

# FOR LEASE

## DRIVE-THRU RESTAURANT / RETAIL PADS



27516

# THE OLD ROAD

VALENCIA, CA

## NEW DEVELOPMENT

TREMENDOUS TRAFFIC COUNTS

OLD MAGIC CIRCLE

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VALENCIA, CA

**PROJECT HIGHLIGHTS****Iconic Valencia Location at the Heart of  
10 Million SF Residential & Retail/Commercial Development**

Tremendous visibility & signage from the I-5 Freeway & the two major throughfares - Magic Mountain Pkwy & the Old Road with immediate access to freeway on-ramps.



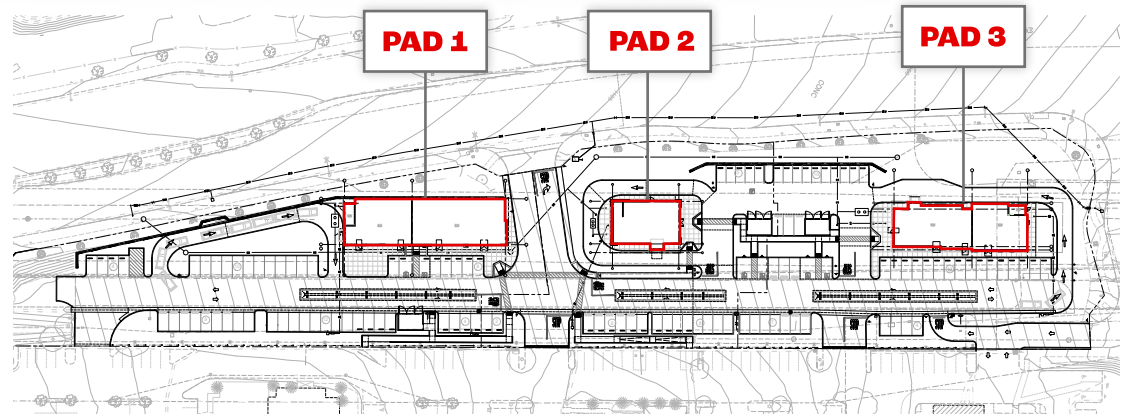
The Development offers three Drive-Thru Restaurant / Retail Pads. The neighboring co-tenants include



Gateway to Six Flags Magic Mountain, FivePoint Development, Valencia Industrial Center, Valencia Corporate Center and Valencia Town Center



Springhill Suites by Marriott, Residence Inn by Marriott, Holiday Inn Express & Suites, Best Western, Hilton Garden Inn



Major signalized intersection - Six Flags Magic Mountain & Hurricane Harbor - hosting approximately 3 Million visitors annually



The traffic counts at the intersection of Magic Mountain & the Old Road near 100,000 CPD & I-5 Freeway traffic counts near 300,000 CPD



Gateway to - Valencia Corporate Center, Valencia Industrial Center, Valencia Commerce Center, Westridge, Six Flags Magic Mountain /Hurricane Harbor, & Valencia FivePointe



FivePointe's new project of Newhall Ranch & Entrada North & South - residential & mixed-use developments have broken ground of 20,000 +/- new homes, 9 million square feet of retail/commercial space & being delivered now



## PAD INFORMATION

### 3 DRIVE-THRU RESTAURANT / RETAIL PADS

	PAD SIZE	LOT SIZE
PAD 1 —	± 2,000 SF	54,003 SF
PAD 2 —	± 2,000 SF	32,768 SF
PAD 3 —	± 4,000 SF	53,232 SF



**3,000,000**  
ANNUAL VISITORS\*

\*MAGIC MOUNTAIN



**\$142,852**  
AVG HH INCOME\*

\*3 MILE RADIUS



**400,000 ±**  
AVG DAILY TRAFFIC\*

\*COMBINED CROSSROADS



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## SITE FEATURES

Three Drive-Thru Restaurant / Retail Pads



Excellent Freeway & Street Visibility / Signalized Intersection



Tremendous Signage Opportunity on the Signalized Intersection



Excellent Strong Demographics



Gateway to Magic Mountain & Hurricane Harbor with 3+ Million Visitors & New Residential Developments



