

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>
Stratasys	<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
Overall Cost Rating	\$\$\$	\$\$\$\$\$	\$\$\$\$\$	\$\$\$\$\$
Business Taxes	None	Gross Receipts	#EMPL	Gross Receipts
Utility User Tax Rates	None	Yes	Yes	None
Other Taxes & Fees	\$	\$\$\$	\$	\$

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

# 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 properties, contact**

- **Ondre Seltzer**

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# 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



2 | NEEDHAM RANCH PARKWAY | SANTA CLARITA, CA

## SANTA CLARITA VALLEY

# 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:** 402,993 SF \*
- **Total Buildings:** ~139
- **Major tenants include** Remo, Crissair, Pharmavite, and ITT Aerospace Controls
- **Developer:** Newhall Land/FivePoint Communities

**For more information on properties, contact:**

- **Ondre Seltzer**  
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\*Includes only buildings of 10k SF or more



SANTA CLARITA VALLEY

# Business Parks

## 02 Valencia Commerce Center Overview



## SANTA CLARITA VALLEY

# Available Space

### 02 **Valencia Commerce Center** 28104-28114 Witherspoon Pky

- **Transaction Type:** Lease
- **Available Space:** 189,250 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** A
- **Loading Docks:** 31
- **Tenancy:** Multi
- **Ceiling Height:** 30'0"
- **Power:** 2000a/480v 3p 4w
- **Nearby Tenants Include:** Remo, Crissair, Pharmavite, Cuccio, and ITT Aerospace Controls





## SANTA CLARITA VALLEY

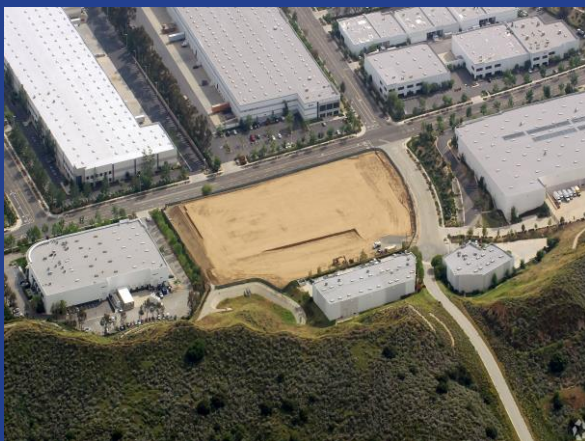
# Available Space

**02**

### Valencia Commerce Center

29124 Ave Penn

- **Transaction Type:** Lease
- **Available Space:** 126,607 SF
- **Building Status:** Under Construction
- **Property Type:** Industrial
- **Secondary Type:** Manufacturing
- **Building Class:** A
- **Loading Docks:** 13
- **Tenancy:** N/A
- **Ceiling Height:** 32'0"
- **Power:** N/A
- **Nearby Tenants Include:** Remo, Crissair, Pharmavite, Cuccio, and ITT Aerospace Controls



## SANTA CLARITA VALLEY

# Available Space

### 02 **Valencia Commerce Center** 29011 Commerce Center Dr

- **Transaction Type:** Lease
- **Available Space:** 49935 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** C
- **Loading Docks:** 20
- **Tenancy:** Single
- **Ceiling Height:** 28'0"
- **Power:** 1200-2000a/277-480v 3pw
- **Nearby Tenants Include:** Remo, Crissair, Pharmavite, Cuccio, and ITT Aerospace Controls





## SANTA CLARITA VALLEY

# Available Space

**02**

### Valencia Commerce Center

28912 Avenue Paine

- **Transaction Type:** Lease
- **Available Space:** 30896 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** C
- **Loading Docks:**
- **Tenancy:** Single
- **Ceiling Height:** 28'0"
- **Power:** 600a/480v
- **Nearby Tenants Include:** Remo, Crissair, Pharmavite, Cuccio, and ITT Aerospace Controls





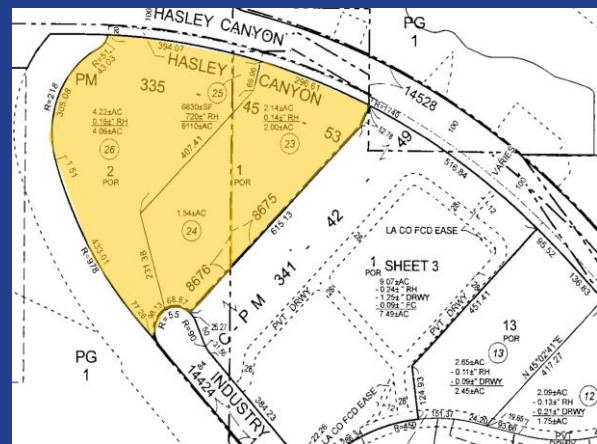
## SANTA CLARITA VALLEY

# Available Space

## 02 Valencia Commerce Center

28815 Industry Dr

- **Transaction Type:** Lease
- **Available Space:** 21,222 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Distribution
- **Building Class:** B
- **Loading Docks:** 2
- **Tenancy:** Multi
- **Ceiling Height:** 24'0"
- **Power:** 600a/277-480v
- **Nearby Tenants Include:** King Henry's, Talladium, Nasmyth, Lamsco West, Sunvair

