

239225

THE OLD ROAD

NEWHALL, CA 91321

LAND FOR SALE

M1 ZONE | ±19.38 ACRES PRIME SANTA CLARITA VALLEY DEVELOPMENT SITE



Ed Davis Park
in
Towsley Canyon
Acquired with funds granted by
Santa Monica Mountains Conservancy
Managed by
Mountains Recreation and Conservation Authority



Newhall Church of the Nazarene

1,385' Frontage

206,000 ADT

THE OLD ROAD

CALGROVE BLVD



LOT LINE NOT TO SCALE, BUYER TO VERIFY

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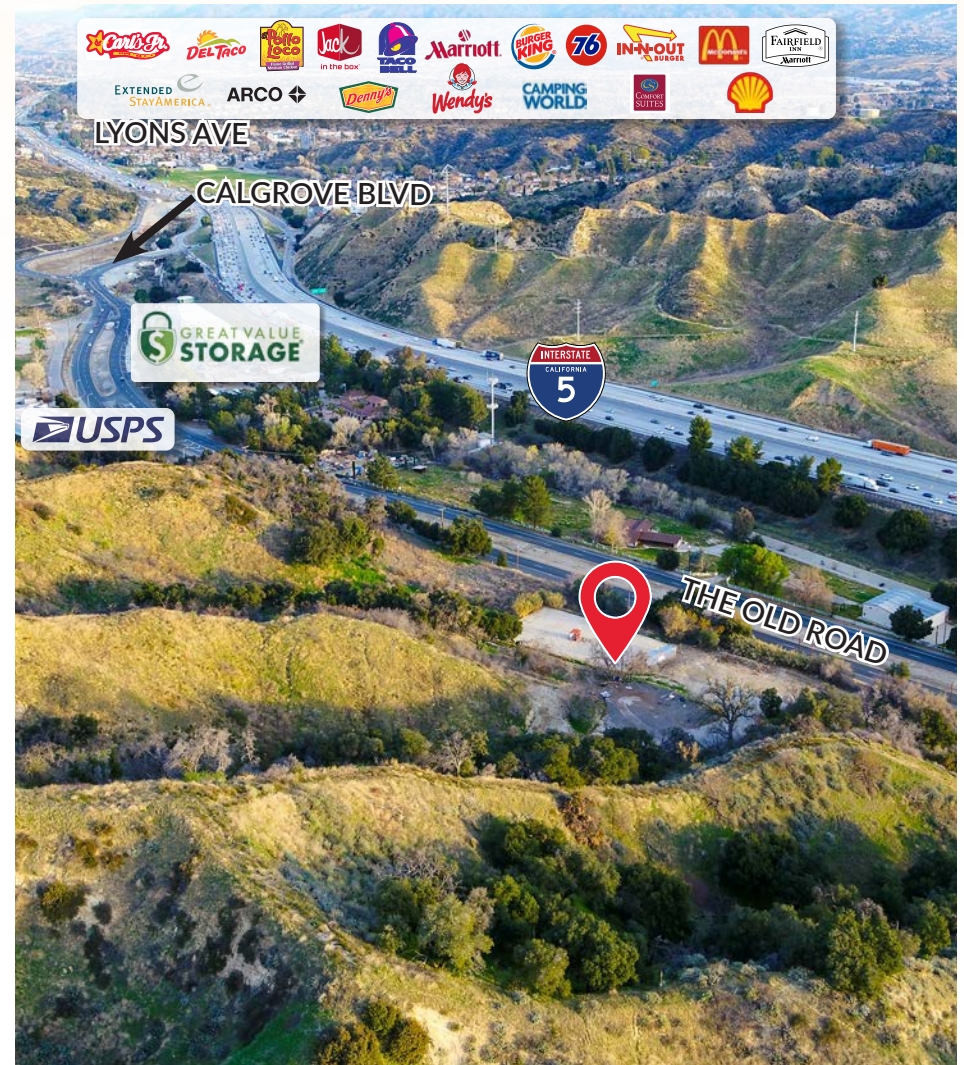
LOCATION HIGHLIGHTS

Spectrum Commercial Real Estate, Inc., is proud to present an exceptional development opportunity to purchase an approximately 19.38 Acre M1 zoned vacant parcel of land. The property presents with an exceptional commercial development opportunity of a variety of use applications such as light industrial, flex, storage or office. This property boasts approximately 1,385 feet of road frontage along The Old Road, great views with major Freeway visibility and immediate Freeway access.