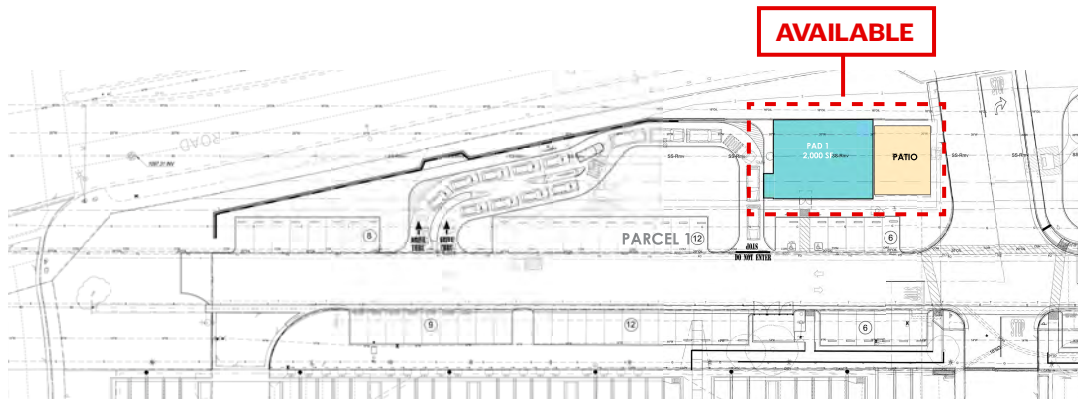
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## FLOOR PLAN - PAD 1



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**THE OLD ROAD**  
VALENCIA, CA

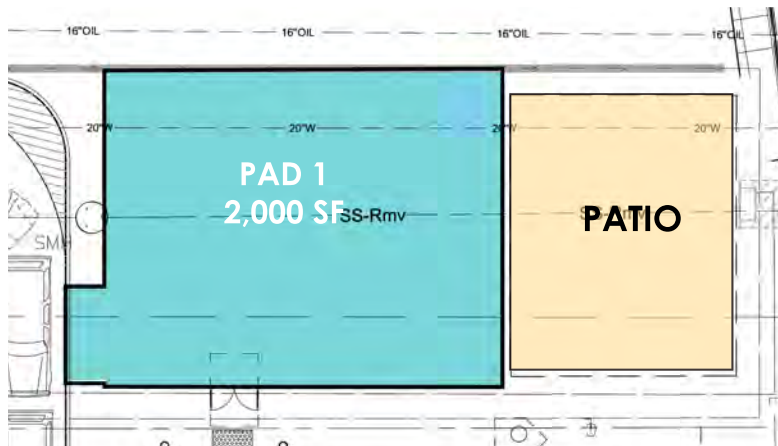
**PAD SIZE**

± 2,000 SF

**LOT SIZE**

54,003 SF

## MOCKUP RENDERING



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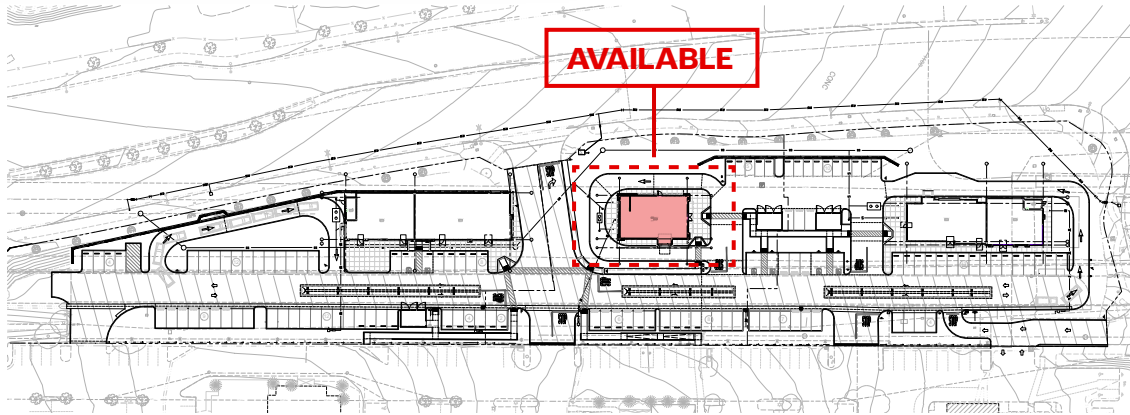
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**FLOOR PLAN - PAD 2****PAD SIZE**