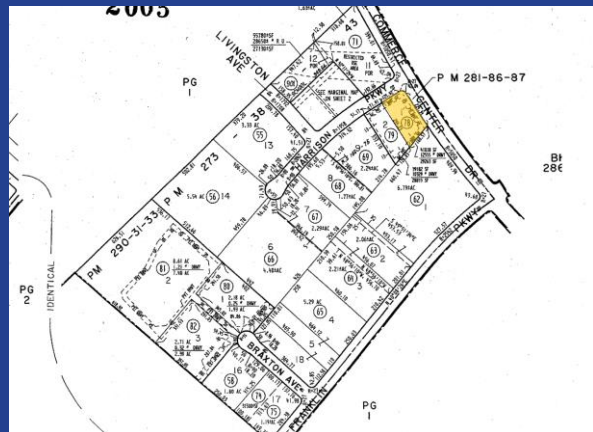


## SANTA CLARITA VALLEY

# Available Space

### 02 Valencia Commerce Center 28008 Harrison Parkway

- **Transaction Type:** Lease
- **Available Space:** 2,000 - 17,301 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** C
- **Loading Docks:** 1
- **Tenancy:** Multi
- **Ceiling Height:** 14'0"
- **Power:** 800a/440-480v
- **Nearby Tenants Include:** Remo, Crissair, Pharmavite, and ITT Aerospace Controls

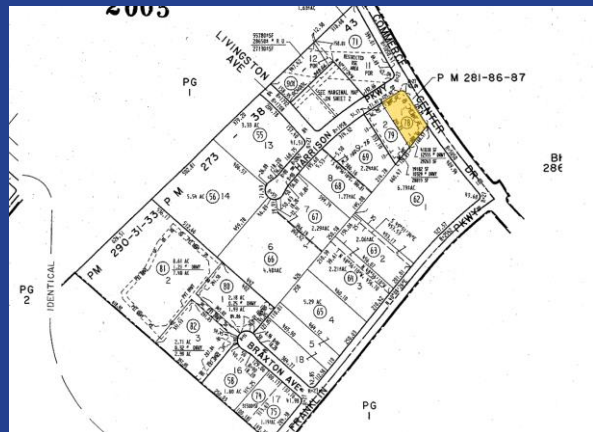


## SANTA CLARITA VALLEY

# Available Space

## 02 Valencia Commerce Center 28715 Industry Dr

- **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:** 400a/277-480v
- **Nearby Tenants Include:** Remo, Crissair, Pharmavite, and ITT Aerospace Controls





## SANTA CLARITA VALLEY

# Available Space

### 02 **Valencia Commerce Center** 29018 N Hancock Pky- Bldg 8

- **Transaction Type:** Lease
- **Available Space:** 10,978 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** 1
- **Tenancy:** Single
- **Ceiling Height:** 24'0"
- **Power:** 400a/277-480v
- **Nearby Tenants Include:** Remo, Crissair, Pharmavite, and ITT Aerospace Controls



## SANTA CLARITA VALLEY

# 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:** 104,871 SF \*
- **Total Buildings:** 7
- **Major Tenants:** Accurate Freight, Amazon, Bay Center Foods, LA North Studios
- **Developer:** IAC Properties

**For more information on properties, contact**

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\*Includes only buildings of 10k SF or more



SANTA CLARITA VALLEY

# Business Parks

03

## IAC Commerce Center Overview





## 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.

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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:** 23,367 SF \*
- **Total Buildings:** ~40
- **Major tenants include:** Hypercel Corporation, Walmart, and Valencia Plastics
- **Developer:** Legacy Partners

**For more information on properties, contact**

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\*Includes only buildings of 10k SF or more

SANTA CLARITA VALLEY

# Business Parks

**05**

## Rye Canyon Business Park Overview





## SANTA CLARITA VALLEY

# Available Space

### 05 Rye Canyon Business Park 28212-28230 Constellation Rd

- **Transaction Type:** Lease
- **Available Space:** 23,367 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** 5
- **Tenancy:** Multi
- **Ceiling Height:** 24'0"
- **Power:** 400-1600a/277-480v 3p 4w
- **Nearby Tenants Include:** Hypercel, Advanced Bionics,



