



SANTA CLARITA COMMERCE CENTER

SANTA CLARITA, CA 91350



**4-BUILDING INDUSTRIAL CAMPUS WITHIN THE CITY OF SANTA CLARITA**  
FOR LEASE BLDG 1: 262,522 SF | BLDG 2: 49,308 SF | BLDG 3: 78,467 SF | BLDG 4: 40,110 SF

**CBRE**



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SANTA CLARITA COMMERCE CENTER

## THE OVERVIEW

### PROPERTY HIGHLIGHTS

- 4-Building State-of-the-Art Business Park Situated on 22.3 Acres in Campus-like Setting
- Central Santa Clarita Location / Valencia Adjacent
- City of Santa Clarita Benefits
- Additional Land Available for Truck/Trailer or Vehicle Parking

### BUILDING INFORMATION

- **Building 1:** 262,522 SF
- **Building 2:** 49,308 SF
- **Building 3:** 78,467 SF
- **Building 4:** 40,110 SF
- Striking Architectural Design
- Functional Ground Level and Dock High Loading
- ESFR Sprinklers
- Ample Parking
- Heavy Power
- Clear Height: 36' (Bldg 1) and 32' (Bldgs 2-4)







RAILROAD AVENUE

PARKING

BUILDING 3  
78,467 SF

BUILDING 4  
40,110 SF

SPRINGBROOK AVENUE

BUILDING 2  
49,308 SF

BUILDING 1  
262,522 SF

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SANTA CLARITA COMMERCE CENTER



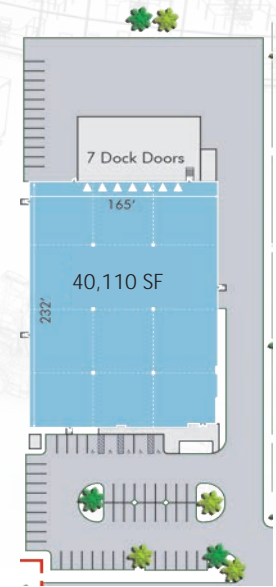
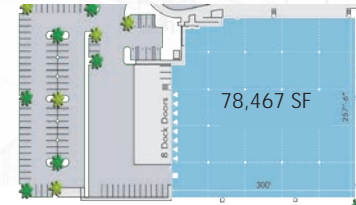
# SITE PLAN

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



# BUILDING SUMMARY

## CUTTING-EDGE INDUSTRIAL PROPERTIES



	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
TOTAL BUILDING AREA:	262,522 SF	49,308 SF	78,467 SF	40,110 SF
SITE AREA (ACRES):	12.79	2.68	3.77	3.07
OFFICE - FIRST FLOOR:	To Suit	To Suit	To Suit	To Suit
OFFICE - SECOND FLOOR:	5,000 SF	2,500 SF	3,500 SF	2,000 SF
CLEAR HEIGHT:	36'	32'	32'	32'
SPRINKLERS:	ESFR	ESFR	ESFR	ESFR
PARKING PROVIDED:	297	66	101	63
DOCK HIGH DOORS:	27	7	8	7
GROUND LEVEL DOORS:	2	1	1	1
POWER:	2000A + (expandable up to 4000A)	1200A	1200A + (expandable up to 2000A)	1200A



# AREA OVERVIEW

## SANTA CLARITA. SMART MOVE.

Thriving, energetic and densely amenitized, Santa Clarita seamlessly blends big city sophistication and small town charm. The ideal location is surrounded by amenities and places you at the core of a well-educated workforce while offering fast access to key destinations throughout greater Los Angeles, including Downtown, LAX and Burbank Airport and the ports of Los Angeles and Long Beach. The site also enjoys a prime location in the City of Santa Clarita and immediately adjacent to Valencia.

- Most Business Friendly City (LAEDC)
- One of the Safest Cities in US (National Council for Home Safety and Security)
- City of the Future (fDi Magazine)
- Best Cities to Live in the US (24/7 Wall Street)
- Significant Cost Savings Over Surrounding Cities

