

SANTA CLARITA VALLEY  
ECONOMIC DEVELOPMENT CORPORATION



# Business Parks & Developments



STILL GOLDEN<sup>®</sup>

**SANTA CLARITA  
VALLEY** >



## SANTA CLARITA VALLEY

# Your Strategic Location



The Santa Clarita Valley boasts a pro-business local government and a long list of money-saving business incentives, a robust educational system, a fast-growing economy, and a prime location.

Just 30 miles north of Downtown LA on the edge of Los Angeles County, it is the best option for highly competitive businesses in Southern California. The SCV's state-of-the-art industrial and commercial developments and business-friendly reputation make the Santa Clarita Valley a highly attractive market with an exceptional labor pool in close proximity.



## SANTA CLARITA VALLEY

# Available Workforce

**Nearly 5.3m people live within a 30-minute morning commute**



The Santa Clarita Valley is home to an educated workforce, and well situated to access workers from nearby communities within a 45-minute commute.

Within this 45-minute commute in an area that stretches from Lancaster to Inglewood, there are approximately **2.8 million** workers who could reasonably travel to the Santa Clarita Valley for work.

SCV's own demographics are favorable. With nearly **200k** individuals of working age, SCV residents are eager to work locally. Additionally, SCV's anticipated population growth serves as an economic engine and workforce pipeline.



DIVERSITY IN BUSINESS

# Industries in SCV

**DIGITAL  
MEDIA &  
ENTERTAINMENT**



STUDIO  
PRODUCTION

POST  
PRODUCTION

COMPUTER  
GENERATED  
ENTERTAINMENT

**AEROSPACE  
& DEFENSE**



AEROSPACE  
MANUFACTURING

AEROSPACE  
DEFENSE  
RESEARCH &  
DESIGN

SPACE & SATELLITE  
MAINTENANCE &  
REPAIR

**MEDICAL  
DEVICES**



MEDICAL  
TECHNOLOGIES

MEDICAL TESTING  
& RESEARCH

PROSTHETICS &  
IMPLANTABLE  
DEVICES DESIGN &  
MANUFACTURING

**ADVANCED  
MANUFACTURING**



CONSUMER GOODS  
MANUFACTURING

OTHER ADVANCED  
MANUFACTURING

LOGISTICS &  
DISTRIBUTION

**COMPANY  
HQ**



HQ

PROFESSIONAL  
SERVICES

**INFORMATION  
TECHNOLOGY**



SOFTWARE  
DEVELOPMENT

DATA STORAGE



## SANTA CLARITA VALLEY

# Top Employers By Sector



### AEROSPACE & DEFENSE

Woodward HRT	<b>610</b>
ITT Aerospace Controls	<b>351</b>
Forrest Machining	<b>260</b>
ASC Process Systems	<b>210</b>
PCC Aerostructures ADI	<b>194</b>
Crissair	<b>188</b>
HRD Aero Systems	<b>180</b>
Sunvair	<b>180</b>
RAH Industries	<b>175</b>



### ADVANCED MANUFACTURING

Contractors Wardrobe	<b>473</b>
DrinkPAK	<b>425</b>
B & B Manufacturing	<b>265</b>
Knowles Precision Devices	<b>241</b>
Fralock	<b>227</b>
Star Nail / Cuccio	<b>154</b>
Stratasy	<b>120</b>
Bay Center Foods	<b>109</b>



### MEDICAL DEVICES & HEALTH

Henry Mayo Newhall Hospital	<b>1,778</b>
Boston Scientific	<b>893</b>
Advanced Bionics	<b>693</b>
Kaiser Permanente	<b>528</b>
Quest Diagnostics	<b>466</b>
Q <sup>2</sup> Solutions	<b>389</b>



### CORPORATE HQ

Princess Cruises	<b>1,116</b>
Scorpion	<b>356</b>
Logix	<b>674</b>
Gothic Landscape	<b>327</b>
Landscape Development	<b>260</b>
Williams Homes	<b>200</b>
Sunkist	<b>100</b>



### MAJOR SOUNDSTAGES & MOVIE RANCHES

Santa Clarita Studios	<b>1.3M SF</b>
Rye Canyon Studios	<b>750K SF</b>
Blackhall Studios (proposed)	<b>500K SF</b>
LA North Studios	<b>460K SF</b>
Valencia Studios	<b>73.5K SF</b>
Golden Oak Ranch	<b>890 acres</b>



### EDUCATION

William S. Hart Union Sch. District	<b>1,999</b>
Saugus Union Sch. District	<b>1,642</b>
College of the Canyons	<b>1,481</b>
The Master's University	<b>863</b>
Newhall Sch. District	<b>715</b>
California Institute of the Arts	<b>455</b>
Castaic Union Sch. District	<b>259</b>

## SANTA CLARITA VALLEY

# Innovation Loves Company

## INNOVATION LOVES COMPANY





SANTA CLARITA VALLEY

# Business Advantage

## COST COMPARISON

	SANTA CLARITA VALLEY	LOS ANGELES	PASADENA	SAN FERNANDO
<b>Overall Cost Rating</b>	\$\$\$	\$\$\$\$\$	\$\$\$\$\$	\$\$\$\$\$
<b>Business Taxes</b>	None	Gross Receipts	#EMPL	Gross Receipts
<b>Utility User Tax Rates</b>	None	Yes	Yes	None
<b>Other Taxes &amp; Fees</b>	\$\$	\$\$\$\$	\$\$	\$

Source: [2018 Kosmont-Rose Institute Cost of Doing Business Survey](#)

SANTA CLARITA VALLEY

# Business Parks

## 01 Center at Needham Ranch

With a GLA of 1.7M SF, this industrial/commercial development is located just north of the 14 freeway, with 11 Class A industrial buildings spanning 250 acres.

**Description:** Master-planned Business Park, i.e. Industrial

- **Total Land Area:** 250 acres (Net)
- **Total GLA:** 1.7M SF (Net)
- **Total Available Lease Space:** Fully leased
- **Total Buildings:** 11
- **Major tenants include:** DrinkPAK, LA North Studios, Illumination Dynamics, Amazon, Tire's Warehouse
- **Developer:** Trammell Crow Company /Clarion Partners

**For more information on this property, contact**

- **Domestic Clients:** Jey Wagner, Ed.D. – 661.288.4412
- **International Clients:** Ondre Seltzer – 661.288.4411



SANTA CLARITA VALLEY

# Business Parks

## 01 Center at Needham Ranch Overview

- Exceptional architectural design
- Large truck courts
- Extraordinary dock high and ground level loading
- Office area can be built-to-suit



# Business Parks

## 02 Valencia Commerce Center

Located in the northwest quadrant of Interstate 5 and Route 126 and developed by Newhall Land/FivePoint Communities, the Valencia Commerce Center is the second largest business park in the Santa Clarita Valley.