# 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:** 392,112 SF \*
- **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 properties, contact**

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\*Includes only buildings of 10k SF or more



SANTA CLARITA VALLEY

# Business Parks

**06**

## Centre Pointe Overview





## SANTA CLARITA VALLEY

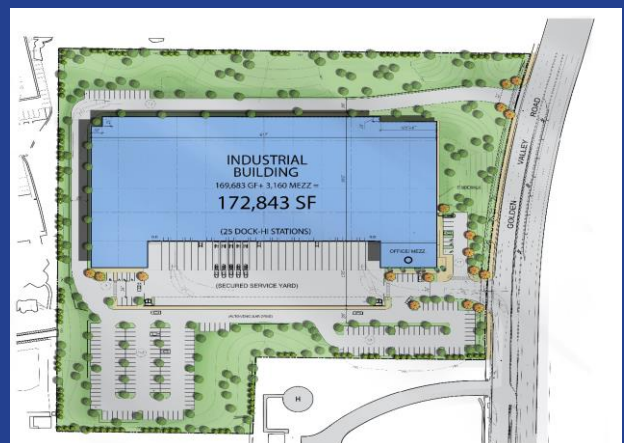
# Available Space

### 06

#### Centre Pointe

26313 Golden Valley Rd

- **Transaction Type:** Lease
- **Available Space:** 172,843 SF
- **Building Status:** Under Construction – Mar 2025
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** A
- **Loading Docks:** 25
- **Tenancy:** Single
- **Ceiling Height:** 36'0"
- **Power:** N/A
- **Nearby Tenants Include:** Paul Mitchell Systems, Stay Green Inc., William S. Hart Union School District





## SANTA CLARITA VALLEY

# Available Space

# 06

## Centre Pointe

26455 Ruether Ave

- **Transaction Type:** Lease
- **Available Space:** 93,228 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Showroom
- **Building Class:** B
- **Loading Docks:** 5
- **Tenancy:** Single
- **Ceiling Height:** 24'0"
- **Power:** 1000a/277-480v 3p 4w
- **Nearby Tenants Include:** Paul Mitchell Systems, Stay Green Inc., William S. Hart Union School District



## SANTA CLARITA VALLEY

# Available Space

### 06

#### Centre Pointe

26421 Ruether Rd

- **Transaction Type:** Lease
- **Available Space:** 86,201 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** 2
- **Tenancy:** Single
- **Ceiling Height:** 24'0"
- **Power:** 2000a/277-480v 3p 4w
- **Nearby Tenants Include:** Paul Mitchell Systems, Stay Green Inc., William S. Hart Union School District





## SANTA CLARITA VALLEY

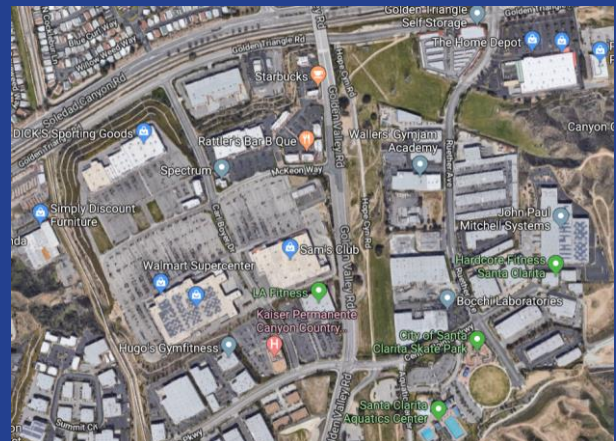
# Available Space

# 06

## Centre Pointe

26541 Ruether Ave

- **Transaction Type:** Lease
- **Available Space:** 11,361 SF
- **Building Status:** Existing
- **Property Type:** Flex
- **Secondary Type:** Light Manufacturing
- **Building Class:** C
- **Loading Docks:**
- **Tenancy:** Multi
- **Ceiling Height:**
- **Power:**
- **Nearby Tenants Include:** Paul Mitchell Systems, Stay Green Inc., William S. Hart Union School District



## SANTA CLARITA VALLEY

# Available Space

### 06

#### Centre Pointe

26475 Summit Cir

- **Transaction Type:** Lease
- **Available Space:** 14,295 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** 1
- **Tenancy:** Single
- **Ceiling Height:** 24'
- **Power:** 400a/277-480v
- **Nearby Tenants Include:** Paul Mitchell Systems, Stay Green Inc., William S. Hart Union School District





# 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:** 264,455 SF \*
- **Total Buildings:** ~15
- **Major tenants include:** HASA, Marathon Truck Body, and B&D Glass
- **Developer:** Legacy Partners

