

Centre

POINTE PLAZA



FOR LEASE | 3,237 SF HIGH-IMAGE PROFESSIONAL OFFICE

26415 Carl Boyer Drive | Santa Clarita | CA 91350

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SPECTRUM
COMMERCIAL REAL ESTATE, INC.

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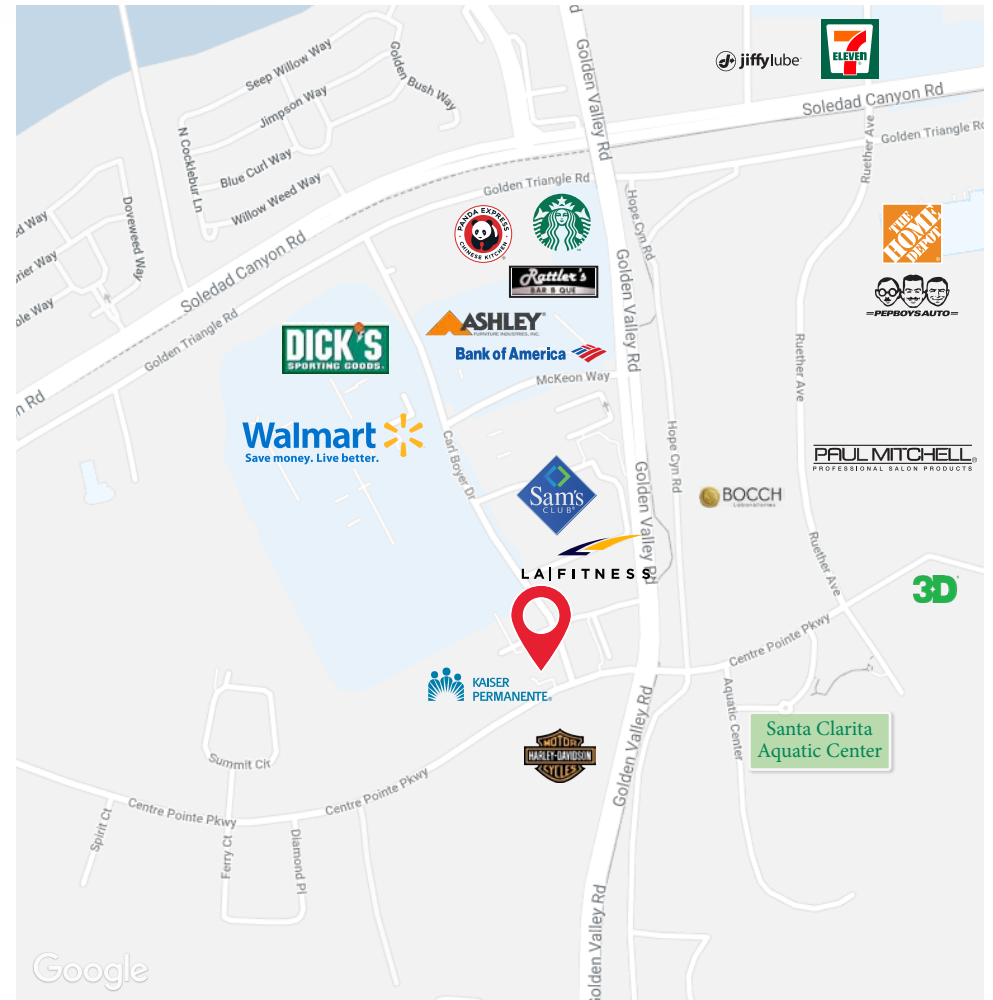


PROPERTY HIGHLIGHTS

- High-Image Class-A Medical/General Office Building
 - Upgraded Common Area with High-End Finishes
 - Free and Abundant 5/1,000 SF Parking
 - Outside Break Area with Lavish Landscape
 - Prime Location within Centre Pointe Business Park
 - Extensive and Wrap-Around Window Line with Beautiful Views
 - Elevator Served
 - Monument Signage
- *ask for details

LOCATION HIGHLIGHTS:

