FOR SALE TWO (2) CLASS-A PROFESSIONAL OFFICE CONDO OWNER USER/INVESTMENT OPPORTUNITY







28212 KELLY JOHNSON PARKWAY VALENCIA | CA 91355

CANYON POINTE

E



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/

EFFICIENT SIZED OFFICE CONDOS



CLOSE PROXIMITY TO MULTIPLE DEVELOPMENTS

EXCELLENT NEARBY AMENITIES

HIGH-IMAGE CLASS-A OFFICE/ MEDICAL COMPLEX



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

EXCELLENT ACCESS TO I-5,

SR-126 & SR-14 FREEWAYS



PROPERTY OVERVIEW SUITE 200

ADDRESS	28212 Kelly Johnson Parkway
	Valencia, CA 91355

PARCEL NUMBERS 2866-047-147

Class-A Office (Potential Medical Conversion)
6,077 SF
Dual Elevator Served
4 per 1,000 SF plus Four (4) Reserved Covered Parking Spaces
2007
Concrete Tilt-Up Construction
Yes

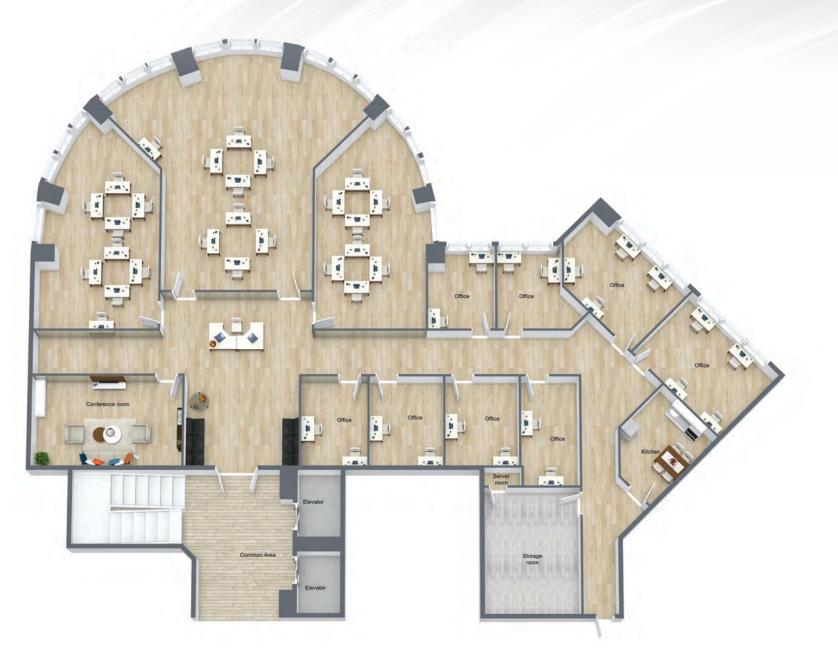
ZONING BP (Business Park)

- 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



FIRE AL

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
ARM/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





FIRE AL

FLOOR PLAN | Suite 250 1,610 SF





LOCATION HIGHLIGHTS

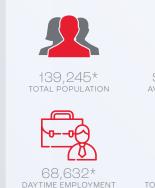
- Located in Rye Canyon Pointe within the Prestigious Rye Canyon Business Park
- Close Proximity to Multiple Developments including Newhall Ranch development (21,000 +- residential units *under construction)
- Minutes from Valencia Town Center Amenities, Henry Mayo Newhall Hospital, Hotels, Hyatt Hotel 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.

DEMOGRAPHIC DATA

	3 MILES	5 MILES
POPULATION	44,025	139,245
MEDIAN AGE	33.9	36.9
MALE / FEMALE	25,223 57.3% / 18,802 42.7%	72,002 51.7% / 67,243 48.3%
AVG HHI	\$155,484	\$148,814
MEDIAN HHI	\$126,597	\$117,429
TOTAL NUMBER OF BUSINESS	3,343	6,059
DAYTIME POPULATION	41,864	68,632
	0.105	
OWNER OCCUPIED	9,125 72.4%	34,303 74.8%
RENTER OCCUPIED	3,486 27.6%	11,555 25.2%
HIGH SCHOOL GRADUATES	4,778 16.5%	15,434 16.4%
ASSOCIATES DEGREE	2,288 7.9%	9,017 9.6%
BACHELORS DEGREE	8,262 28.5%	26,558 28.2%
GRADUATE DEGREE	4,558 15.7%	13,431 14.3%