**For more information on properties, contact**

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\*Includes only buildings of 10k SF or more



SANTA CLARITA VALLEY

# Business Parks

**07**

## Saugus Station Industrial Center Overview





SANTA CLARITA VALLEY

# Available Space

03

## Saugus Station Industrial Center

25531-25710 Springbrook Ave

- **Transaction Type:** Lease
- **Available Space:** 167355 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** C
- **Loading Docks:** 2
- **Tenancy:** Multi
- **Ceiling Height:** 35'0"
- **Power:** 100-600a/240-480v
- **Nearby Tenants Include:** HASA, Marathon Truck Body, and B&D Glass



SANTA CLARITA VALLEY

# Available Space

**03**

## 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





SANTA CLARITA VALLEY

# Available Space

**03**

## Saugus Station Industrial Center

25597 Springbrook Ave

- **Transaction Type:** Lease
- **Available Space:** ±32,000 SF
  - **Yard Space:** ±301,200 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** C
- **Loading Docks:** 7
- **Tenancy:** Single
- **Ceiling Height:** 20' to 37'
- **Power:** 1200-1600a
- **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:** 568,467 SF \*
- **Total Buildings:** ~238
- **Major tenants include** Advanced Bionics, Aerospace Dynamics International, Woodward, and Vallarta Supermarkets
- **Developer:** Newhall Land/FivePoint

**For more information on properties, contact**

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\*Includes only buildings of 10k SF or more



SANTA CLARITA VALLEY

# Business Parks

**08**

## Valencia Industrial Center Overview





## SANTA CLARITA VALLEY

# Available Space

**08**

### Valencia Industrial Center

26081 Avenue Hall

- **Transaction Type:** Lease
- **Available Space:** 54,634 SF
- **Building Status:** Existing
- **Property Type:** Flex
- **Secondary Type:** R&D
- **Building Class:** B
- **Loading Docks:** 16
- **Tenancy:** Multi
- **Ceiling Height:** 24'0"
- **Power:** 3000a/277-480v 3p 4w
- **Nearby Tenants Include:** Advanced Bionics, ADI, Woodward, and Vallarta Supermarkets





## SANTA CLARITA VALLEY

# Available Space

### 08 Valencia Industrial Center

25371-25395 Rye Canyon Rd

- **Transaction Type:** Lease
- **Available Space:** 43,000 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** C
- **Loading Docks:** 2
- **Tenancy:** Multi
- **Ceiling Height:** 22'
- **Power:** 1600a/277-480v 3p 4w
- **Nearby Tenants Include:** Advanced Bionics, ADI, Woodward, and Vallarta Supermarkets



## SANTA CLARITA VALLEY

# Available Space

**08**

### **Valencia Industrial Center**

25000 Avenue Stanford

- **Transaction Type:** Lease
- **Available Space:** 30,384 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** 4
- **Tenancy:** Multi
- **Ceiling Height:** 24'0"
- **Power:** 2000a/480v 3p
- **Nearby Tenants Include:** Advanced Bionics, ADI, Woodward, and Vallarta Supermarkets





## SANTA CLARITA VALLEY

# Available Space

**08**

### Valencia Industrial Center

25425 Rye Canyon Rd

- **Transaction Type:** Lease
- **Available Space:** 28,970 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Manufacturing
- **Building Class:** B
- **Loading Docks:** 1
- **Tenancy:** Multi
- **Ceiling Height:** 24'
- **Power:** 400a/277-480v
- **Nearby Tenants Include:** Advanced Bionics, ADI, Woodward, and Vallarta Supermarkets



## SANTA CLARITA VALLEY

# Available Space

**08**

### Valencia Industrial Center

24833 Anza Dr

- **Transaction Type:** Lease
- **Available Space:** 28,495 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Manufacturing
- **Building Class:** C
- **Loading Docks:**
- **Tenancy:** Multi
- **Ceiling Height:** 24'
- **Power:** 800a/480v 3p 3w
- **Nearby Tenants Include:** Advanced Bionics, ADI, Woodward, and Vallarta Supermarkets





## SANTA CLARITA VALLEY

# Available Space

**08**

### **Valencia Industrial Center**

21130 Centre Pointe Pky

- **Transaction Type:** Lease
- **Available Space:** 24,150 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** 1
- **Tenancy:** Single
- **Ceiling Height:** 24'
- **Power:** 400a/277-480v
- **Nearby Tenants Include:** Advanced Bionics, ADI, Woodward, and Vallarta Supermarkets



