

FOR SALE

TWO (2) CLASS-A PROFESSIONAL OFFICE CONDO

OWNER USER/INVESTMENT OPPORTUNITY



RYE CANYON
POINTE

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

28212 KELLY JOHNSON PARKWAY
VALENCIA | CA 91355



EXECUTIVE SUMMARY

Spectrum Commercial Real Estate, Inc. is proud to present a prime Owner-User/Investment Opportunity to purchase two High-Image Professional Office Condominium Suites with two separate APNs located at 28212 Kelly Johnson Parkway, Valencia, California.

The Suites are situated on the ground floor in the prestigious Rye Canyon Pointe, a Class-A Professional Office/Medical Condominium Complex. Suite 200 (6,077 SF) and Suite 250 (1,610 SF) can be purchased together or separately for a total of approximately 7,687 SF combined.

The subject Property is situated within a prime area in the Complex and features; well-designed layout, high ceilings, beautiful window line views, many interior upgrades, access control, dual elevator served, suite and directory signage, 4 per 1,000 Parking Ratio and (Suite 200: four; Suite 250: two) reserved covered parking spaces.

With a shortage of similar sized Class-A office/medical buildings in the area for sale and upward pressure on rental rates in a supply constrained area, Rye Canyon Pointe presents a unique opportunity to acquire a quality Owner-User/Investment product in a highly desirable area.

The Property is strategically located in a Prime Valencia Location that is within the City of Santa Clarita Jurisdiction. It is situated within the Prestigious Rye Canyon Pointe just Minutes from Valencia Town Center Amenities, Henry Mayo Newhall Hospital, Hyatt Hotel and Conference Center, Restaurants, Hotels, Fitness Centers, Golf Courses, Six Flags Magic Mountain, Single and Multi-Family Housing, Newhall Ranch Development of more than 20,000+ New Homes and easily accessible to I-5, Highway 126 and SR-14 Freeway On-Ramps.



LOCATED IN THE PRESTIGIOUS RYE CANYON POINTE



EXCELLENT OWNER USER/ INVESTMENT OPPORTUNITY



EFFICIENT SIZED OFFICE CONDOS



CLOSE PROXIMITY TO MULTIPLE DEVELOPMENTS



EXCELLENT NEARBY AMENITIES



EXCELLENT ACCESS TO I-5, SR-126 & SR-14 FREEWAYS



HIGH-IMAGE CLASS-A OFFICE/ MEDICAL COMPLEX



2 APN #'S: 2866-047-147 & 2866-047-157

PROPERTY OVERVIEW SUITE 200

ADDRESS 28212 Kelly Johnson Parkway
Valencia, CA 91355

PARCEL NUMBERS 2866-047-147

PROPERTY TYPE Class-A Office (Potential Medical Conversion)

SUITE(S) SIZE 6,077 SF

ELEVATORS Dual Elevator Served

PARKING 4 per 1,000 SF plus Four (4) Reserved Covered Parking Spaces

YEAR BUILT 2007

STRUCTURAL Concrete Tilt-Up Construction

FIRE ALARM/SPRINKLERS Yes

ZONING BP (Business Park)

- High-Image Class-A Professional Office/Medical Building
- Well Designed Layout with High Ceilings
- Former Pediatric Care Facility
- Wrap-Around Window Line with Beautiful Views
- Four (4) Window-Line Offices, Four (4) Interior Offices, Glass Conference Room, Kitchen/Breakroom, Work Room, Beautiful Receptionist/Waiting Room.
- 2 Story Atrium Lobby
- Fire Alarm/Sprinklers
- Monument Signage Available
- Ample Surface Parking: 4 per 1,000 SF plus Four (4) Reserved Covered Parking Spaces



FLOOR PLAN | Suite 200 6,077 SF



PROPERTY OVERVIEW SUITE 250

ADDRESS 28212 Kelly Johnson Parkway
Valencia, CA 91355

PARCEL NUMBERS 2866-047-157

PROPERTY TYPE Class-A Office (Potential Medical Conversion)

SUITE(S) SIZE 1,610 SF

ELEVATORS Dual Elevator Served

PARKING 4 per 1,000 SF plus Two (2) Reserved Covered
Parking Spaces

YEAR BUILT 2007

STRUCTURAL Concrete Tilt-Up Construction

FIRE ALARM/SPRINKLERS Yes

ZONING BP (Business Park)