### DESTINATIONS DISTANCE

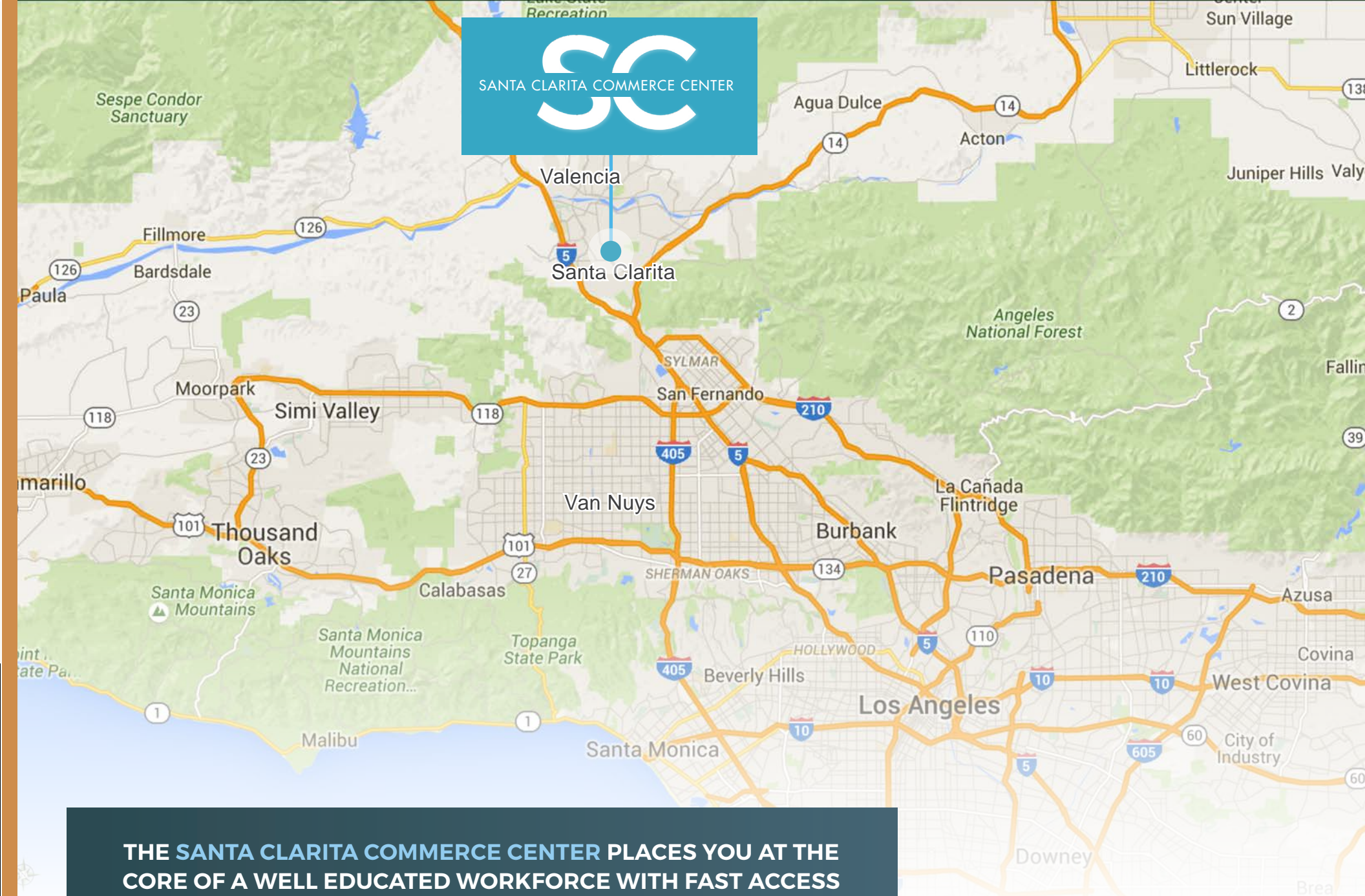
Burbank Airport	25 Minute Drive
Downtown Los Angeles	35 Minute Drive
Los Angeles International Airport	45 Minute Drive
Port of Long Beach	60 Minute Drive
Port of Los Angeles	60 Minute Drive

### SANTA CLARITA VALLEY | DEMOGRAPHICS

POPULATION	TOTAL	
2023 Population	298,731	
2023 Median Age	37	
HOUSEHOLD INCOME	MEDIAN	AVERAGE
Households	\$121,352	\$152,118
Households Making Over \$125,000	49%	







**THE SANTA CLARITA COMMERCE CENTER PLACES YOU AT THE CORE OF A WELL EDUCATED WORKFORCE WITH FAST ACCESS TO KEY DESTINATIONS THROUGHOUT GREATER LOS ANGELES**



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SANTA CLARITA COMMERCE CENTER