**Description:** Master-planned Mixed-Use Business Park, i.e. Office, Industrial & Retail

- **Total Land Area:** 939 acres (Net)
- **Total GLA:** 40.9M SF (Net)
- **Total Available Lease Space:** 132,204 SF
- **Total Buildings:** ~139
- **Major tenants include** Remo, Crissair, Pharmavite, and ITT Aerospace Controls
- **Developer:** Newhall Land/FivePoint Communities

**For more information on this property, contact**

- **Domestic Clients:** Jey Wagner, Ed.D. – 661.288.4412
- **International Clients:** Ondre Seltzer – 661.288.4411



SANTA CLARITA VALLEY

# Business Parks

## 02 Valencia Commerce Center Overview





SANTA CLARITA VALLEY

# Available Space

## 02 Valencia Commerce Center 28703-28709 Industry Dr – Bldg 1

- **Transaction Type:** Lease
- **Available Space:** 21,045 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Distribution
- **Building Class:** B
- **Loading Docks:** 4
- **Tenancy:** Multi
- **Ceiling Height:** 24'0"
- **Power:** 600a/277-480v
- **Nearby Tenants Include:** Remo, Crissair, Pharmavite, and ITT Aerospace Controls





## SANTA CLARITA VALLEY

# Available Space

**02**

## Valencia Commerce Center

28926 N. Hancock Parkway – Bldg 19

- **Transaction Type:** Lease
- **Available Space:** 17,245 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Distribution
- **Building Class:** C
- **Loading Docks:** 1
- **Tenancy:** Single
- **Ceiling Height:** 24'0"
- **Power:** 1000a/277-480v 3p 4w
- **Nearby Tenants Include:** Remo, Crissair, Pharmavite, and ITT Aerospace Controls



SANTA CLARITA VALLEY

# Available Space

**02**

## **Valencia Commerce Center**

28715-28727 W Industry Dr – Bldg 2

- **Transaction Type:** Lease
- **Available Space:** 16,774 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Distribution
- **Building Class:** B
- **Loading Docks:** 1
- **Tenancy:** Multi
- **Ceiling Height:** 24'0"
- **Power:** 400-600a/277-480v
- **Nearby Tenants Include:** Remo, Crissair, Pharmavite, and ITT Aerospace Controls





SANTA CLARITA VALLEY

# Available Space

## 02 Valencia Commerce Center 28733-28757 Industry Dr – Bldg 3

- **Transaction Type:** Lease
- **Available Space:** 14,925 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Distribution
- **Building Class:** B
- **Loading Docks:** 2
- **Tenancy:** Single
- **Ceiling Height:** 24'0"
- **Power:** 400a/277-480v
- **Nearby Tenants Include:** Remo, Crissair, Pharmavite, and ITT Aerospace Controls



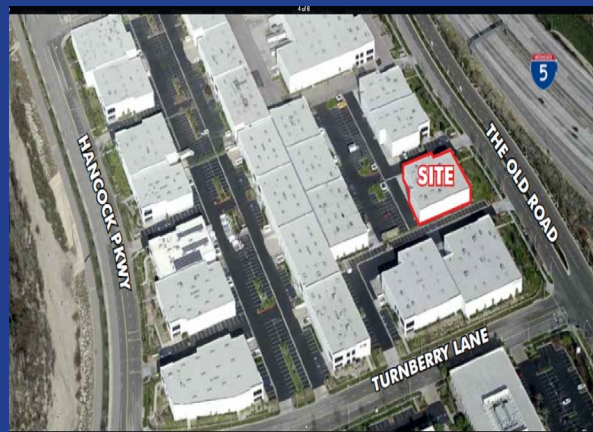
## SANTA CLARITA VALLEY

# Available Space

# 02

## Valencia Commerce Center (Commerce Pointe Park) 29023 The Old Rd – Bldg 23

- **Transaction Type:** Lease
- **Available Space:** 14,536 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Distribution
- **Building Class:** B
- **Loading Docks:** 1
- **Tenancy:** Multi
- **Ceiling Height:** 24'0"
- **Power:** 400a/277-480v
- **Nearby Tenants Include:** Sunvair, King Henry's, Lamsco West



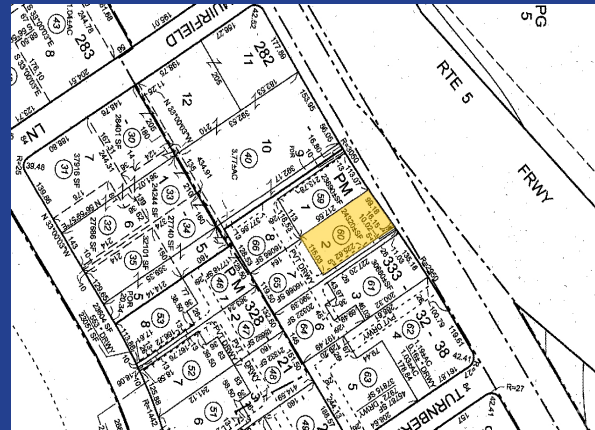


# Available Space

02

## Valencia Commerce Center (Commerce Pointe Park) 29047 The Old Rd – Bldg 22

- **Transaction Type:** Lease
- **Available Space:** 11,323 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** 2
- **Tenancy:** Single
- **Ceiling Height:** 24'0"
- **Power:** 400a/277-480v
- **Nearby Tenants Include:** Sunvair, King Henry's, Lamsco West



# Business Parks

## 03 IAC Commerce Center

This 70 Net Acre development is adjacent to the Valencia Commerce Center at the western terminus of Witherspoon Parkway, with 1.3M SF for industrial and commercial. This IAC developed business park has 7 buildings, ranging in size from 93,725 SF to 216,320 SF.

**Description:** Master-planned industrial park; adjacent to the Valencia Commerce Center and approximately 1 mile northwest of the Interstate 5 and Highway 126 interchange.