- High-Image Class-A Professional Office/Medical Building
- Well Designed Layout with High Ceilings
- Former Pediatric Care Facility
- Wrap-Around Window Line with Beautiful Views
- Open Floor Plan with Floor to Ceiling Glass Window-Line Overlooking Building Lobby, Three (3) Offices, Kitchen/Breakroom, Beautiful Receptionist/Waiting Room
- 2 Story Atrium Lobby
- Fire Alarm/Sprinklers
- Monument Signage Available
- Ample Surface Parking: 4 per 1,000 SF plus Two (2) Reserved Covered Parking Spaces



FLOOR PLAN | Suite 250 1,610 SF





LOCATION HIGHLIGHTS

- Located in Rye Canyon Pointe within the Prestigious Rye Canyon Business Park
- Close Proximity to Multiple Developments including Newhall Ranch development (21,000 +- residential units *under construction)
- Minutes from Valencia Town Center Amenities, Henry Mayo Newhall Hospital, Hotels, Hyatt Hotel and Conference Center, Restaurants, Fitness Centers, Championship Golf Courses, Single and Multi-Family Housing and Six Flags Magic Mountain.
- Easily Accessible to I-5, Highway 126 and SR-14 Freeway On-Ramps.

CITY OF SANTA CLARITA VALLEY



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 County, 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 is 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 new construction under the Newhall Ranch Project. The long-term economic strength of 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, City of Santa Clarita offers one of the most desirable business-environment 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. Recipients of this program qualify can qualify for:

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

THE CITY OF SANTA CLARITA
Has been recognized by several major organizations for its efforts to foster significant and sustained economic and population growth. Named the “Most Business-Friendly City in Los Angeles County”

OFFICE MARKET OVERVIEW

A strong post-recession recovery has kept the Santa Clarita Valley office market stable, and vacancies contracted over the course of 2018. The overall office base for the Santa Clarita Valley is approximately 5 million square feet with a vacancy rate of approximately 10%, which is lower than most of the San Fernando Valley markets. The SCV's geographical removal from the rest of Los Angeles makes it a distinct submarket with no immediate competition. While the Santa Clarita Valley is further away from the center of Los Angeles it proved to be a notable employment hub of office users, including Princess Cruises, Advanced Bionics, AAA Auto Club, Logix Credit Union, Scorpion, Sunkist, Insurance Company of the West, Precision Dynamics Corporation, UCLA Health, Kaiser Permanente and many more. With cost of land increasing and limited new quality developments, the Class A office market is positioned well for continued growth and decreasing vacancy in the foreseeable future.

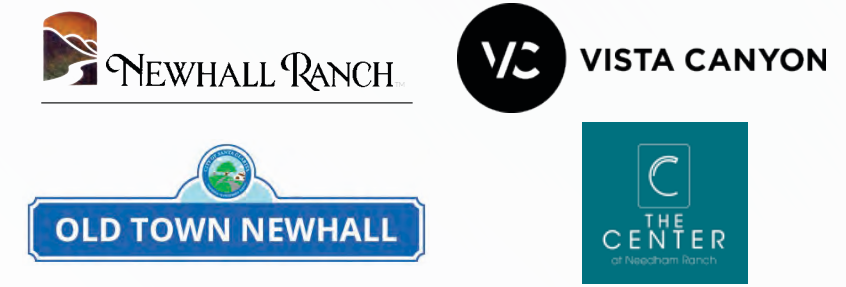


TOP EMPLOYERS

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 College	760
Wal-Mart	730
City of Santa Clarita	720
California Institute of the Arts	700

NEARBY SIGNIFICANT DEVELOPMENTS

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



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POINT E
28212

KELLY JOHNSON PKWY
VALENCIA | CA 91355



YAIR HAIMOFF, SIOR

Exec. Managing Director

📞 818.203.5429

✉️ yhaimoff@spectrumcre.com

DRE License #01414758



ANDREW GHASSEMI

Senior Vice President

📞 661.212.3956

✉️ aghassemi@spectrumcre.com

DRE License #01963548



MATT SREDEN

Vice President

📞 661.755.6654

✉️ msreden@spectrumcre.com

DRE License #01907628