## SANTA CLARITA VALLEY

# Available Space

**08**

### Valencia Industrial Center

28165 Avenue Crocker

- **Transaction Type:** Lease
- **Available Space:** 19,432 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** C
- **Loading Docks:** 1
- **Tenancy:** Single
- **Ceiling Height:** 24'
- **Power:** 600a/277-480v
- **Nearby Tenants Include:** Advanced Bionics, ADI, Woodward, and Vallarta Supermarkets





## SANTA CLARITA VALLEY

# Available Space

**08**

### **Valencia Industrial Center**

25158 Avenue Stanford

- **Transaction Type:** Lease
- **Available Space:** 21,660 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, ADI, Woodward, and Vallarta Supermarkets



## SANTA CLARITA VALLEY

# Available Space

**08**

### **Valencia Industrial Center**

28177 Avenue Crocker

- **Transaction Type:** Lease
- **Available Space:** 19,432 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:**
- **Tenancy:** Single
- **Ceiling Height:** 24'0"
- **Power:** 1600a/480v
- **Nearby Tenants Include:** Advanced Bionics, ADI, 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, ADI, 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:**
- **Tenancy:** Single
- **Ceiling Height:** 19'
- **Power:** 600a/277-480v 3p 4w
- **Nearby Tenants Include:** Advanced Bionics, ADI, Woodward, and Vallarta Supermarkets





## SANTA CLARITA VALLEY

# Available Space

**08**

### **Valencia Industrial Center**

24853 Avenue Rockefeller

- **Transaction Type:** Lease
- **Available Space:** 13,140 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:**
- **Tenancy:** Single
- **Ceiling Height:** 16'
- **Power:** 600a/120-240v
- **Nearby Tenants Include:** Advanced Bionics, ADI, 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:**
- **Tenancy:** Single
- **Ceiling Height:** 16'
- **Power:** 600a/120-240v
- **Nearby Tenants Include:** Advanced Bionics, ADI, 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, ADI, Woodward, and Vallarta Supermarkets



## SANTA CLARITA VALLEY

# Available Space

**08**

### Valencia Industrial Center

24922 Anza Dr

- **Transaction Type:** Lease
- **Available Space:** 11,660 SF
- **Building Status:** Existing
- **Property Type:** Industrial
- **Secondary Type:** Warehouse
- **Building Class:** B
- **Loading Docks:** N/A
- **Tenancy:** Multi
- **Ceiling Height:** 22'
- **Power:** 400a/277-480v
- **Nearby Tenants Include:** Advanced Bionics, ADI, 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



SANTA CLARITA VALLEY

# 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:** N/A
- **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**

- **Ondre Seltzer**  
Ondre.Seltzer@scvedc.org  
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

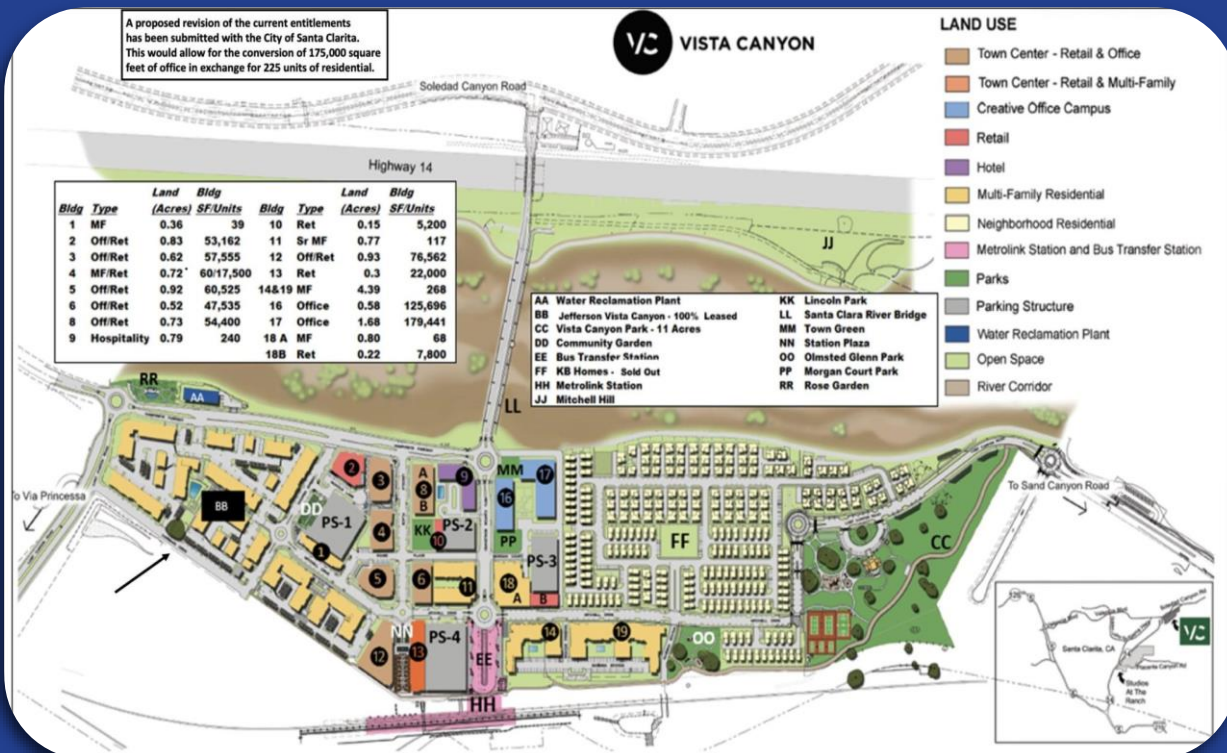
**For more information on this property, contact**