- **Total Land Area:** 116 acres (Net)
- **Total GLA:** 1.3M SF (Net)
- **Total Available Lease Space:** 64,732 SF
- **Total Buildings:** 7
- **Major Tenants:** Accurate Freight, Amazon, Bay Center Foods, LA North Studios
- **Developer:** IAC Properties

**For more information on this property, contact**

- **Domestic Clients:** Jey Wagner, Ed.D. – 661.288.4412
- **International Clients:** Ondre Seltzer – 661.288.4411



SANTA CLARITA VALLEY

# Business Parks

03

## IAC Commerce Center Overview



SANTA CLARITA VALLEY

# Available Space

03

## IAC Commerce Center

29115 Avenue Valley View - Bldg 9

- **Transaction Type:** Lease
- **Available Space:** 64,732 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** A
- **Loading Docks:** 23
- **Tenancy:** Multi
- **Ceiling Height:** 30'0"
- **Power:** 600a/277-480v
- **Nearby Tenants Include:** Accurate Freight, Amazon, Bay Center Foods, LA North Studios





## SANTA CLARITA VALLEY

# Available Space

### 03 IAC Commerce Center 28777 Witherspoon Pky (Bldg 2)

- **Transaction Type:** Lease
- **Available Space:** 53,000 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** A
- **Loading Docks:** 16
- **Tenancy:** Single
- **Ceiling Height:** 30'0"
- **Power:** 2000a/277-480v 3p 4w
- **Nearby Tenants Include:** Accurate Freight, Amazon, Bay Center Foods, LA North Studios



## SANTA CLARITA VALLEY

# Available Space

### 03 IAC Commerce Center 28790 Chase Pl (Bldg 4)

- **Transaction Type:** Lease
- **Available Space:** 52,808 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** A
- **Loading Docks:** 26
- **Tenancy:** Multi
- **Ceiling Height:** 30'0"
- **Power:** 2000a/277-480v
- **Nearby Tenants Include:** Accurate Freight, Amazon, Bay Center Foods, LA North Studios





# Business Parks

## 04 SoCal Innovation Park (SCIP)

Ideally suited for companies in bioscience, medical device and high-tech industries. SoCal Innovation Park has an existing GLA of 612,075 SF, and is entitled for additional expansion of 900,000 SF.

**Description:** Master-planned Mixed-Use Business Park, i.e. Office, Industrial & Retail

- **Total Land Area:** 156 acres (Net)
- **Total GLA:** 649,280 SF (Net)
- **GLA (entitled for additional expansion):** 900,000 SF
- **Total Available Lease Space:** N/A
- **Total Buildings:** ~20
- **Tenants:** Boston Scientific, Bioness,
- **Developer:** Intertex Companies and Oaktree Capital Management, L.P.

**For more information on this property, contact**

- **Domestic Clients:** Jey Wagner, Ed.D. – 661.288.4412
- **International Clients:** Ondre Seltzer – 661.288.4411



SANTA CLARITA VALLEY

# Business Parks

**04**

## SoCal Innovation Park Overview





SANTA CLARITA VALLEY

# Available Space

## 04 SoCal Innovation Park SCIP Studios



# Business Parks

## 05 Rye Canyon Business Park

Located between Valencia Industrial Center and Southern California Innovation Park, Rye Canyon Business Park, developed by Legacy Partners, has 3.1M SF for office, industrial and mixed use.

**Description:** Master-planned Mixed-Use Business Park, i.e. Office, Industrial & Retail

- **Total Land Area:** 216 acres (Net)
- **Total GLA:** 3.1M SF (Net)
- **Total Available Lease Space:** 25,086 SF
- **Total Buildings:** ~40
- **Major tenants include:** Hypercel Corporation, Walmart, and Valencia Plastics
- **Developer:** Legacy Partners

**For more information on this property, contact**

- **Domestic Clients:** Jey Wagner, Ed.D. – 661.288.4412
- **International Clients:** Ondre Seltzer – 661.288.4411



SANTA CLARITA VALLEY

# Business Parks

**05**

## Rye Canyon Business Park Overview





# Business Parks

## 06 Centre Pointe

Strategically located between Interstate 5 and Route 14 and developed by Spirit Holdings, Centre Pointe has a space of 240 acres and 2.5M SF for office, industrial and mixed use.

**Description:** Master-planned Mixed-Use Business Park, i.e. Office, Industrial & Retail

- **Total Land Area:** 240 acres (Net)
- **Total GLA:** 2.5M SF (Net)
- **Total Available Lease Space:** N/A
- **Total Buildings:** ~86
- **Major tenants include** Bright Innovation Labs, Paul Mitchell Systems, Stay Green Inc., William S. Hart Union School District
- **Developer:** Spirit Holding

**For more information on this property, contact**

- **Domestic Clients:** Jey Wagner, Ed.D. – 661.288.4412
- **International Clients:** Ondre Seltzer – 661.288.4411



SANTA CLARITA VALLEY

# Business Parks

**06**

## Centre Pointe Overview





# Business Parks

## 07 Saugus Station Industrial Center

Located on Railroad Avenue, this industrial center comprises 24 buildings across 70 acres. Units range between 8,000 square feet and 133,000 square feet. offers access to Interstate 5, Route 14 and the LA Metrolink station.

**Description:** Master-planned Mixed-Use Business Park, i.e. Office, Industrial & Retail

- **Total Land Area:** 151 acres (Net)
- **Total GLA:** 975,300 SF (Net)
- **Total Available Lease Space:** 203,000 SF
- **Total Buildings:** ~15
- **Major tenants include:** HASA, Marathon Truck Body, and B&D Glass
- **Developer:** Legacy Partners

**For more information on this property, contact**

- **Domestic Clients:** Jey Wagner, Ed.D. – 661.288.4412
- **International Clients:** Ondre Seltzer – 661.288.4411



SANTA CLARITA VALLEY

# Business Parks

## **07** Saugus Station Industrial Center Overview





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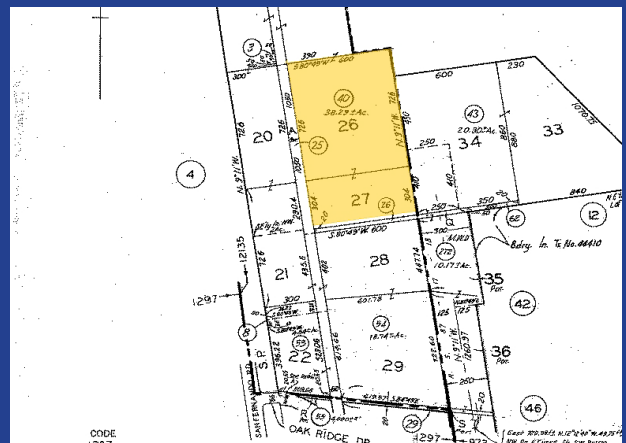
# Available Space

