

For Sale

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

± 6 ACRES LAND



EXCELLENT DEVELOPMENT OPPORTUNITY | PRIME SANTA CLARITA LOCATION

23658 Sierra Highway, Newhall, CA 91321

YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

RANDY CUDE
Managing Director
661.414.2004
rcude@spectrumcre.com
CA DRE Lic. #01005000

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

YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaihoff@spectrumcre.com
CA DRE Lic. #01414758

RANDY CUDE
Managing Director
661.414.2004
rcude@spectrumcre.com
CA DRE Lic. #01005000

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com

PROPERTY

OVERVIEW

Address 23658 Sierra Hwy, Newhall, CA 23658

APN # 2833-018-020

Property Type Development

Use Commercial, Office or Mixed-Use Development

Lot Size ± 6 Acres

Zoning SCCR (PD – Planned Development)

City Jurisdiction City of Santa Clarita

YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaihoff@spectrumcre.com
CA DRE Lic. #01414758

RANDY CUDE
Managing Director
661.414.2004
rcude@spectrumcre.com
CA DRE Lic. #01005000

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com

23658 Sierra Highway, Newhall, CA 91321

SITE PLAN



HIGHLIGHTS

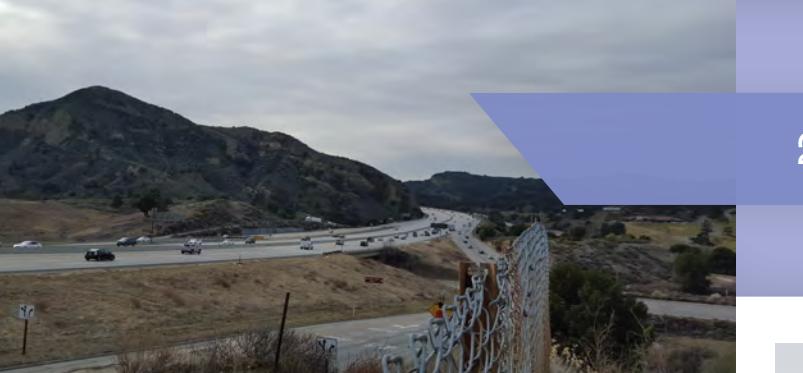
PROPERTY HIGHLIGHTS

- 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

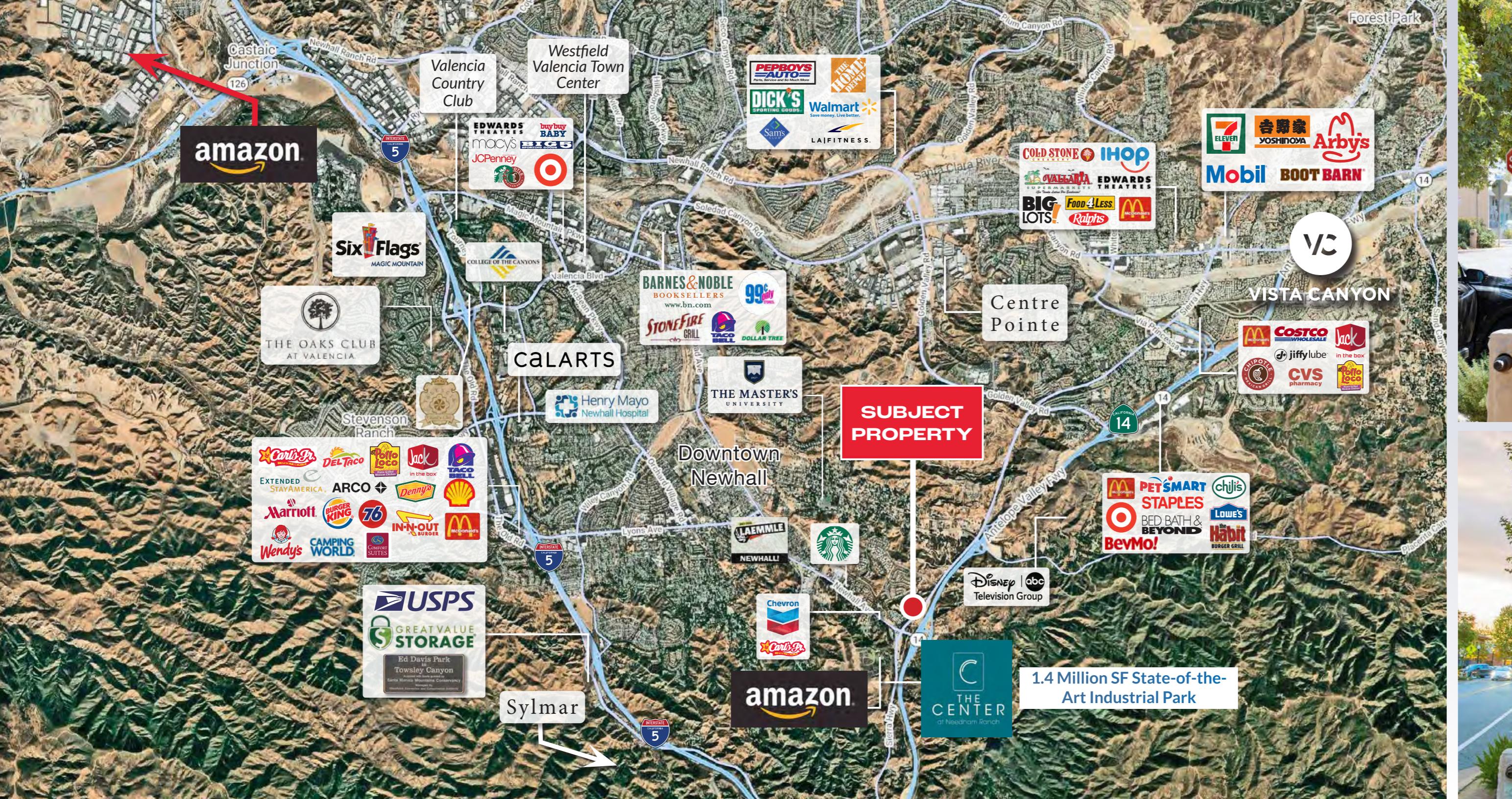




23658 Sierra Highway, Newhall, CA 91321

SITE PHOTOS





DEMOGRAPHIC

DATA

	5 MILES	15 MILES
POPULATION	158,467	1.67 M
MEDIAN AGE	36.9	36.9
AVG HOUSEHOLD INCOME	\$120,827	\$108,110
MEDIAN HOUSEHOLD INCOME	\$95,549	\$86,269
TOTAL NUMBER OF BUSINESSES	6,298	77,492
DAYTIME POPULATION	60,271	672,774
OWNER OCCUPIED	35,582 66.0%	305,131 55.4%
RENTER OCCUPIED	18,344 34.0%	245,280 44.6%
HIGH SCHOOL GRADUATES	21,964 20.3%	251,133 21.7%
ASSOCIATES DEGREE	9,662 8.9%	90,245 7.8%
BACHELORS DEGREE	25,400 23.4%	257,973 22.3%
GRADUATE DEGREE	11,050 10.2%	117,007 10.1%

DRIVE TIMES

DESTINATIONS

San Fernando Valley
Burbank Airport
Downtown Los Angeles
West Los Angeles
Los Angeles Intl. Airport
Port of Los Angeles
Port of Long Beach

