

# For Sale

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

± 6 ACRES LAND

CENTER POINTE  
BUSINESS PARK

ANTELOPE VALLEY

DOCKWEILER  
DEVELOPMENT

SUBJECT  
PROPERTY

14 FREEWAY

DOWNTOWN  
NEWHALL

SIERRA HIGHWAY



SAN FERNANDO VALLEY

NEEDHAM RANCH

NEWHALL AVENUE

**EXCELLENT DEVELOPMENT OPPORTUNITY | PRIME SANTA CLARITA LOCATION**

23658 Sierra Highway, Newhall, CA 91321

**YAIR HAIMOFF, SIOR**

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**RANDY CUDE**

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# EXECUTIVE

## SUMMARY

**Spectrum Commercial Real Estate, Inc.**, is pleased to present an excellent development opportunity located at the gateway of the City of Santa Clarita.

The +/- 6-acre property is ideal for commercial, office, or mixed-use development. Located in a prime Santa Clarita area, the site is minutes from Centre Pointe Business Park and the planned Needham Ranch Business Park. The surrounding area features excellent demographics, and the property has major freeway visibility frontage with immediate freeway access.

The location benefits from nearby Valencia Town Center, Hyatt Hotel and Conference Center, TPC Valencia, Valencia Country Club, and downtown Newhall amenities, such as restaurants, shopping, fitness facilities, and day care centers. This entitlement is truly an excellent development opportunity.



**EXCEPTIONAL DEVELOPMENT OPPORTUNITY**



**PPCC – ENVIRONMENTAL STUDIES ON FILE**



**SCENIC SETTING WITH HIKING TRAILS**



**GATEWAY TO CITY OF SANTA CLARITA & DOWNTOWN NEWHALL**



**EXCELLENT NEARBY AMENITIES**



**EXCELLENT ACCESS TO SR-14, SR-126, AND I-5 FREEWAYS**

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# PROPERTY

## OVERVIEW

<b>Address</b>	23658 Sierra Hwy, Newhall, CA 23658
<b>APN #</b>	2833-018-020
<b>Property Type</b>	Development
<b>Use</b>	Commercial, Office or Mixed-Use Development
<b>Lot Size</b>	± 6 Acres
<b>Zoning</b>	SCCR (PD – Planned Development)
<b>City Jurisdiction</b>	City of Santa Clarita

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## SITE PLAN



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# HIGHLIGHTS

## PROPERTY HIGHLIGHTS

- Excellent Development Opportunity with Low Vacancy Rates in the Surrounding Areas
- Prime Santa Clarita Location
- PPCC - Environmental Studies on File
- Major Freeway Visibility Frontage with Immediate Freeway Access
- Ideal for Commercial, Office or Mixed-Use Development
- Excellent Demographics

## LOCATION HIGHLIGHTS

- Located in a Prime Santa Clarita Location
- Adjacent to Golden Oak Ranch, Disney and ABC Studios and Master's College
- Easy Access to Property and Multiple Freeway On/Off Ramps
- The Subject Property is Situated Along Sierra Highway and 14 Freeway
- Minutes from Centre Pointe Business Park and Planned Needham Ranch Business Park
- Minutes from Valencia Town Center Amenities, Hyatt Hotel and Conference Center, The Oaks, Sand Canyon Country Club, Valencia Country Club, and Downtown Newhall





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# SITE PHOTOS







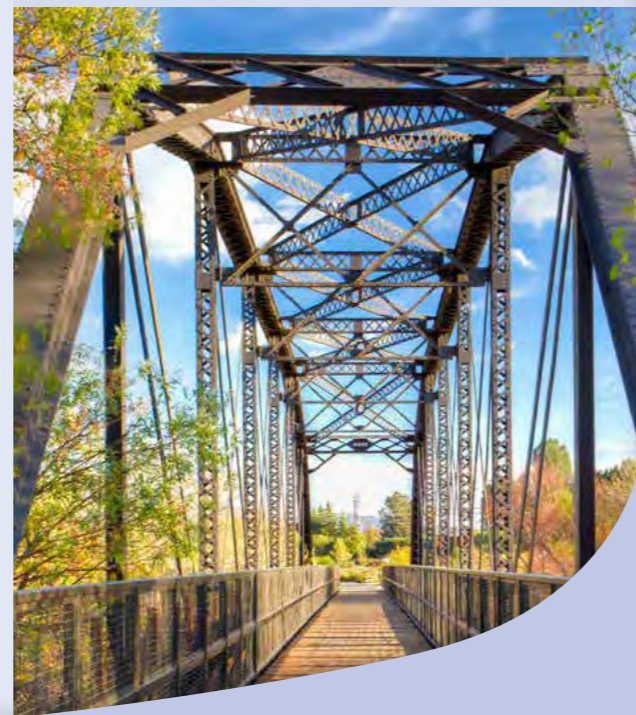
# THE CITY OF SANTA CLARITA

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 third 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 Country, Newhall, Saugus, and Valencia. The city occupies most of the Santa Clarita Valley, which includes several other unincorporated communities, such as Castaic, Stevenson Ranch, and Westridge. The City of Santa Clarita was estimated to have a population of 210,888 in 2017, along with a median household income of \$90,544. Additionally, the city attracts national homebuilders to its friendly communities and is poised for significant growth, with an additional 20,000+ new single-family housing units slated for construction under the Newhall Ranch Project. The long-term economic strength of the City of Santa Clarita, and the Santa Clarita Valley as a whole, is well-supported by its proximity to the Los Angeles area.

## ECONOMIC OVERVIEW

The City of Santa Clarita has been recognized by several major organizations for its efforts to foster significant and sustained economic and population growth. It was named the “Most Business-Friendly City in Los Angeles County” by the Los Angeles Economic Development Corporation (LAEDC) in 2016 and was recently ranked one of the fastest growing cities in America by WalletHub. It boasts over 30 million square feet of high-quality office and industrial space. The City of Santa Clarita is also home to a Foreign-Trade Zone that comprises much of the industrial sector of the city, alongside several development initiatives. Due to its favorable tax and business climate and its reverse commuting patterns, the City of Santa Clarita offers one of the most desirable business environments in the region for owner-users and investors. In 2014, the City of Santa Clarita created the Industry Cluster Attraction Incentive program to provide tax incentives, matched by the County of Los Angeles, to qualifying companies that relocate to Santa Clarita. Participants in this program can qualify for:

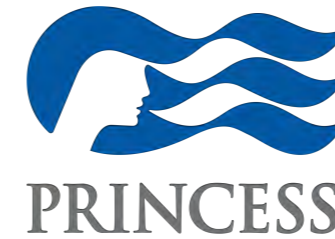
- Exemption from Business License Fees
- Exemption from Utility Users Tax
- Exemption from Gross Receipts Tax



## TOP EMPLOYERS



KAISER PERMANENTE®



EMPLOYER	# OF EMPLOYEES
Six Flags Magic Mountain	3,200
College of the Canyons	2,214
Princess Cruises	2,096
Henry Mayo Hospital	2,052
William S. Hart Union School District	1,879
Saugus Union School District	1,711
U.S. Postal Service	1,010
Boston Scientific	1,000
Newhall School District	781
The Master's University	760
Wal-Mart	730
City of Santa Clarita	720
California Institute of the Arts	700
Amazon	TBD

## NEARBY SIGNIFICANT DEVELOPMENTS

- NEWHALL RANCH
- VALENCIA COMMERCE CENTER
- VISTA CANYON
- ENTRADA
- OLD TOWN NEWHALL







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# For Sale

OFFERING MEMORANDUM

## ± 6 ACRES LAND

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