- Prime Santa Clarita Valley location
- Situated along the West side of the I-5 Freeway along The Old Road between U.S. Post Office & Church of the Nazarene
- Adjacent to newly constructed Great Value Storage
- Within close proximity to the 14-SR Freeway where you will find Golden Oak Ranch, Disney and ABC Studios, Needham Ranch Business Park
- Minutes from Valencia Town Center Amenities, Hyatt Hotel and Conference Center, Oaks Club at Valencia & Valencia Country Club Golf Courses
- Excellent Demographics
- Easy access to the San Fernando Valley, 405 and 118 Freeways

PROPERTY HIGHLIGHTS

- M1 Zoned Parcel, Excellent Development Opportunity
- Approximately 1,385 Feet of Street Frontage Along The Old Road
- Major Freeway Visibility Frontage with Immediate Freeway Access
- Ideal for Commercial, Office or Mixed-Use Development
- Easy Access to Property and Multiple Freeway On/Off Ramps
- APN #2826-023-021



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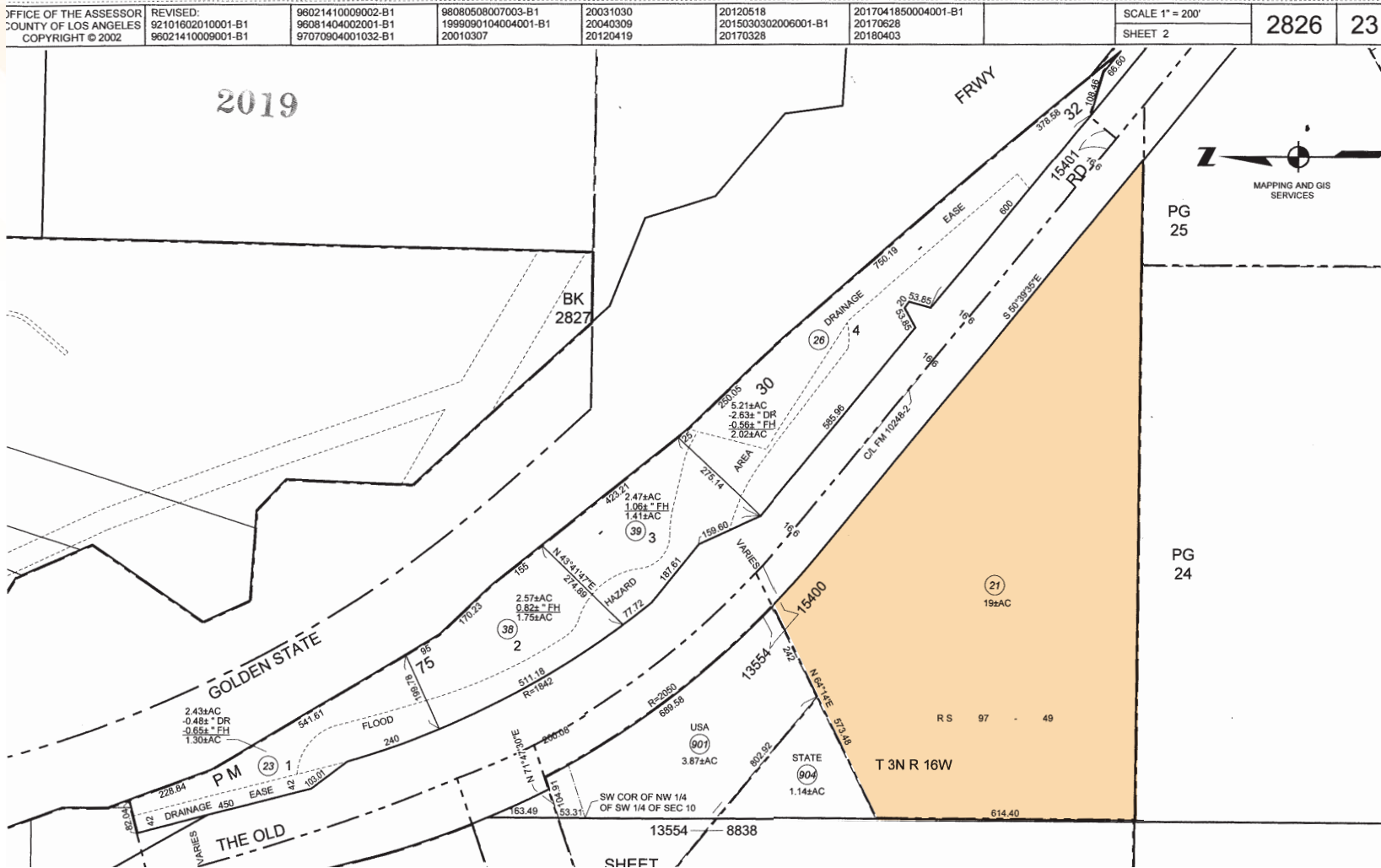
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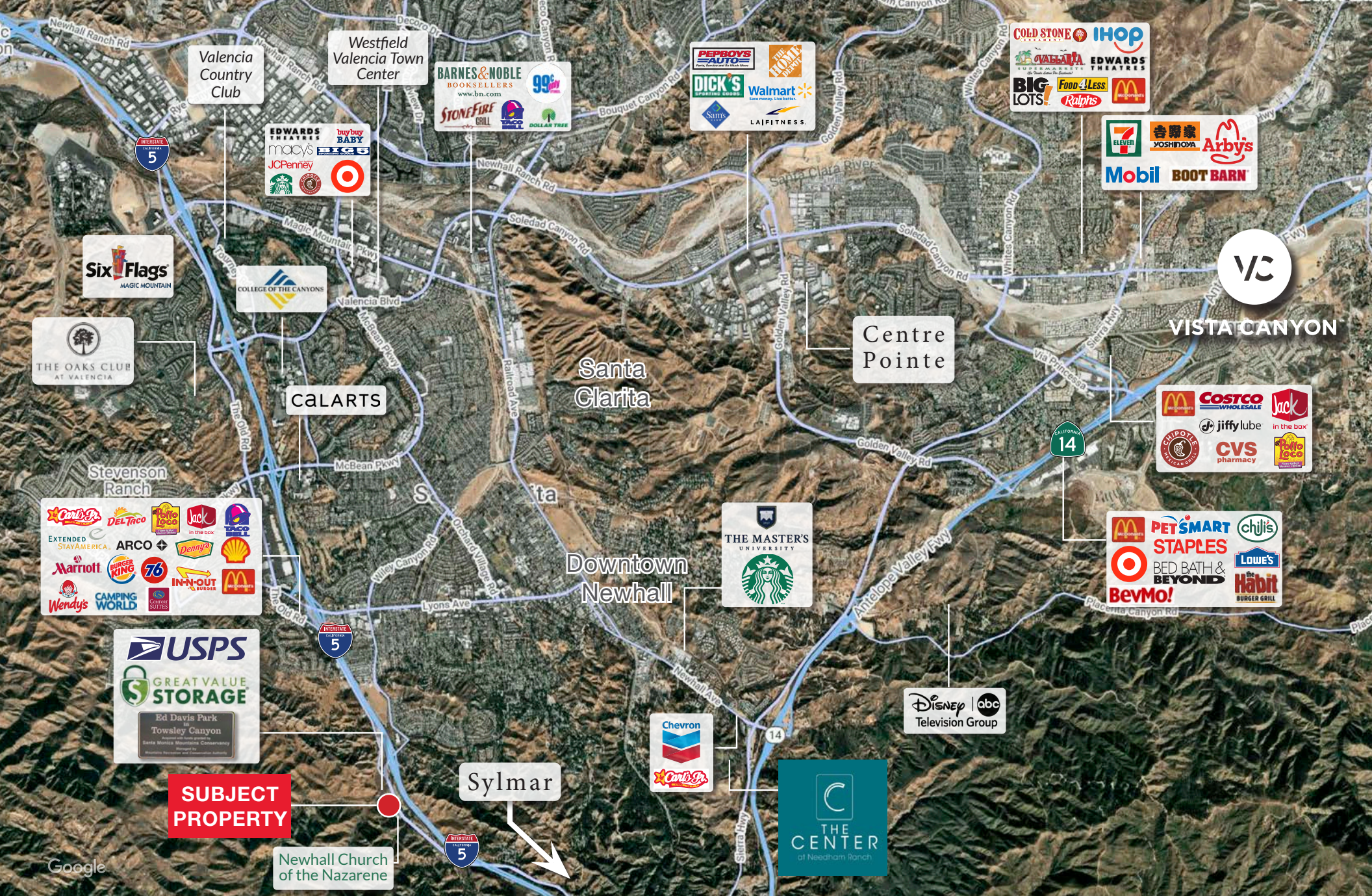
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SANTA CLARITA VALLEY

ECONOMIC OVERVIEW

Santa Clarita has been recognized by several major organizations for its efforts to foster significant and sustained business growth. The City of Santa Clarita was named the “Most Business-Friendly City in Los Angeles County” by the Los Angeles Economic Development Corporation (LAEDC) in 2016. The city of Santa Clarita boasts over 30 million square feet of high quality office and industrial space. The city is also home to a Foreign-Trade Zone that comprises much of the industrial sector of the city, alongside several development initiatives. 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