DISTANCE

29 Minute Drive
20 Minute Drive
40 Minute Drive
28 Minute Drive
40 Minute Drive
60 Minute Drive
60 Minute Drive



158,467*
TOTAL POPULATION



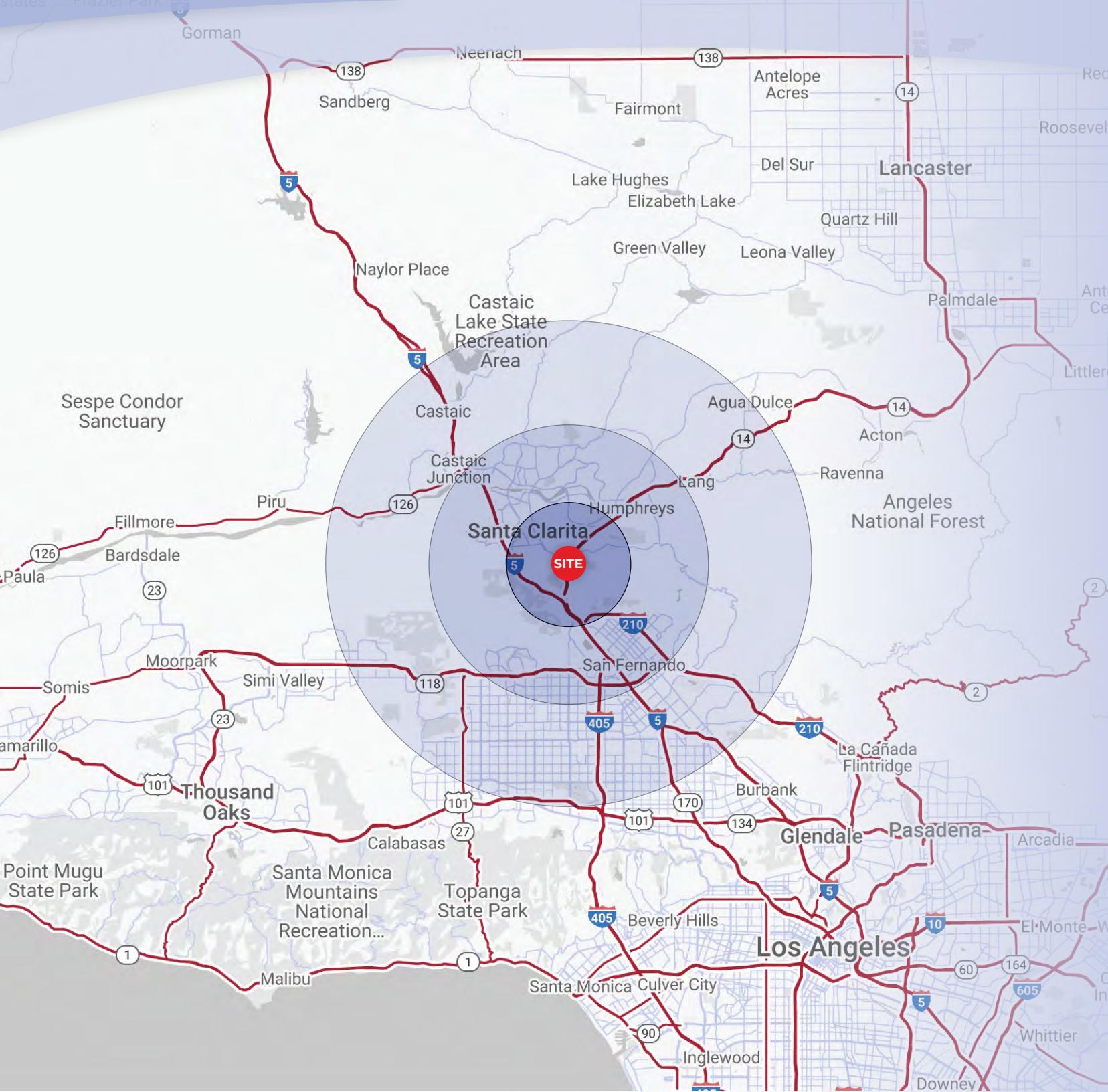
120,827*
AVERAGE INCOME



60,271*
DAYTIME EMPLOYMENT



6,298*
TOTAL BUSINESSES



AREA OVERVIEW

TRANSPORTATION

Just 10 minutes from the San Fernando Valley, 25 minutes from Burbank Airport, 30 minutes from Downtown Los Angeles, and 40 minutes from LAX Los Angeles International Airport with easy access to the Tri-Cities, West Los Angeles, and Downtown Los Angeles via Golden State 5 Freeway. The Santa Clarita Valley is close to state route 14 and other local highways providing convenient access to all areas of the Los Angeles and Ventura counties.

POPULATION GROWTH

Santa Clarita Valley is home to growing industries including Aerospace and Defense, Medical Device, and Information Technology. Businesses thrive in the submarket, which is a lower cost alternative to the Tri-Cities and southern Los Angeles County markets.

WORKFORCE

Companies in the Santa Clarita Valley can tap into 2.7 million workers within a 30-minute radius. The reverse commute is a plus for employers and employees alike.

QUALITY OF LIFE

The Santa Clarita Valley is regarded as a very desirable area to live, featuring great schools and high overall quality of life. The area does not suffer from the congestion of south Los Angeles County, yet it is very close.

UNIVERSITIES AND JOB TRAINING