## A CORPORATE COMMUNITY

### PARTNERSHIP IN INNOVATION

The **Santa Clarita Commerce Center** enjoys a strategic location in the City of Santa Clarita, placing your business at the center of a prominent and growing corporate community. Corporate neighbors include:

- LA North Studios
- AQMS
- CBS Studios
- Amazon
- DrinkPak
- Honda Performance Development
- Advanced Bionics
- Valencia Studios
- NBCUniversal
- Illumination Dynamics
- US AutoForce
- Santa Clarita Studios
- Sony Corporation







# THE SANTA CLARITA VALLEY BUSINESS ADVANTAGE

Consistently recognized as the “Most Business-Friendly City in LA County” (LAEDC, 2022), The City of Santa Clarita shines as the premier location for businesses. Its numerous economic and cost advantages have attracted major employers to the area that benefit from this low tax region. A few of the attributes that make the City of Santa Clarita the preferred destination for business development in Southern California include:

- Pro Business Environment
- City of Santa Clarita Use Tax Rebate Program
- City of Santa Clarita Film and Television Production Credit
- Not Subject to ULA Transfer Tax

Relocating your business to the City of Santa Clarita means a lower cost of doing business as compared to surrounding areas

ANALYSIS OF POTENTIAL  
COST SAVINGS

TAXES & FEES	Our Taxes / Fees	Their Taxes / Fees			
	CITY OF SANTA CLARITA	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK
Business Taxes	0	\$1.01/\$1,000 in gross receipts	\$388.95 + \$194.47 /professional employee + \$29.17 /other employee	\$0	\$71.75+ \$6.75/employee
UTILITY USER TAX RATES					
Electric	0	12.50%	15.1%	7.00%	7.00%
Gas	0	10.00%	7.90%	7.00%	7.00%
Water	0	0	7.67%	7.00%	0
Telephone	0	9.00%	8.28%	7.00%	7.00%
Cellular	0	9.00%	8.28%	0	7.00%
Parking Tax	0	10.00%	0	0	12.00%





Building 1  
268,329 SF

Building 2  
49,308 SF

Building 3  
78,461 SF

Building 4  
42,715 SF

SPRINGBROOK AVE

OAK RIDGE DR

RAILROAD AVENUE



# COVINGTON GROUP

## EXPERIENCED TEAM. NATIONWIDE REACH.

Covington Group, Inc. is a privately held, Dallas based real estate development and investment company that specializes in redeveloping and repositioning distressed property across the United States. We are a value-add, opportunistic investor committed to creating superior returns on investment by mitigating risk and preserving capital through innovation, persistence, creativity and focus on core competencies.

Throughout the last 30 years, Covington Group, Inc. has focused on the acquisition of corporate dispositions, REOs, and other types of vacant or distressed properties, with the intent of recycling and re-tenanting these properties. Our partners have over 80 years of combined experience and have successfully developed and redeveloped over 25 million square feet of commercial and industrial property, including build-to-suit and spec warehouses, hotels, and master planned communities. Covington Group, Inc. and our affiliate companies/partners currently own over 8,500,000 SF of commercial/industrial space across the U.S.



### CURRENT COVINGTON GROUP INVESTMENTS



#### Southern California Logistics Center

Property Address:  
7 Building / Various Addresses  
Vero Beach, CA

Total Size:  
3,386,621 SF

Market:  
Inland Empire North

Asset Class:  
Industrial / Bulk Warehouse

Date Acquired:  
October 2021



#### Saugus Station

Property Address:  
2850-2916 Springwood Ave  
Santa Clara, CA

Total Size:  
997,582 SF

Market:  
San Francisco / Santa Clara Valley

Asset Class:  
Industrial / Warehouse / Storage

Date Acquired:  
October 2021



#### 4193 Industrial Parkway Drive

Property Address:  
4193 Industrial Parkway Drive  
Lubbock, CA

Total Size:  
666,000 SF

Market:  
Southern CA Industrial Market

Asset Class:  
Industrial / Bulk Warehouse

Date Acquired:  
November 2019



#### 6400 Sierra Court

Dublin, CA



#### 4343 Sigma Road

Farmers Branch, TX



#### Canal Place

Akron, OH

Covington Development Partners (“CDP”) is the development arm of Covington Group’s fully integrated industrial real estate platform. Founded in 1989, Covington Group specializes in the acquisition, development and management of warehouse, distribution, manufacturing and e-commerce facilities across the nation.

## For More Information

For more information on Covington Group, visit their website at <https://www.covingtongroupinc.com>.





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## SANTA CLARITA COMMERCE CENTER

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