- Prime Santa Clarita Location with Excellent Demographics
- Major Street Identity on Golden Valley Road and Centre Pointe Parkway
- Close Proximity to Metrolink, Valencia Town Center Amenities, Centre Pointe Village, Hyatt Hotel & Conference Center, Santa Clarita Sports Complex, Fitness Facilities, Daycare Centers, Restaurants, Shopping
- Adjacent to Cross Valley Connector and Minutes from Freeway Onramps



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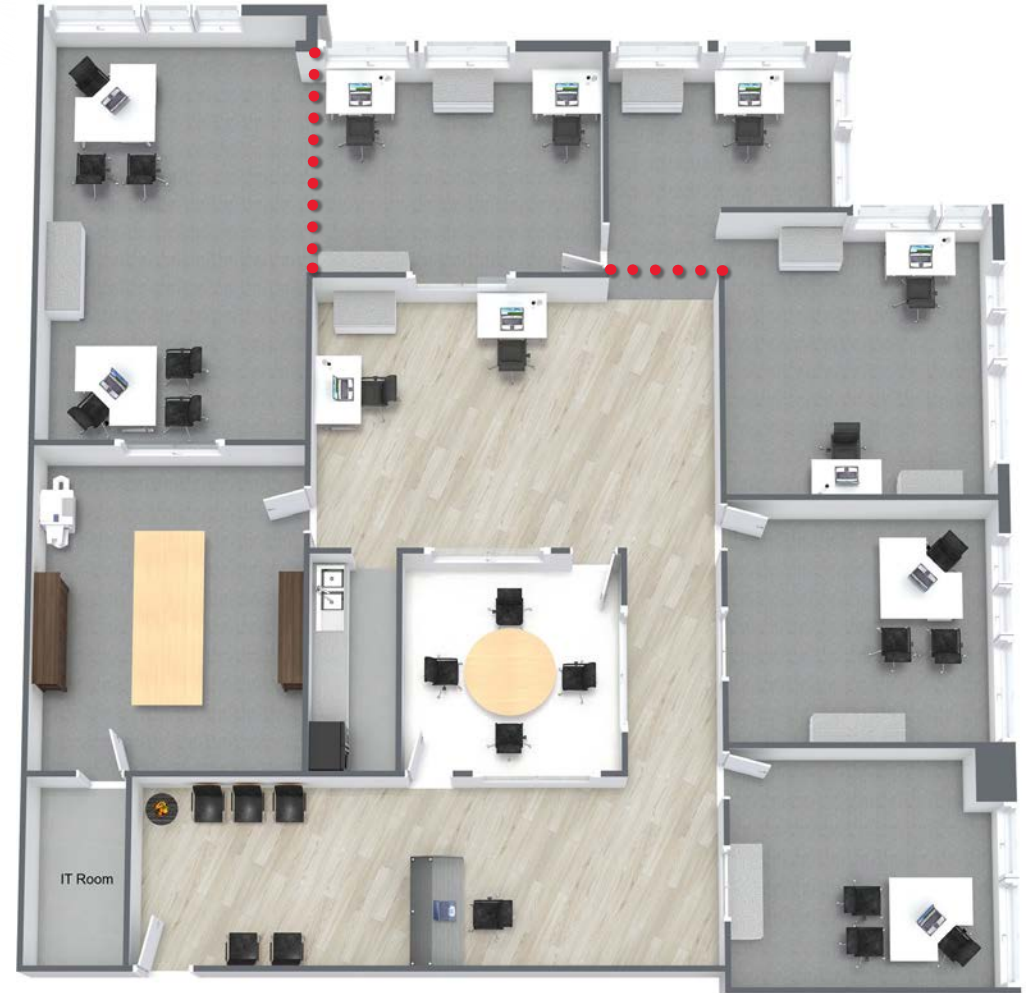
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FLOOR PLAN

UNIT NUMBER	SIZE	NOTES
Suite 250	3,237 SF	Beautifully built out corner office suite. Six (6) large window offices, glass conference room, bullpen, reception area, kitchenette/break-room, work room & IT closet.