± 2,000 SF

**LOT SIZE**

32,768 SF

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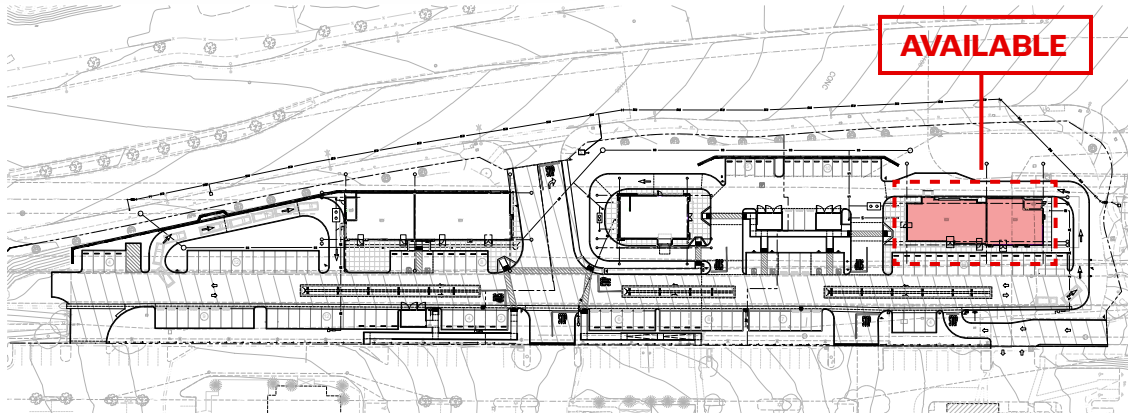
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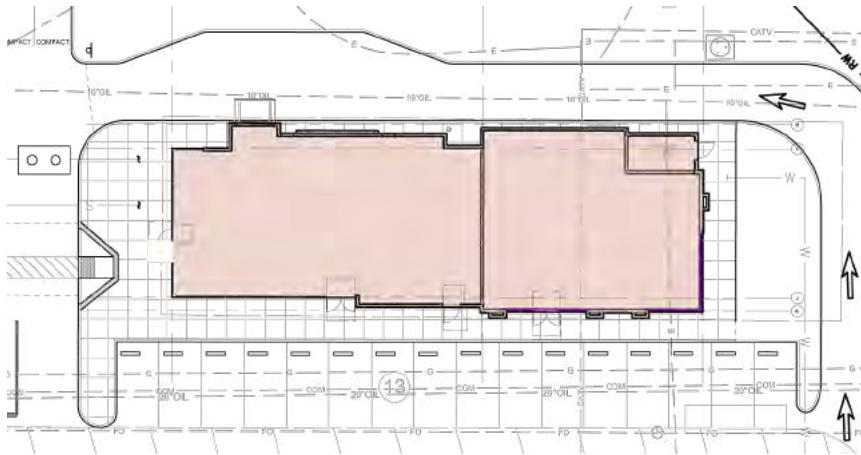
VALENCIA, CA

**FLOOR PLAN - PAD 3****PAD SIZE**

± 4,000 SF

**LOT SIZE**

53,232 SF

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## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	69,148	152,702	223,163
ESTIMATED HOUSEHOLDS	24,992	52,055	75,771
AVG HOUSEHOLD INCOME	\$175,403	\$173,834	\$163,428
MEDIAN HOUSEHOLD INCOME	\$130,060	\$133,866	\$127,033

