

FOR SALE / LEASE

½ Acre – Owner-User / Investment / Development Opportunity

18715 - 18717

soledad canyon road
santa clarita, california 91351



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SPECTRUM
COMMERCIAL REAL ESTATE, INC.

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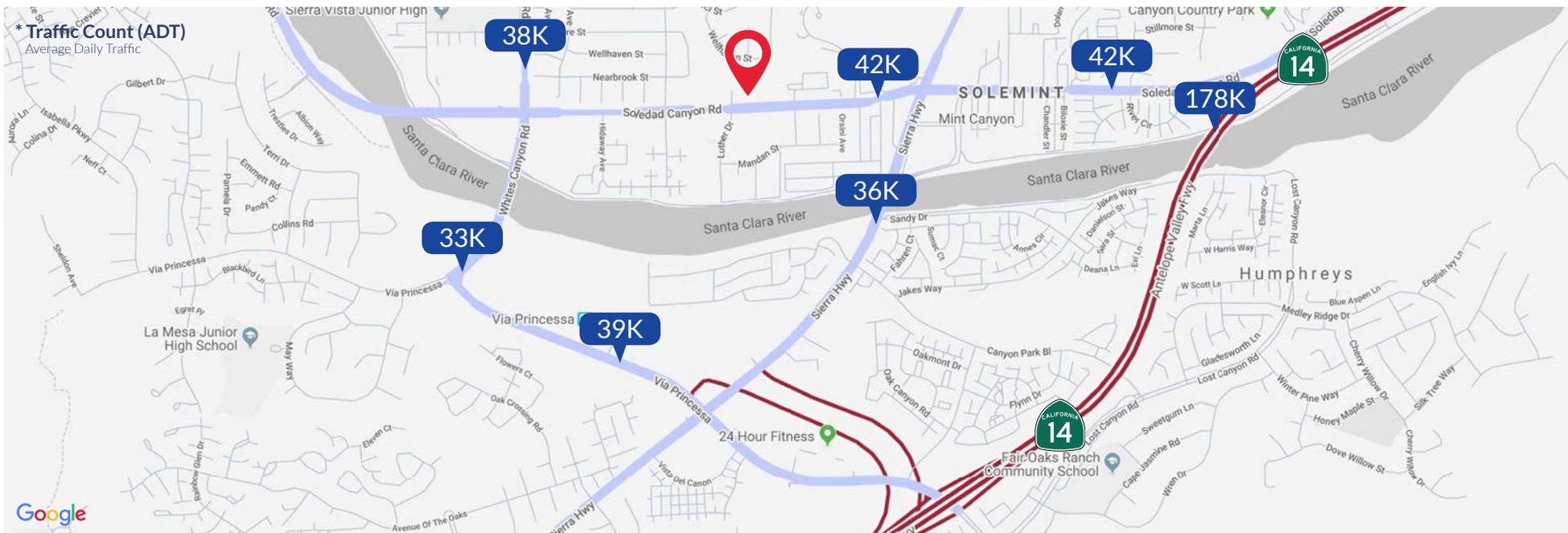
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PROPERTY HIGHLIGHTS

- Great Owner-User / Investment / Development Opportunity
- ½ Acre Parcel with 180+/- Feet of Frontage
- Excellent Site for Variety of Uses
- Two Freestanding Structures with Drive-Thru Capability
- Tremendous Visibility with Monument Signage
- Former Alta Dena Dairy & Coffee Kiosk

LOCATION HIGHLIGHTS

- Prime Santa Clarita location
- High foot traffic & heavy traffic counts – 42,000 CPD
- Surrounded by a variety of retail amenities such as Vallarta Market, Food 4 Less, Regal/ Edwards Cinema, TJ Maxx, UFC Gym, Lumber Liquidators, City of Santa Clarita Public Library, College of the Canyons Campus (on Sierra Highway), the New Canyon Country Community Center and much more
- Situated on Soledad Canyon Road between Sierra Highway & Whites Canyon Road
- Walk-Score 77 Very Walkable
- Strong demographics and is easily accessible to Freeway On-ramp



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The Property is located within the Canyon Country area of the City of Santa Clarita, the 3rd largest city in Los Angeles County. Since 2002, the population of the Santa Clarita Valley has grown by 41 percent - much faster than California as a whole. The City is now home to an estimated 210,876 residents.