**07**

## Saugus Station Industrial Center

25545-25710 Springbrook Ave

- **Transaction Type:** Lease
- **Available Space:** 16,000 - 139,000 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** C
- **Loading Docks:** 2
- **Tenancy:** Multi
- **Ceiling Height:** 36'0"
- **Power:** 100-600a/240-480v
- **Nearby Tenants Include:** HASA, Marathon Truck Body, and B&D Glass





SANTA CLARITA VALLEY

# Available Space

**07**

## Saugus Station Industrial Center

25750 Springbrook Ave

- **Transaction Type:** Lease
- **Available Space:** 80,000 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** C
- **Loading Docks:** 2
- **Tenancy:** Single
- **Ceiling Height:** 22'0"
- **Power:** 600a/277-480v
- **Nearby Tenants Include:** HASA, Marathon Truck Body, and B&D Glass



# Business Parks

## 08 Valencia Industrial Center

The first major business park built in the valley, this Newhall Land/FivePoint Communities mixed-use development is located near Interstate 5 and Route 126.

**Description:** Master-planned Mixed-Use Business Park, i.e. Office, Industrial, Retail, Hospitality

- **Total Land Area:** 1,100 acres (Net)
- **Total GLA:** 11M SF (Net)
- **Total Available Lease Space:** 158,316 SF
- **Total Buildings:** ~238
- **Major tenants include** Advanced Bionics, Aerospace Dynamics International, Woodward, and Vallarta Supermarkets
- **Developer:** Newhall Land/FivePoint

**For more information on this property, contact**

- **Domestic Clients:** Jey Wagner, Ed.D. – 661.288.4412
- **International Clients:** Ondre Seltzer – 661.288.4411



SANTA CLARITA VALLEY

# Business Parks

**08**

## Valencia Industrial Center Overview





## SANTA CLARITA VALLEY

# Available Space

## 08 Valencia Industrial Center 26235-26245 Technology Dr

- **Transaction Type:** Lease
- **Available Space:** 61,856 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** 15
- **Tenancy:** Multi
- **Ceiling Height:** 28'0"
- **Power:** 2000a/277-480v 3p 4w
- **Nearby Tenants Include:** Advanced Bionics, Aerospace Dynamics International, Woodward, and Vallarta Supermarkets





## SANTA CLARITA VALLEY

# Available Space

## 08 Valencia Industrial Center 27727 Avenue Scott

- **Transaction Type:** Lease
- **Available Space:** 39,372 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** C
- **Loading Docks:** 2
- **Tenancy:** Single
- **Ceiling Height:** 20'0"
- **Power:** Contact for further information
- **Nearby Tenants Include:** Advanced Bionics, Aerospace Dynamics International, Woodward, and Vallarta Supermarkets



## SANTA CLARITA VALLEY

# Available Space

## 08 Valencia Industrial Center 25158 Avenue Stanford

- **Transaction Type:** Lease
- **Available Space:** 23,316 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** C
- **Loading Docks:** 2
- **Tenancy:** Single
- **Ceiling Height:** 20'0"
- **Power:** 400a/480v
- **Nearby Tenants Include:** Advanced Bionics, Aerospace Dynamics International, Woodward, and Vallarta Supermarkets





## SANTA CLARITA VALLEY

# Available Space

## 08 Valencia Industrial Center 27704 Avenue Scott

- **Transaction Type:** Lease
- **Available Space:** 18,950 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Distribution
- **Building Class:** C
- **Loading Docks:** 1
- **Tenancy:** Single
- **Ceiling Height:** 14'6"
- **Power:** N/A
- **Nearby Tenants Include:** Advanced Bionics, Aerospace Dynamics International, Woodward, and Vallarta Supermarkets



## SANTA CLARITA VALLEY

# Available Space

## 08 Valencia Industrial Center 24773 Avenue Rockefeller

- **Transaction Type:** Lease
- **Available Space:** 14,822 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Manufacturing
- **Building Class:** C
- **Loading Docks:** N/A
- **Tenancy:** Single
- **Ceiling Height:** 19'0"
- **Power:** 600a/277-480v
- **Nearby Tenants Include:** Advanced Bionics, Aerospace Dynamics International, Woodward, and Vallarta Supermarkets





## SANTA CLARITA VALLEY

# Available Space

## 08 Valencia Industrial Center

25371-25395 Rye Canyon Rd

- **Transaction Type:** Lease
- **Available Space:** 12,500 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** C
- **Loading Docks:** 2
- **Tenancy:** Multi
- **Ceiling Height:** 22'0"
- **Power:** 1600a/277-480v 3p 4w
- **Nearby Tenants Include:** Advanced Bionics, Aerospace Dynamics International, Woodward, and Vallarta Supermarkets

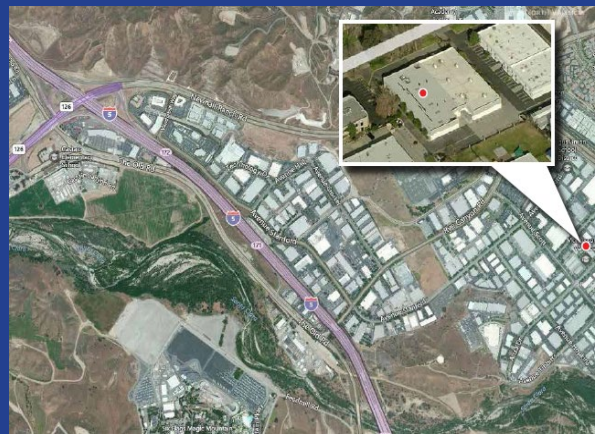


## SANTA CLARITA VALLEY

# Available Space

## 08 Valencia Industrial Center 25028 Avenue Kearny

- **Transaction Type:** Lease
- **Available Space:** 12,132 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Manufacturing
- **Building Class:** B
- **Loading Docks:** N/A
- **Tenancy:** Single
- **Ceiling Height:** 16'0"
- **Power:** 600a/120-208v
- **Nearby Tenants Include:** Advanced Bionics, Aerospace Dynamics International, Woodward, and Vallarta Supermarkets





## SANTA CLARITA VALLEY

# Available Space

## 08 Valencia Industrial Center 27525 Newhall Ranch Rd

- **Transaction Type:** Lease
- **Available Space:** 11,724 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** 8
- **Tenancy:** Multi
- **Ceiling Height:** 24'0"
- **Power:** 400a/277-480v
- **Nearby Tenants Include:** Advanced Bionics, Aerospace Dynamics International, Woodward, and Vallarta Supermarkets



## SANTA CLARITA VALLEY

# Available Space

## 08 Valencia Industrial Center

25709-25733 Rye Canyon Rd

- **Transaction Type:** Lease
- **Available Space:** 10,131 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** N/A
- **Tenancy:** Multi
- **Ceiling Height:** N/A
- **Power:** N/A
- **Nearby Tenants Include:** Advanced Bionics, ADI, Woodward, and Vallarta Supermarkets





# Business Parks

## 09 Valencia Corporate Center

Located just east of Interstate Highway 5 and developed by Newhall Land, this master-planned, mixed-use business park is 75 acres with a GLA of 960,000 SF.