The Santa Clarita Valley is also close to 15 area colleges and universities, including College of the Canyons, Cal Arts, and The Masters University. All are recognized for their leadership in correlating education with economic growth, job retention, and workforce development.

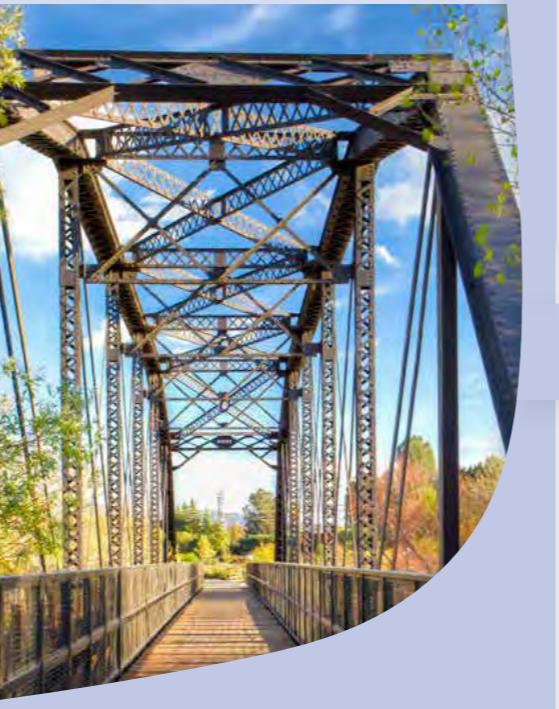
THE CITY OF SANTA CLARITA

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



EMPLOYER	# OF EMPLOYEES
Six Flags Magic Mountain	3,200
College of the Canyons	2,240
Princess Cruises	2,096
Henry Mayo Hospital	2,052
William S. Hart Union School District	1,891
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





SPECTRUM
COMMERCIAL REAL ESTATE INC.

DISCLAIMER

Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject property. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only to give some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. Spectrum Commercial Real Estate, Inc., the asset owner(s), and their representatives (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject property, and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.

For Sale

OFFERING MEMORANDUM

± 6 ACRES LAND

EXCELLENT DEVELOPMENT OPPORTUNITY | PRIME SANTA CLARITA LOCATION



YAIR HAIMOFF, SIOR

Executive Managing Director

818.203.5429

yhaimoff@spectrumore.com

CA DRE Lic. #01414758



RANDY CUDE

Managing Director

661.414.2004

rcude@spectrumore.com

CA DRE Lic. #01005000

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, omissions, 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