedestrian trails throughout Los Angeles.

THINK MODERN.

EXCEEDING SUSTAINABILITY STANDARDS.

Vista Canyon is innovative by design: walkable, transit-oriented and environmentally sensitive. Vista Canyon's commitment to sustainability extends throughout a range of community features including transit-friendly options, solar panels throughout the community, sun shades on corporate buildings, more than 30 EV charging stations and even its own water reclamation plant, with purple pipe system throughout the community and community garden.





VISTA CANYON™

V/C



VISTA CANYON™

SANTA CLARITA. SMART MOVE.

Thriving, energetic and densely amenitized, Santa Clarita seamlessly blends big city sophistication and small town charm. Its ideal location places you at the core of a well-educated workforce while offering fast access to key destinations throughout greater Los Angeles, including Downtown, LAX, Aerospace Valley, Palmdale, Lancaster and Burbank Airport as well as the ports of Los Angeles and Long Beach. With unbeatable access to major highways and premium amenities at your doorstep, your next move is here.





ONE VISTA CANYON COMMUNITY. ENDLESS OPPORTUNITY.



Home to College of the Canyons, The Master's University and CalArts



34 parks and 115-mile network of bike paths and trails



Attractive, high-performance local elementary, junior high and high schools rank in the top 10% in California



Recognized as one of the "Happiest" cities in the United States by WalletHub



Santa Clarita named Most Business Friendly City in 2016 (LAEDC), Third Safest City in the US (National Council for Home Safety and Security), City of the Future (fDi Magazine) and Best Cities to Live in the US (24/7 Wall Street)



VISTA CANYON™





DEVELOPED BY JSB: 30+ YEARS OF VISIONARY LEADERSHIP IN SANTA CLARITA

JSB Development is a real estate development group based in Santa Clarita, California. From their initial collaboration on Newhall Land's Town Center and throughout the last 30 years, the team has helped develop some of Santa Clarita's most successful and innovative commercial and residential projects.

jsbdev.com



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