**Description:** Master-planned Mixed-Use Business Park, i.e. Office (professional/medical), and Retail

- **Total Land Area:** 75 acres (Net)
- **Total GLA:** 960,000 SF (Net)
- **Total Available Lease Space:** 158,316 SF
- **Total Buildings:** ~19
- **Major tenants include** Kaiser Permanente, Quest Diagnostics, and California Resources Corporation
- **Developer:** Newhall Land/FivePoint Communities

**For more information on this property, contact**

- **Domestic Clients:** Jey Wagner, Ed.D. – 661.288.4412
- **International Clients:** Ondre Seltzer, 661. 288.4411



SANTA CLARITA VALLEY

# Business Parks

**09**

## Valencia Corporate Center Overview





SANTA CLARITA VALLEY

# Business Parks

## 10 Vista Canyon

With a 60,000 SF Office / Retail Building, this new transit oriented mixed-use development, "Town Center East," will be located off Highway 14 with direct access to a new Metrolink station.

**Description:** Master-planned Mixed-Use Business Park, i.e. Office & Retail

- **Total Land Area:** 178 acres (Net)
- **Total GLA:** 60,000 SF (Net)
- **Total Available Lease Space:** N/A
- **Total Buildings:** N/A
- **Developer:** JSB Development

**For more information on this property, contact**

- **Domestic Clients:** Jey Wagner, Ed.D. – 661.288.4412
- **International Clients:** Ondre Seltzer – 661.288.4411



# SANTA CLARITA VALLEY Business Parks

## 10 Vista Canyon Overview

A proposed revision of the current entitlements has been submitted with the City of Santa Clarita. This would allow for the conversion of 175,000 square feet of office in exchange for 225 units of residential.

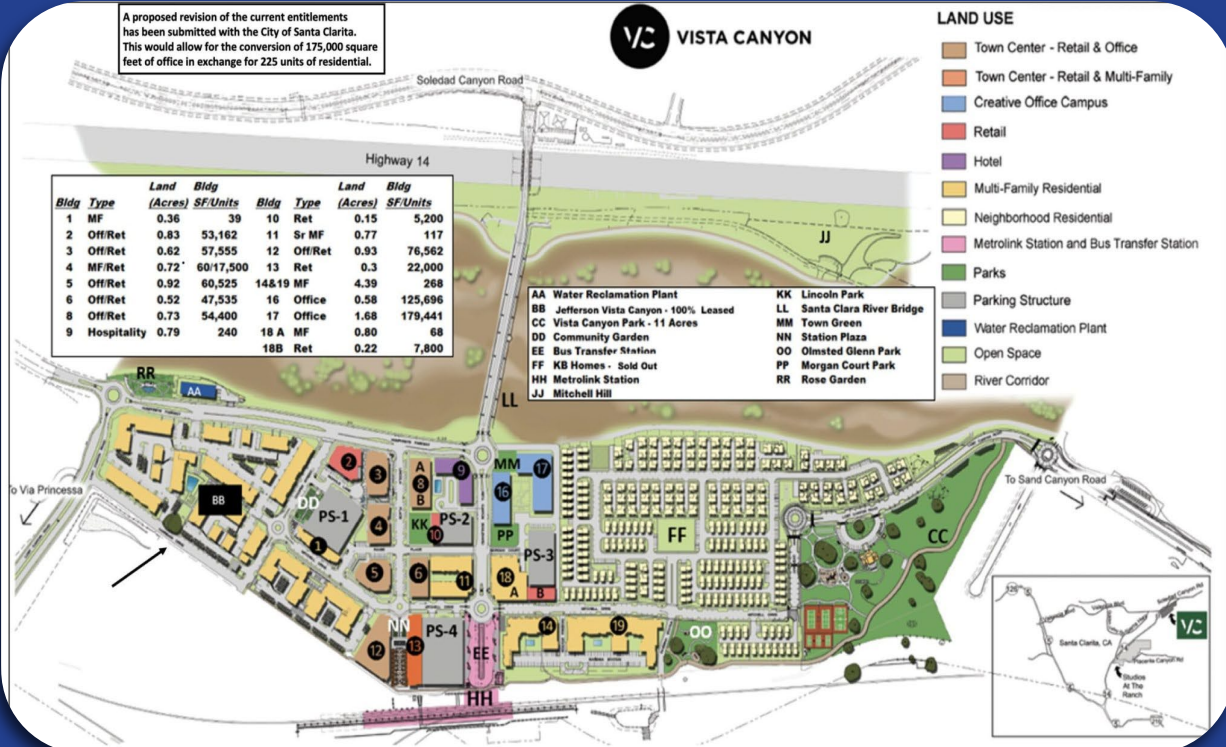
**VC VISTA CANYON**

**LAND USE**

- Town Center - Retail & Office
- Town Center - Retail & Multi-Family
- Creative Office Campus
- Retail
- Hotel
- Multi-Family Residential
- Neighborhood Residential
- MetroLink Station and Bus Transfer Station
- Parks
- Parking Structure
- Water Reclamation Plant
- Open Space
- River Corridor

Bldg Type	Land (Acres)	Bldg SF/Units	Bldg Type	Land (Acres)	Bldg SF/Units
1 MF	0.36	39	10 Ret	0.15	5,200
2 Off/Ret	0.83	53,162	11 Sr MF	0.77	117
3 Off/Ret	0.62	57,555	12 Off/Ret	0.93	76,562
4 MF/Ret	0.72	60/17,500	13 Ret	0.3	22,000
5 Off/Ret	0.92	60,525	14&19 MF	4.39	268
6 Off/Ret	0.52	47,535	16 Office	0.58	125,696
8 Off/Ret	0.73	54,400	17 Office	1.68	179,441
9 Hospitality	0.79	240	18 A MF	0.80	68
			18B Ret	0.22	7,800