Santa Clarita was named:

- “Most Business Friendly City in Los Angeles” by LAEDC;
- “Top 20 Retail Markets” by California Retail Survey in 2012;
- “Best City for Industrial Development” by LA Business Journal
- “18th best places to live in the United States” in 2006 by CNN Money Magazine
- “#3 Safest City in America” by Parenting Magazine

The City attracts national home builders to its friendly communities: Beazer Homes has started construction on Kensington at River Village, a 300 + townhome community on Newhall Ranch Road with a starting price of \$479,900. The long term economic strength of Santa Clarita is well supported by its proximity to the Los Angeles area.

CITY OVERVIEW

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 fourth 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 and Stevenson’s Ranch. The City of Santa Clarita is estimated to have a population of 181,972 in 2016, along with a median household income of \$83,554. Additionally, the city is poised for significant growth, with an additional 21,500 new single-family housing units slated for new construction under the Newhall Ranch Project over the next 20 years.

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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

Valencia is located in the desirable Santa Clarita Valley which is home to growing industries including Aerospace and Defense, Medical Device, and Information Technology. Businesses thrive in this submarket which is a 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.



TRANSPORTATION

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 and home to the College of the Canyons, which is recognized for its leadership in correlating education with economic growth, job retention and workforce development.



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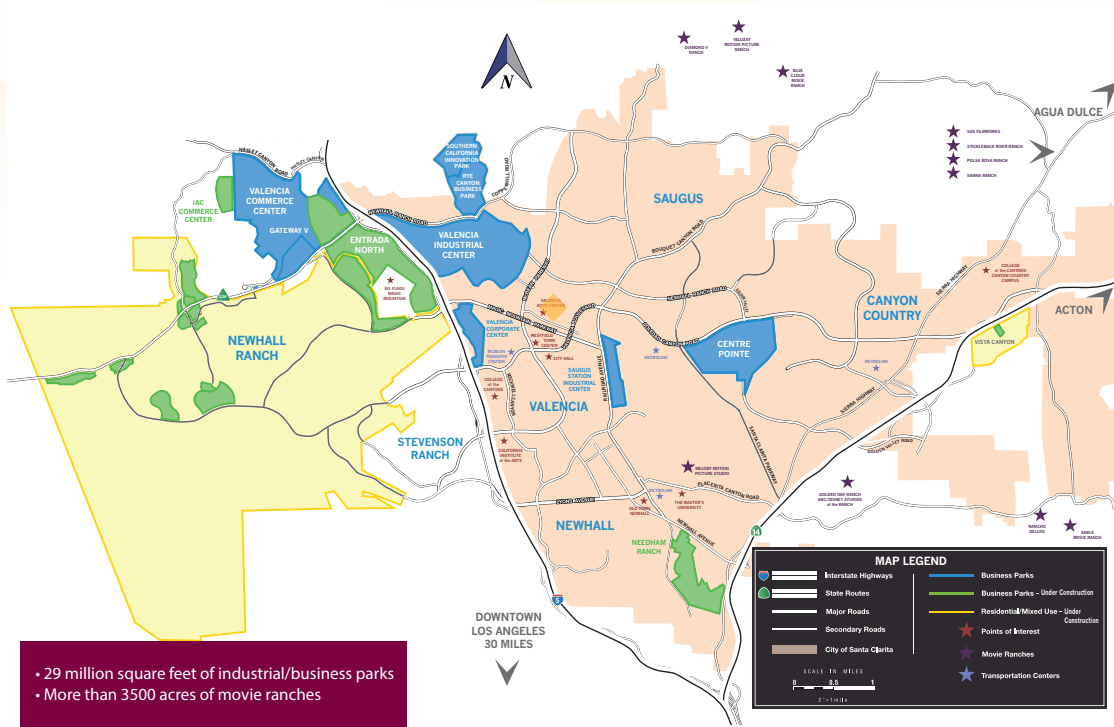
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BUSINESS PARKS | PIPE LINE PROJECTS