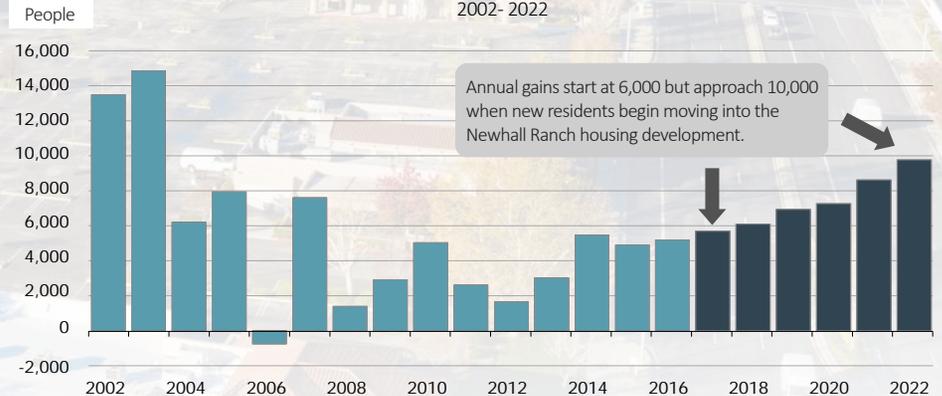
Like the rest of California, the Santa Clarita Valley labor market is getting very tight. During 2017, the unemployment rate averaged 4.2 percent, and by December it had fallen to 3.8 percent. This is presenting challenges to local employers, making it difficult to recruit qualified workers. But unlike the broader statewide labor market, the Santa Clarita Valley has an advantage – the unique combination of good jobs, affordable homes, and highly respected schools. The Santa Clarita Valley has several prominent composite industries that cater to the region's unique advantages. Most of these industries are creating jobs at an impressive pace, and typically offer high wages.

The Santa Clarita Valley has a highly educated population: for residents ages 25 and above. Close to **90 percent** of the Santa Clarita Valley residents age 25+ have completed high school, more than **70 percent** have at least some college and **35 percent** have a four-year degree or higher. With an expansion of employment, the demand for commercial real estate has accelerated dramatically. The commercial market is very strong and the demand for commercial buildings is expected to continue to increase through 2018.

Household income in the Santa Clarita Valley is high. In 2018 the median household income was \$74,448. In the SCV more than 40 percent of all households earn at least \$125,000, and more than 65 percent garner at least \$75,000. These are the markings of a very prosperous region.

The Los Angeles real estate market maintained momentum in early 2018 as rent growth continues to outpace the national average. The peak of this cycle's development wave has arrived, with more than 2 million SF of new product expected to deliver each year from 2017-2020. Vacancies are expected to rise slightly in the near term as a result of these new deliveries. The Westside has been the biggest beneficiary of late, especially in properties catering to the media, tech, and sundry creative industries. Conversions and redevelopment are increasing in response, as aging office and industrial product is repurposed into modern creative office space. Annual rent growth stands at about 3.1% —well above the national average, but less than half the heady rates achieved at the peak of the cycle. Office properties are trading at around \$360/SF, a figure that has trended downward since peaking at \$400/SF in 2016.

POPULATION GAIN / SANTA CLARITA VALLEY
2002- 2022



Source: www.scvedc.org

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A HUB OF CREATIVITY AND INFLUENCE

Home to the California Institute of the Arts (CalArts) formed by Walt Disney and his brother, Roy O. Disney. CalArts ranks among the top 5 film schools, top 10 music schools, and top 15 drama schools in the world.

CaLARTS



STARZ

HBO

abc family



amazon prime video

CBS



20+
SOUND STAGES

And 10+ movie ranches located in Santa Clarita Valley. Pipeline for 6 new sound stages in the next 5 years.