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# SANTA CLARITA VALLEY Business Parks

## 10 Vista Canyon Overview

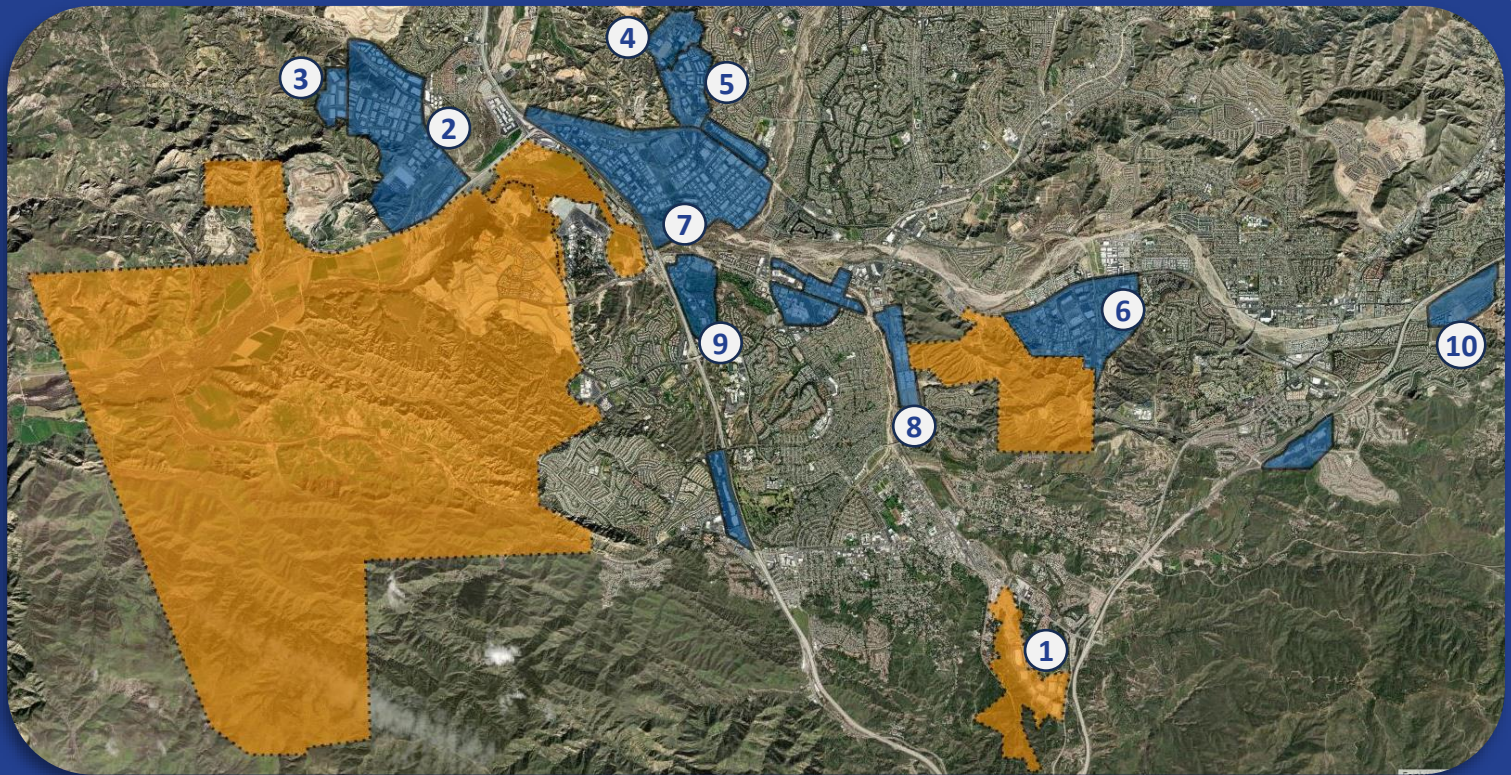




## SANTA CLARITA VALLEY

# 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**

- **Ondre Seltzer**  
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661.288.4411