- ◆ **SAUGUS STATION INDUSTRIAL**
DESCRIPTION: 43 Acres of Industrial and Office Flex
STATUS: Approved and in Entitlements. Rough Grading Completed
- ◆ **MASTER'S COLLEGE**
DESCRIPTION: 10 Year Plan to add 42 Residential Apartments and 250,000 SF of Educational Buildings
STATUS: Approved
- ◆ **LUXEN HOTEL**
DESCRIPTION: 42 Rooms
STATUS: Under Construction
- ◆ **NEEDHAM RANCH**
DESCRIPTION: 4.2mm SF (Industrial/Commercial)
STATUS: 4.2mm SF (Industrial/Commercial)
- ◆ **DISNEY AT THE RANCH - ABC STUDIOS**
DESCRIPTION: 58 Acres of Studio Space and Corporate Offices
STATUS: In Process of Project Approval
- ◆ **VISTA CANYON**
DESCRIPTION: 1,110 Residential Units and over 950,000 SF of Corporate Office and Industrial
STATUS: Under Construction

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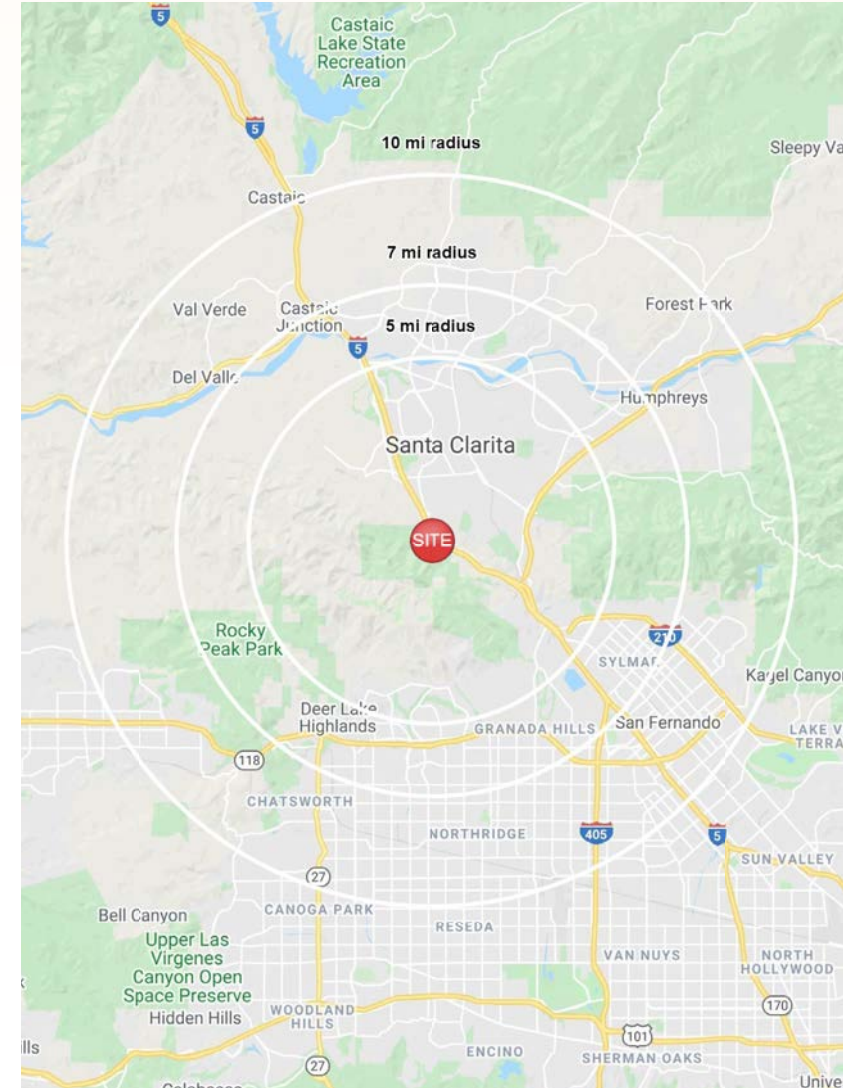
POPULATION (2019)	3 MILE	5 MILES	7 MILES
Estimated Population	108,400	302,254	824,955
Estimated Households	38,304	103,124	259,126



AVERAGE HOUSEHOLD INCOME	3 MILE	5 MILES	7 MILES
Estimated Avg Household Income (2019)	\$136,737	\$125,070	\$110,286
Projected Avg Household Income (2024)	\$165,785	\$150,348	\$132,184
Census Avg Household Income (2010)	\$102,634	\$95,924	\$84,937
Projected Annual Change (2019-2024)	\$29,049 4.2%	\$25,278 4.0%	\$21,898 4.0%



DAYTIME DEMOGRAPHICS (2019)	3 MILE	5 MILES	7 MILES
Total Businesses	4,620	12,427	28,772
Total Employees	42,891	119,029	277,842
Company Headquarter Businesses	12	40	129
Company Headquarter Employees	2,364	8,747	28,647



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