- AA Water Reclamation Plant
- BB Jefferson Vista Canyon - 100% Leased
- CC Vista Canyon Park - 11 Acres
- DD Community Garden
- EE Bus Transfer Station
- FF KB Homes - Sold Out
- HH MetroLink Station
- JJ Mitchell Hill
- KK Lincoln Park
- LL Santa Clara River Bridge
- MM Town Green
- NN Station Plaza
- OO Olmsted Glenn Park
- PP Morgan Court Park
- RR Rose Garden

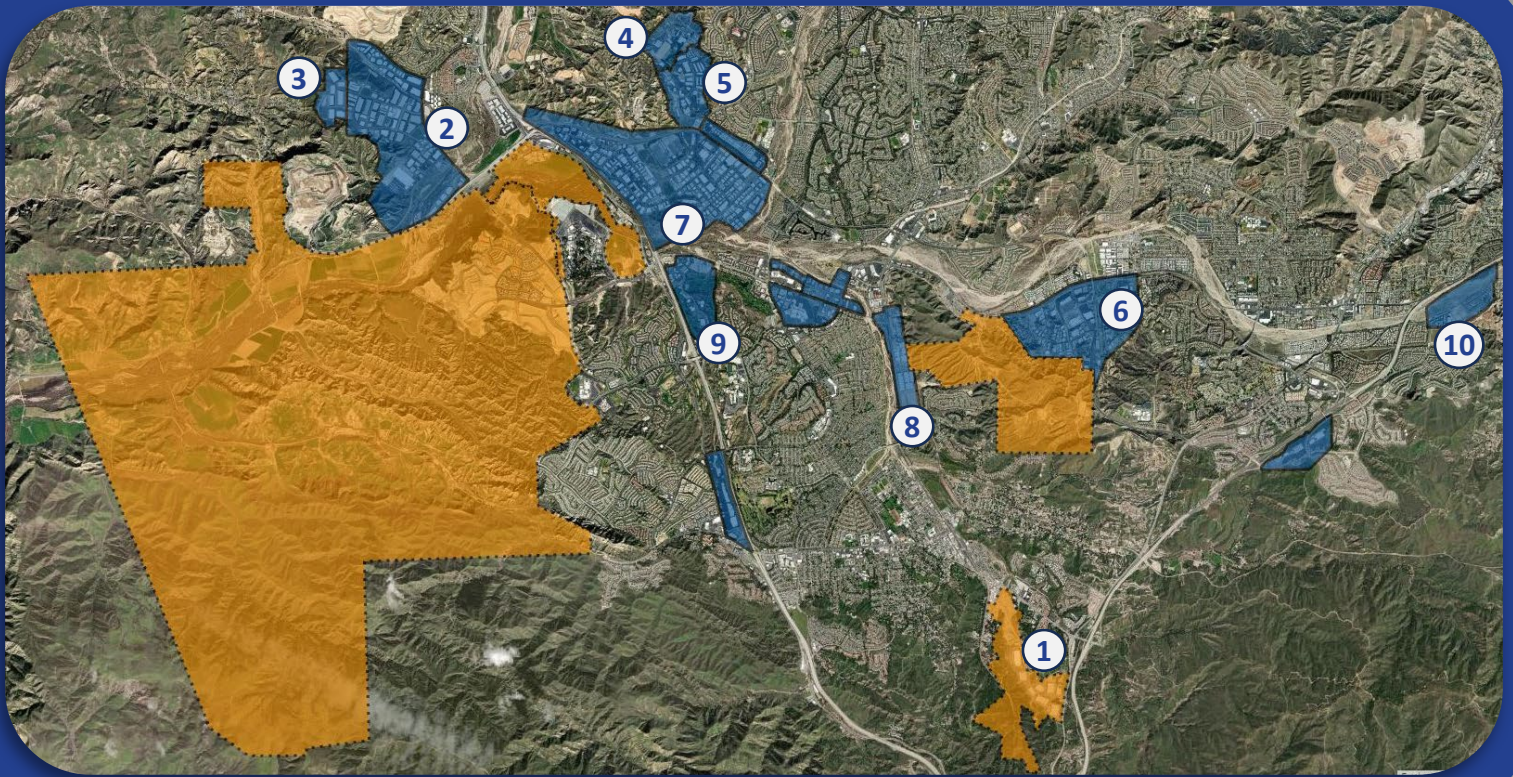




# SANTA CLARITA VALLEY

## Business Parks

### Region Map



Existing

Planned

- 1 Center at Needham Ranch
- 2 Valencia Commerce Center
- 3 IAC Commerce Center
- 4 SoCal Innovation Park
- 5 Rye Canyon Business Park
- 6 Valencia Industrial Center
- 7 Centre Point
- 8 Saugus Station Industrial Park
- 9 Valencia Corporate Center
- 10 Vista Canyon



# Future Developments

## 01 Honor Ranch

**Location:** Located adjacent to the I-5 freeway, northeast of the 126 freeway junction in unincorporated Los Angeles County.

- **Transaction Type:** N/A
- **Total Land Area:** 80 acres (Net)
- **Total Project GLA:** 1.8M SF (Net)
- **Building Status:** Proposed, new construction
- **Building Type:** Industrial/Commercial
- **Developer:** Trammell Crow Company

### For more information on this property, contact

- **Domestic Clients:** Jey Wagner, Ed.D. – 661.288.4412
- **International Clients:** Ondre Seltzer – 661.288.4411



SANTA CLARITA VALLEY

SITE

# Future Developments

## 01 Honor Ranch Overview



# Future Developments

## 02 Whittaker Bermite - Legacy

**Location:** Centrally Located between Golden Valley Road, Sierra Highway, and Soledad Canyon Road. Borders Center Pointe business park and Saugus Industrial Center.

