

### **OWNER-USER / INVESTMENT OPPORTUNITY**

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### **FEATURES & LOCATION**

28326 CONSTELLATION ROAD | VALENCIA, CA 91355

### **PROPERTY FEATURES**



High-Image State-of-the-Art Facility



Well Designed Office Layout with Executive Offices, Open Bullpen/Conference Area, & Warehouse



Ample Power & Fire Sprinkler System, & Ample Parking



Extensive Window Line with Floor to Ceiling Glass



Custom Balcony with Beautiful Panoramic Views



12'x14' Ground Level Loading



24' Min Warehouse Clear



PRICE: \$1,681,133.00 (\$349 PSF)



### **LOCATION HIGHLIGHTS**

Situated within the Prestigious Discovery Gateway Spectrum 1



Close Proximity to Valencia Town Center Amenities, Restaurants, Hyatt Hotel and Conference Center, Henry Mayo Newhall Hospital, Championship Golf Courses, Daycare Centers and Health/Fitness Centers, Multiple Developments Including FivePoint Valencia (21,000 ± Residential Units \*Under Construction)



Prime Valencia Location Within the City of Santa Clarita Jurisdiction



Quickly Accessed from Anywhere in the Submarket & Features Easy Access to 5, 126 & 14 Freeway Onramps



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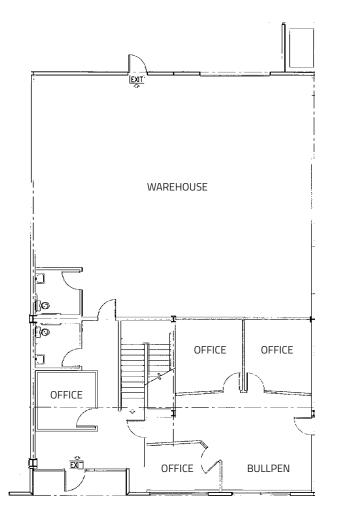
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### **FLOORPLANS**

28326 CONSTELLATION ROAD | VALENCIA, CA 91355



OFFICE OFFICE OFFICE



2<sup>ND</sup> FLOOR







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### **OVERVIEW ON THE MARKET AND CENTER**

Santa Clarita Valley is about an hour to an hour and half drive north of Los Angeles, CA. This captive bedroom community of 300,000 people who want a better lifestyle with larger homes and better schools for their children. Santa Clarita Valley has some of the best schools in LA County. The cost of living in Santa Clarita is substantially less than Los Angeles. This leads to more disposable income for shopping, dining out and entertainment for the families living in Santa Clarita Valley. There is a strong household income of \$125K in the primary trade area. 9.2% population growth (2017–2022). 44,000 new homes have been approved to be built in Valencia. Valencia Town Center is in Santa Clarita's downtown and is embraced by this close knit bedroom community in Los Angeles.



### **AREA OVERVIEW**



#### **EXCELLENT NEARBY AMENITIES**

Within a close proximity to Newhall Ranch development of more than 20,000+ new homes, Valencia Town Center amenities, restaurants, hotels, fitness facilities, golf courses, schools, and daycare centers.



### **PARKS & RECREATION**

Minutes from William S. Hart Park & Museum, Six Flags Magic Mountain/Hurricane Harbor, Vista Valencia, Valencia Country Club, The Oaks Club at Valencia, Sand Canyon Country Club, Castaic Lake, Central Park, Bridgeport and many more.



#### **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 doesn't suffer from the congestion of south Los Angeles County, yet is very close.



#### 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 & FREEWAY ACCESS**

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.





## **DEMOGRAPHICS**

28326 CONSTELLATION ROAD | VALENCIA, CA 91355



POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
Estimated Population	7,029	68,704	149,444	221,554
Estimated Households	2,244	22,486	50,036	73,599

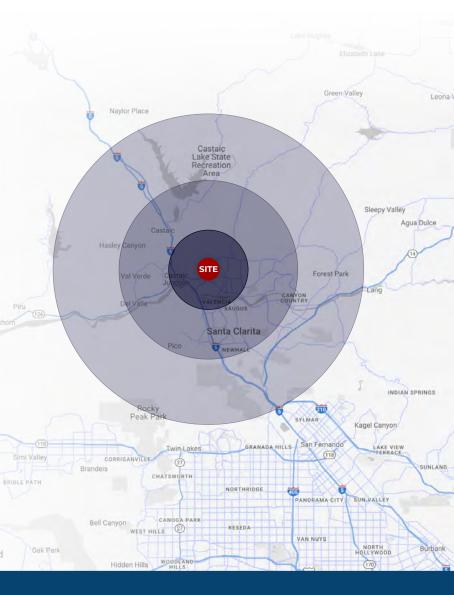
Sespe Condor Sanctuary



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	7 MILES
Average Household Income	\$213,275	\$188,334	\$180,009	\$170,670
Median Household Income	\$166,022	\$141,683	\$138,262	\$131,641 <sub>uc</sub>



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
Total Businesses	655	4,677	7,739	10,304
Total Employees	6,887	47,716	76,361	91,455



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