SANTA CLARITA VALLEY

SITE

# Future Developments

## 01 Honor Ranch Overview





# Future Developments

**02**

## Whittaker-Bermite

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

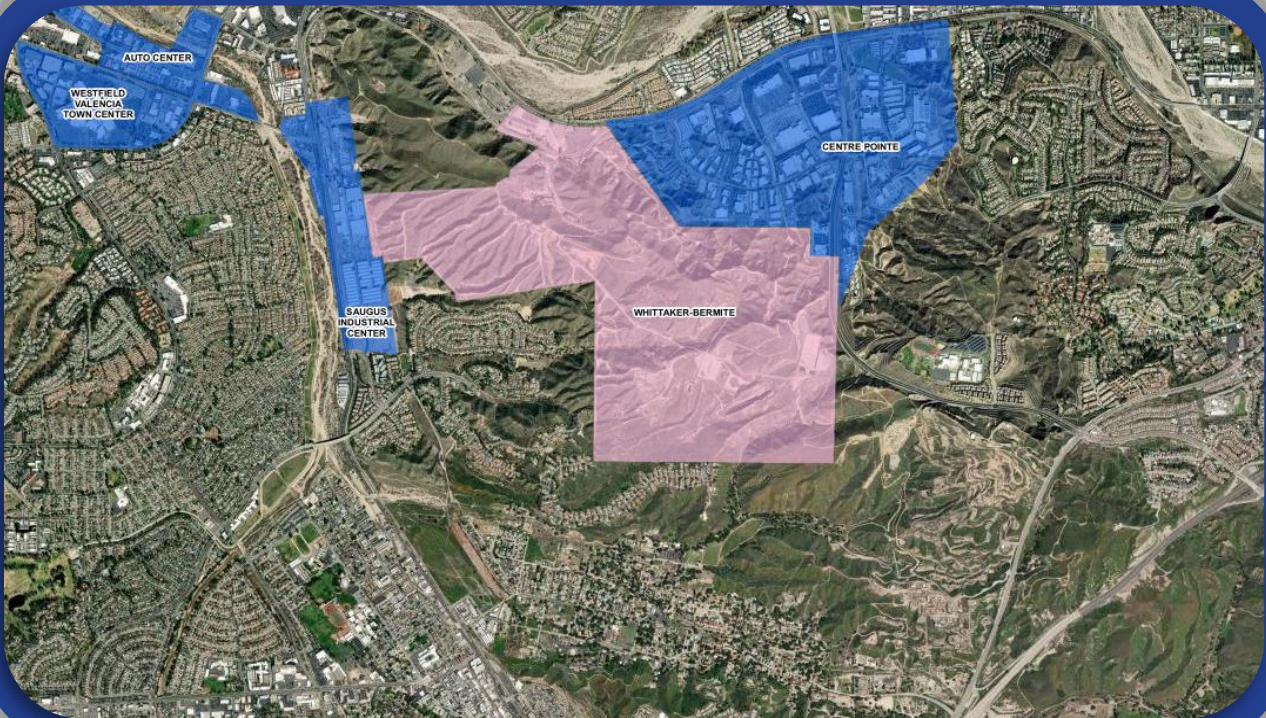
- **Ondre Seltzer**  
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SANTA CLARITA VALLEY