- **Total Land Area:** 996 acres (Net)
- **Total Project GLA:** TBD
- **Building Status:** Proposed, new construction
- **Building Type:** Mixed-use, Industrial/Commercial/Residential/Retail
- **Developer:** New Urban West

**For more information on this property, contact**

- **Domestic Clients:** Jey Wagner, Ed.D. – 661.288.4412
- **International Clients:** Ondre Seltzer – 661.288.4411

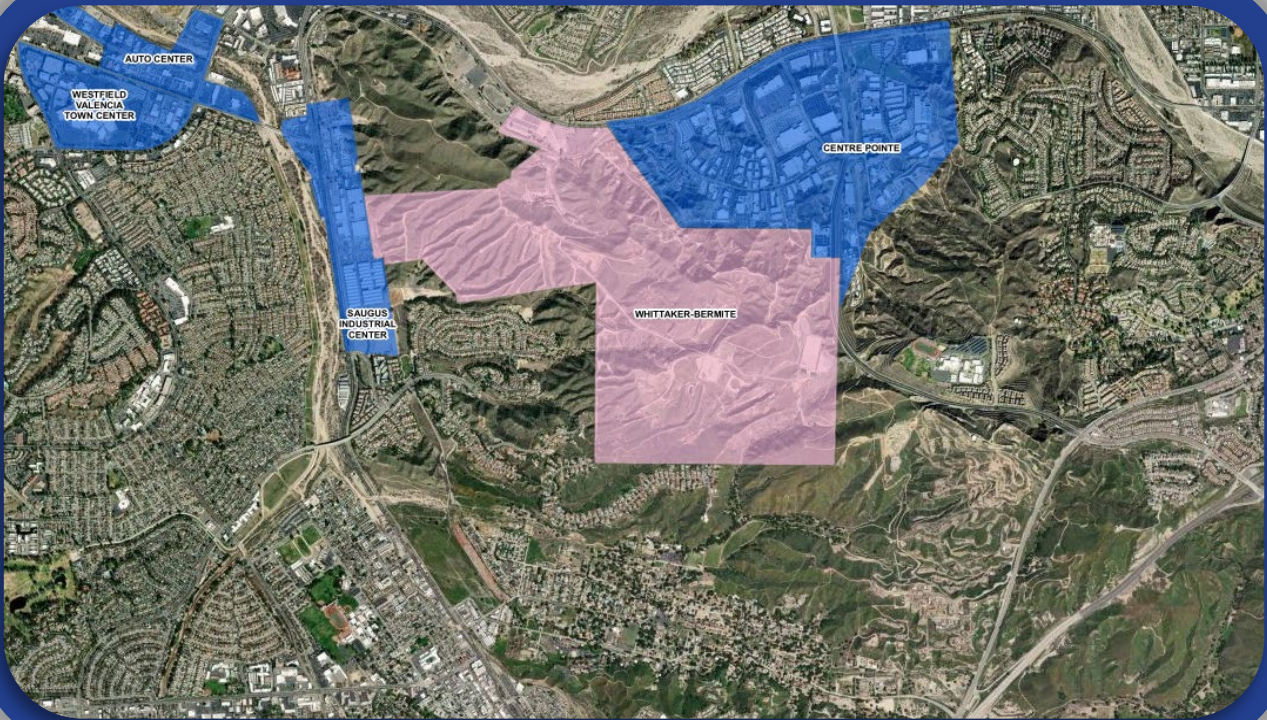


SANTA CLARITA VALLEY

# Future Developments

02

## Whittaker Berrite Overview



## SANTA CLARITA VALLEY

# Future Developments

### 03

## Santa Clarita Commerce Center

4-Building State-of-the-Art Business Park Situated on 22.3 Acres in Campus-like Setting.

- **Location:** Adjacent to the Saugus Station Industrial Complex, near the 14 freeway
- **Transaction Type:** Lease or Sale
- **Total Land Area:** 22.3 acres (Net)
- **Total GLA:** Approximately 430,407 (Net)
- **Building Status:** Proposed
- **Building Type:** Industrial/Commercial
- **Developer:** Covington Group

### Building Size

- Bldg. 1 262,522 SF
- Bldg. 2 49,308 SF
- Bldg. 3 78,467 SF
- Bldg. 4 40,110 SF

### For more information on this property, contact

- **Domestic Clients:** Jey Wagner, Ed.D. – 661.288.4412
- **International Clients:** Ondre Seltzer – 661.288.4411



# SANTA CLARITA VALLEY

# Future Developments

## 03

## Santa Clarita Commerce Center

### SITE PLAN

STATE-OF-THE-ART 22.3-ACRE BUSINESS CAMPUS

- ◀ Dock Doors
- Drive Doors



SANTA CLARITA VALLEY

# Available Space

**03**

## Santa Clarita Commerce Center

25470 Springbrook Ave- Bldg 1

- **Transaction Type:** Lease
- **Available Space:** 262,522 SF
- **Building Status:** Proposed
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** 23
- **Tenancy:** Multi
- **Ceiling Height:** 36'0"
- **Power:** 2000a
- **Nearby Tenants Include:** HASA, Marathon Truck Body, and B&D Glass





SANTA CLARITA VALLEY

# Available Space

03

## Santa Clarita Commerce Center

25465 Springbrook Ave - Bldg 2

- **Transaction Type:** Lease
- **Available Space:** 49,308 SF
- **Building Status:** Proposed
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** 7 ext
- **Tenancy:** Multi
- **Ceiling Height:** 36'0"
- **Power:** 1,200a/ Heavy
- **Nearby Tenants Include:** HASA, Marathon Truck Body, and B&D Glass



SANTA CLARITA VALLEY

# Available Space

**03**

## Santa Clarita Commerce Center

25485 Springbrook Ave - Building 3

- **Transaction Type:** Lease
- **Available Space:** 78,467 SF
- **Building Status:** Proposed
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** 8 ext
- **Tenancy:** Multi
- **Ceiling Height:** 36'0"
- **Power:** 1,200a/ Heavy
- **Nearby Tenants Include:** HASA, Marathon Truck Body, and B&D Glass





SANTA CLARITA VALLEY

# Available Space

03

## Santa Clarita Commerce Center

25490 Springbrook Ave - Building 4

- **Transaction Type:** Lease
- **Available Space:** 40,110 SF
- **Building Status:** Proposed
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** 7 ext
- **Tenancy:** Multi
- **Ceiling Height:** 36'0"
- **Power:** 1,200a/ Heavy
- **Nearby Tenants Include:** HASA, Marathon Truck Body, and B&D Glass



SANTA CLARITA VALLEY

# Future Developments

## 04 The Bluffs – FivePoint Valencia

34.4 NET acre land development opportunity of flexible, mixed-use zoning within the FivePoint Valencia master-planned community. Up to 650,000 SF of new building development allocated (with potential for more).