### EDUCATIONAL ATTAINMENT IN THE SCV

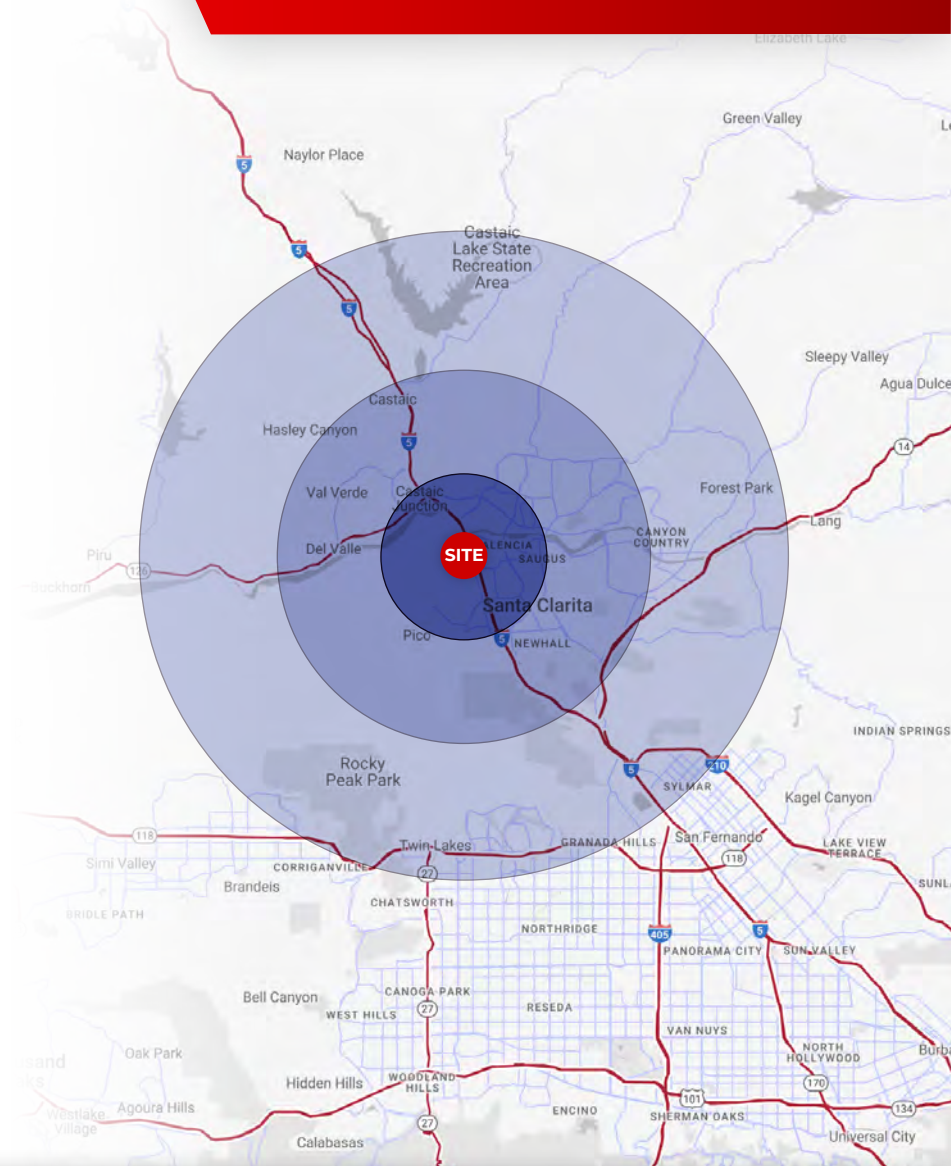
POPULATION 25 YEARS AND OVER	204,393		
NO HIGH SCHOOL DIPLOMA	19,008	9.3%	
HIGH SCHOOL DIPLOMA	37,403	18.3%	
SOME COLLEGE	51,098	25%	
ASSOCIATE DEGREE	20,643	10.1%	>72%
4-YEAR DEGREE OR MORE	76,238	37.3%	

## THE MAJORITY OF RESIDENTS ARE OF WORKING AGE

### SCV POPULATION BY AGE

18- 24	27,938	9.5%
25-44	85,286	29.0%
45-64	80,287	27.3%
65 AND ABOVE	38,820	13.2%

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# SANTA CLARITA VALLEY

## 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 228,673 in 2020. 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.