# Future Developments

02

## Whittaker Bermite 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

- **Ondre Seltzer**  
Ondre.Seltzer@scvedc.org  
661. 288.4411

SANTA CLARITA VALLEY

# Future Developments

03

## Santa Clarita Commerce Center

### SITE PLAN

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





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

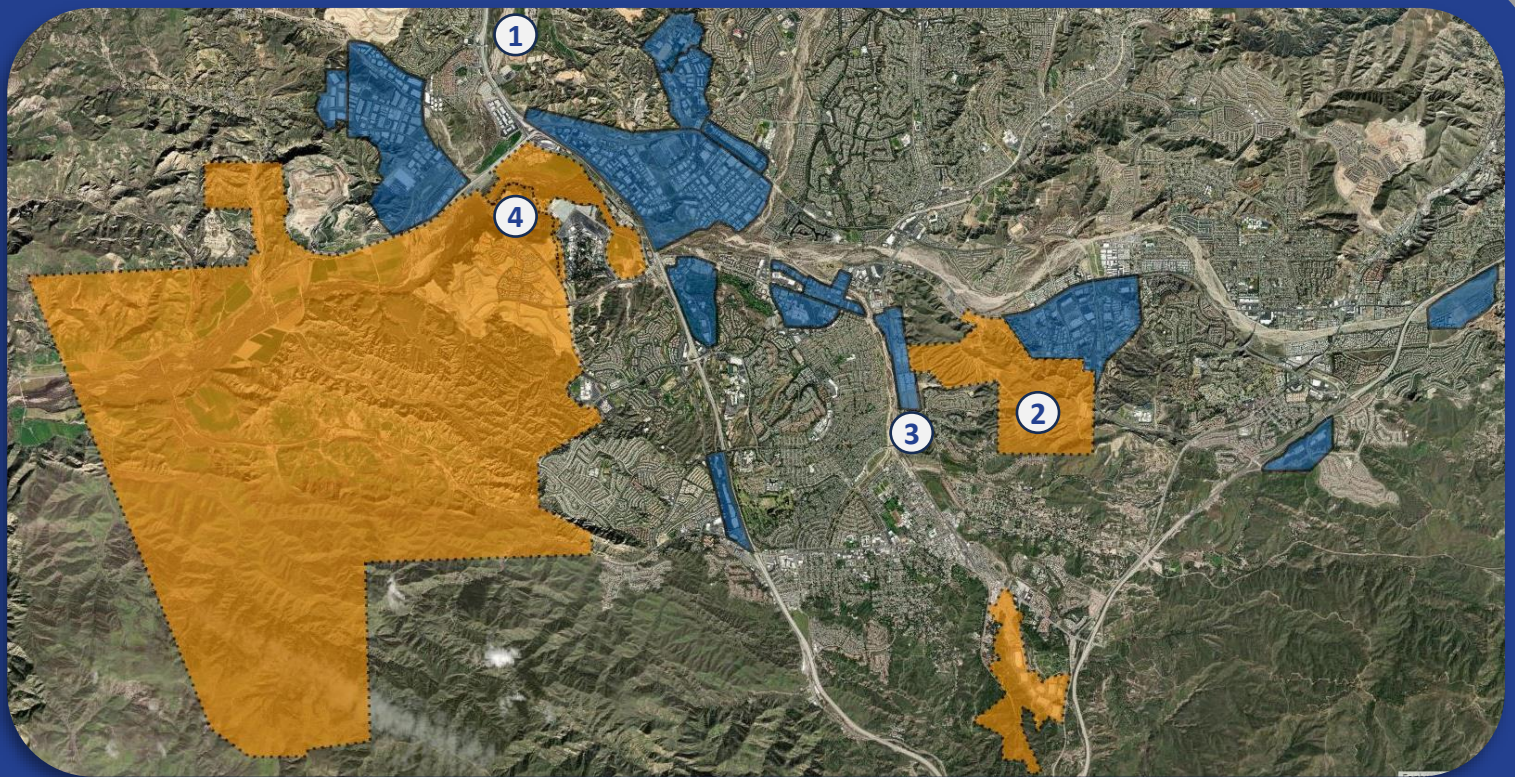




## SANTA CLARITA VALLEY

# Future Developments

## Regional Map



■ Existing

■ Planned

- 1 Honor Ranch
- 2 Whittaker-Bermite
- 3 Santa Clarita Commerce Center
- 4 FivePoint Valencia



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
24305 Town Center Dr	VTC III	Office (Super Regional Mall)	A	Existing	119798	Multi	Lease
24200 Magic Mountain Pky	VTC IV	Office (Super Regional Mall)	A	Existing	116996	Multi	Lease
24303 Town Center Dr	VTC II	Office (Super Regional Mall)	A	Existing	67397	Multi	Lease
27200 Tourney Rd	Tourney Pointe	Office	A	Existing	55005	Multi	Lease
27750 N Entertainment Dr		Office	A	Existing	50000	Single	Lease
28470 Avenue Stanford		Office	B	Existing	46908	Multi	Lease
27202 W Turnberry Ln	Bldg 1	Office	B	Existing	42059	Multi	Lease
24300 Town Center Dr	VTC I	Office (Super Regional Mall)	A	Existing	41753	Multi	Lease
27651 Lincoln Pl	Vista Canyon	Office	A	Existing	37841	Multi	Lease
27220 W Turnberry Ln	Bldg 2	Office	B	Existing	34398	Multi	Lease
25124 Springfield Ct	Bldg B	Office	A	Existing	31136	Multi	Lease
28515 Westinghouse Pl		Office	A	Existing	29277	Multi	Lease





# Learn more

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



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President & CEO



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661-288-4411

**Follow us** to stay up to date on News & Opportunities in the Santa Clarita Valley!