\$33.1
MILLION

Local economic impact in 2016

548
FILM PERMITS

In 2016, the third consecutive year with more than 500 permits

1,366
FILM DAYS

More than half attributed to T.V. production

Source: www.scvedc.org

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POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2019)	27,229	81,822	155,610
Median Age	32.8	35.7	36.2
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

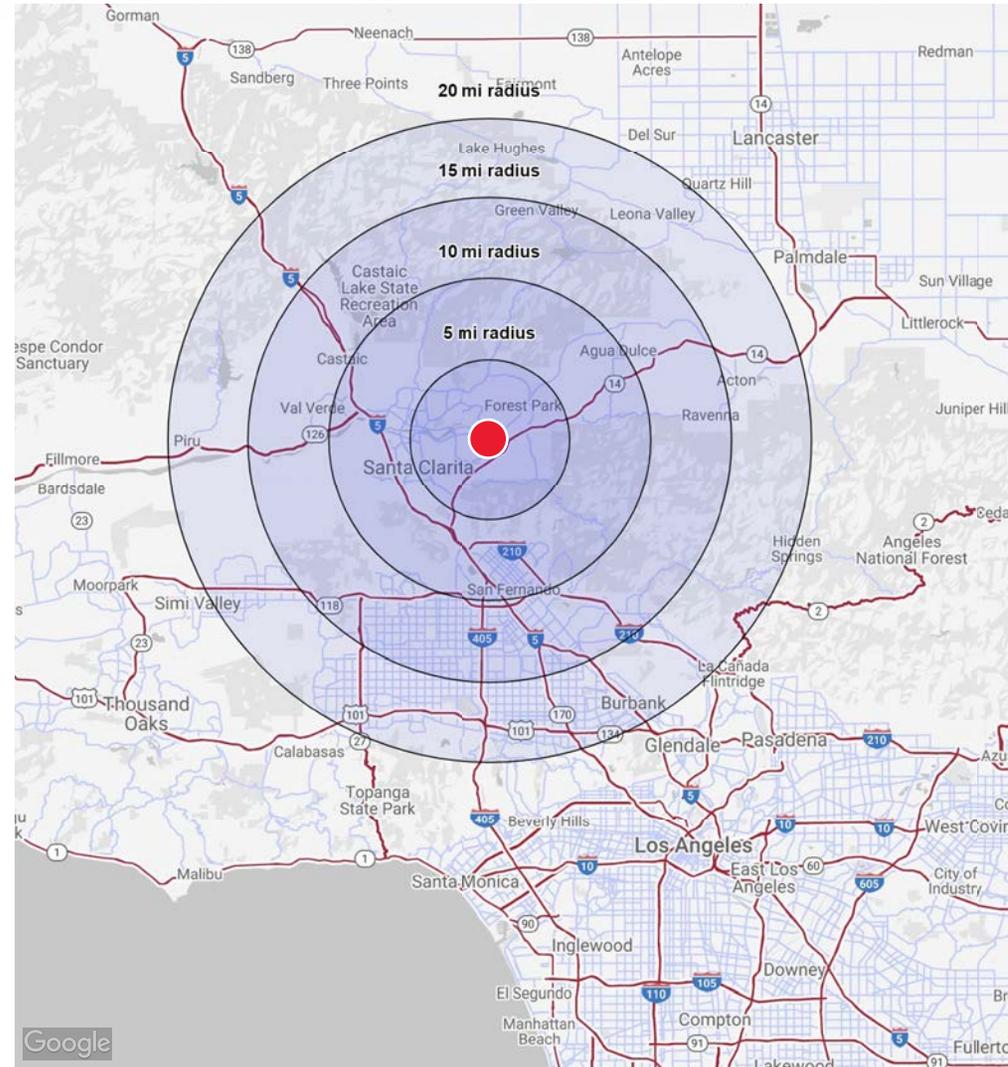


HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income (2019)	\$84,101	\$107,370	\$116,325
Projected Avg Household Income (2024)	\$99,228	\$126,919	\$138,868
Estimated Per Capita Income (2019)	\$28,537	\$36,237	\$38,576
Estimated Median Household Income (2019)	\$72,858	\$92,122	\$96,891
Projected Median Household Income (2024)	\$84,752	\$106,705	\$112,016



DAYTIME DEMOGRAPHICS (2019)	1 MILE	3 MILES	5 MILES
Total Businesses	1,006	2,404	4,457
Total Employees	6,533	17,067	32,552

Source: SitesUSA



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