## SANTA CLARITA WAS NAMED

- "Most Business Friendly City in Los Angeles" by LAEDC;
- "One of the Safest Cities in the US" by National Council for Home Safety & Security
- "Best City for Industrial Development" by LA Business Journal
- "City of the Future" in fDi Magazine
- "Best Cities to Live in the US" by 24/7 Wall Street

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## SCV 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	1,999
Saugus Union School District	1,711
U.S. Postal Service	1,010
Boston Scientific	1,000
The Master's University	863
Newhall School District	781
Wal-Mart	730
City of Santa Clarita	720
California Institute of the Arts	700
Logix	580
Amazon	674



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**SANTA CLARITA VALLEY****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 LA 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.

**CITY 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.

**COLLEGE & 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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KNOWN AS THE UNDISPUTED

## THRILL CAPITAL OF THE WORLD

THE 260-ACRE THEME PARK BOASTS 20 WORLD-WIDE COASTERS,  
HOLDING THE WORLD RECORD FOR MOST ROLLER COASTERS IN AN AMUSEMENT PARK



**3.6 MILLION**

ANNUAL ATTENDANCE



**1.5 BILLION**

ANNUAL REVENUE



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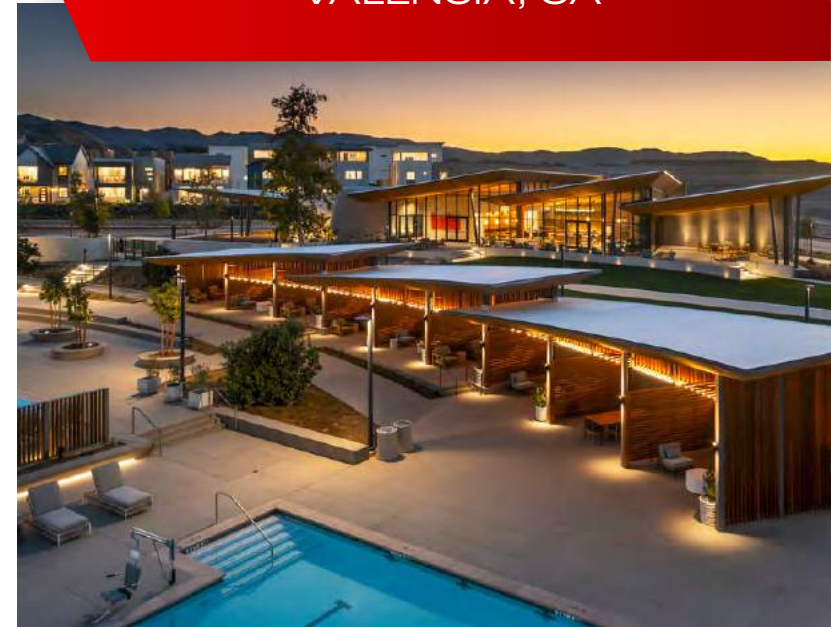
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Located in the Santa Clarita Valley, home to Los Angeles County's third-largest city, FivePoint Valencia will set a new standard of sustainability by protecting vast areas of open space for public use and reducing or mitigating net greenhouse gas emissions to zero. FivePoint Valencia will create 11.5 million square feet of job generating uses at buildout and generate thousands of permanent jobs, helping the SCV continue to thrive economically and allowing families to live close to their work.



- 21K+ homes
- 10K acres of open space and 50 miles of new trails
- 130K construction jobs
- 75K permanent jobs
- 11.5M SF of job generating uses
- \$12.7B total development investment
- \$1.8B in additional tax revenue each year



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