• • • Proposed location of wall to create additional office(s).



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Westfield Valencia Town Center



Valencia Country Club



Restaurant Bars & Pubs



Entertainment



Coffee Houses



Super Markets & Grocery Stores



Burger Cuisine



Fitness, Parks and Trails

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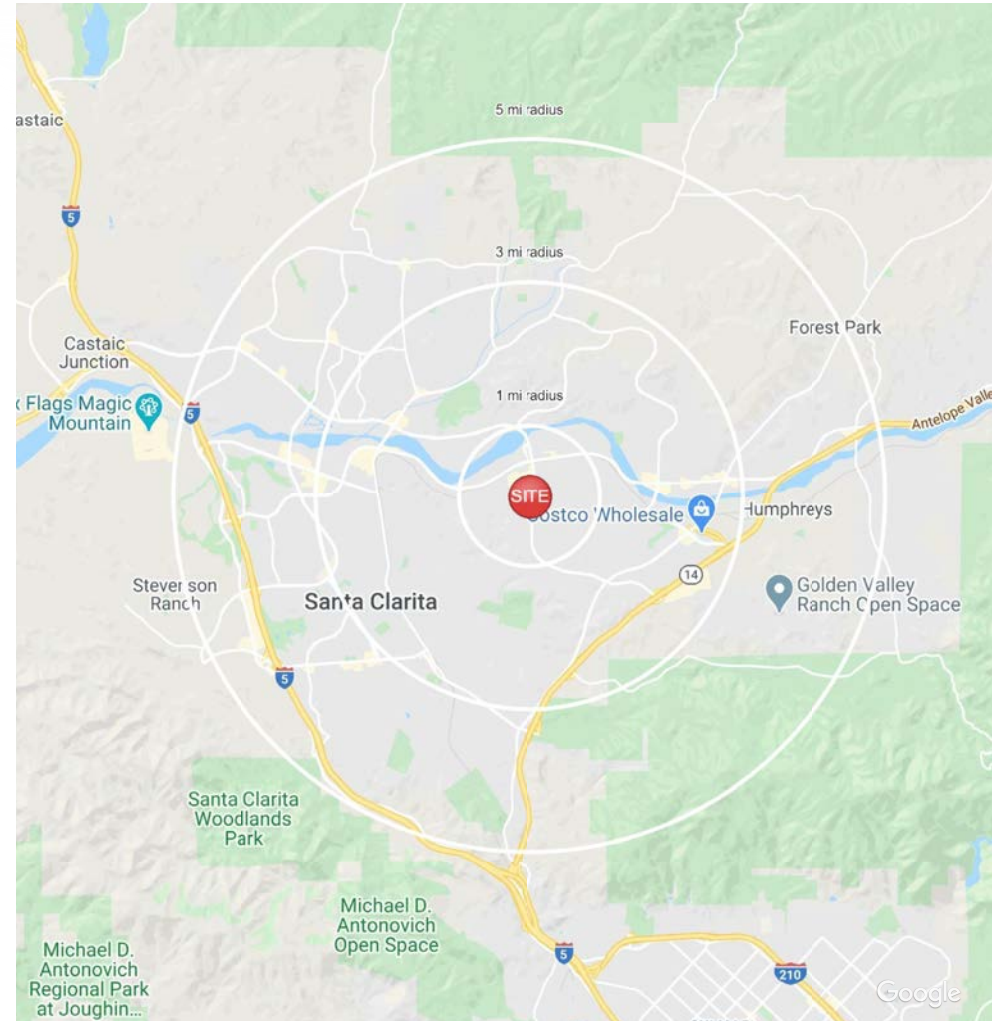
POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2019)	5,665	109,431	220,490
Median Age	37.7	36.5	36.7



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg HH Income (2019)	\$83,083	\$111,461	\$122,478
Projected Avg HH Income (2024)	\$96,791	\$132,569	\$146,682
Estimated Households	2,178	37,133	76,171



DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Businesses	806	4,174	8,933
Daytime Population	6,201	32,773	81,418



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