- **Location:** Within the FivePoint Valencia development, adjacent to Six Flags. Bordered by the I-5 and 126 freeways.
- **Transaction Type:** Sale, Open land development
- **Total Land Area:** 34.4 acres (net), +/- 67.1 acres (gross)
- **Total Project GLA:** 615,000 (proposed)
- **Building Status:** Proposed
- **Building Type:** Open Land, Industrial/Commercial

### Conceptual Development Plan

#### Building Size

- Bldg. 1 140,000 SF
- Bldg. 2 137,000 SF
- Bldg. 3 50,000 SF
- Bldg. 4 72,000 SF
- Bldg. 5 30,000 SF
- Bldg. 6 40,000 SF
- Bldg. 7 146,000 SF

### For more information on this property, contact

- **Domestic Clients:** Jey Wagner, Ed.D. – 661.288.4412
- **International Clients:** Ondre Seltzer – 661.288.4411



SANTA CLARITA VALLEY

# Future Developments

## 04 The Bluffs Overview

### Conceptual Development Plan

**ENDLESS  
POSSIBILITIES**

\*\*For illustrative purposes only and subject to change. Alternative site plans proposed by buyers are permitted\*\*



\*\*This conceptual development plan is for illustrative purposes only and subject to change. Alternative site plans proposed by buyers are permitted\*\*



SANTA CLARITA VALLEY

# Future Developments

## 04 The Bluffs Overview



the  
**Bluffs**  
at Valencia®

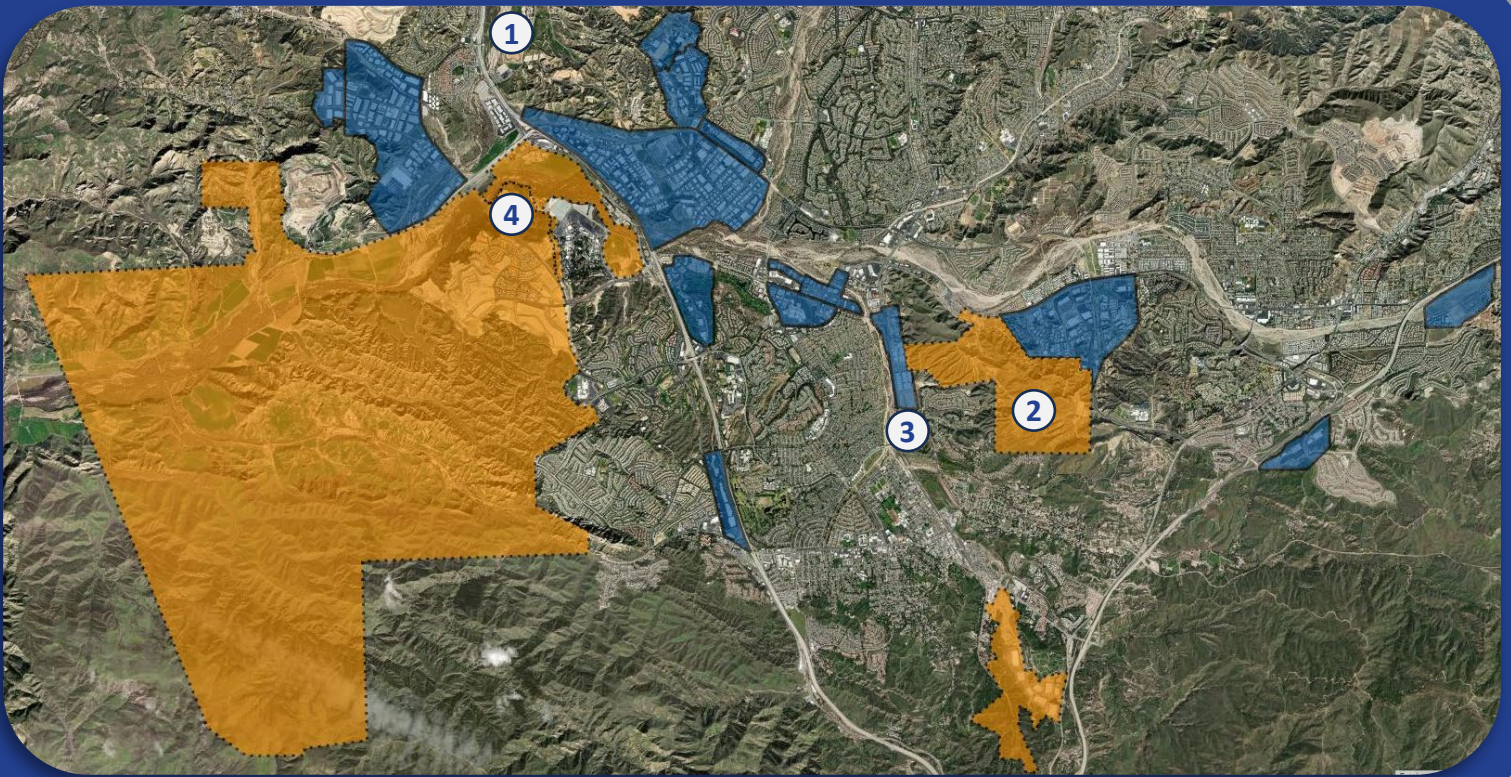




## SANTA CLARITA VALLEY

# Future Developments

## Regional Map



Existing

Planned

- 1 Honor Ranch
- 2 Whittaker-Bermite
- 3 Santa Clarita Commerce Center
- 4 The Bluffs



## SANTA CLARITA VALLEY

# Office Space Availability

### Office Market

Property Address	Property Name	Property Type	Building Class	Building Status	Total Available Space (SF)	Tenancy	Transaction Type
27200 Tourney Rd	Tourney Pointe	Office	A	Existing	136,096	Multi	Lease
24305 Town Center Dr	VTC III	Office (Super Regional Mall)	A	Existing	119,919	Multi	Lease
24200 Magic Mountain Pky	VTC IV	Office (Super Regional Mall)	A	Existing	114,541	Multi	Lease
24303 Town Center Dr	VTC II	Office	B	Existing	67,397	Multi	Lease
27651 Lincoln Pl	Vista Canyon	Office	A	Existing	41,515	-	Lease
27202 W Turnberry Ln	Bldg 1	Office	B	Existing	38,462	Multi	Lease
24300 Town Center Dr	VTC II	Office	A	Existing	33,188	Multi	Lease
25124 Springfield Ct	Bldg B	Office	B	Existing	32,882	Multi	Lease
27220 W Turnberry Ln	Bldg 2	Office	A	Existing	31,327	Multi	Lease
24305 Town Center Dr	VTC III	Office	A	Existing	29,302	Multi	Lease
28515 Westinghouse Pl		Office	A	Existing	29,277	Multi	Lease
25152 Springfield Ct	Bldg A	Office	B	Existing	25,964	Multi	Lease
27750 N Entertainment Dr		Office	A	Existing	25,775	Single	Lease





# Learn more

Contact us to learn more about Santa Clarita Valley Investment Opportunities:



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President & CEO



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