DRIVE TIMES

DESTINATIONS	DISTANCE
San Fernando Valley	10 Minute Drive
Burbank Airport	25 Minute Drive
Downtown Los Angeles	30 Minute Drive
West Los Angeles	35 Minute Drive
Los Angeles Intl. Airport	40 Minute Drive
Port of Los Angeles	60 Minute Drive
Port of Long Beach	60 Minute Drive



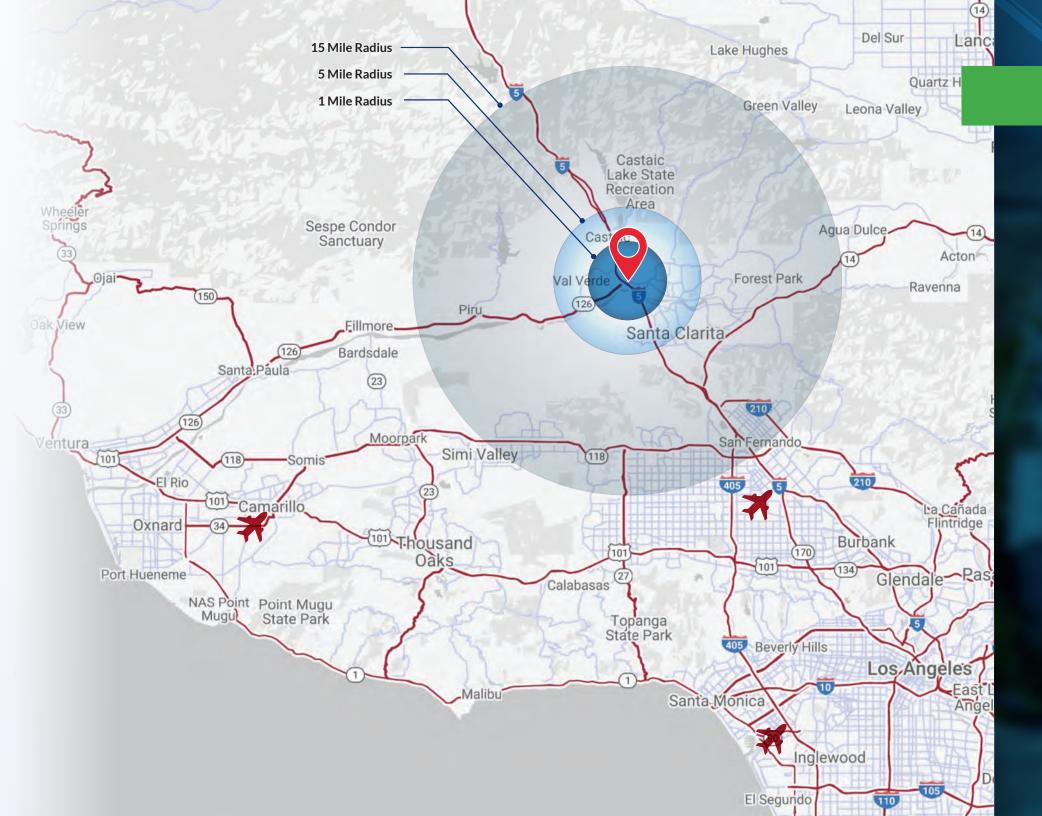


\$148,814* average income



T TOTAL BUSINESSES

*5 MILE RADIUS



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 I-5 Freeway. The Santa Clarita Valley is close to 23 interstate and 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 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 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 recognized for their leadership in correlating education with economic growth, job retention and workforce development.



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"

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

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.

NEARBY SIGNIFICANT DEVELOPMENTS

- NEWHALL RANCH VALENCIA COMMERCE CENTER VISTA CANYON ENTRADA

OFFICE MARKET OVERVIEW



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

OLD TOWN NEWHALL







RYE CANYON POINTE 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

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is 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