

FOR SALE | 18,345 SF

ASKING PRICE

\$7,330,000

ANCHORED RETAIL SHOPPING CENTER



100% OCCUPIED

NEIGHBORHOOD WALGREENS ANCHORED CENTER WITH DRIVE-THRU

28460 HASKELL CANYON ROAD | SANTA CLARITA, CA 91390

RANDY CUDE

Managing Director

661.414.2004

rcude@spectrumcre.com

DRE License #01005000

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PROPERTY FEATURES



Anchored Walgreens
Retail Shopping Center



Ample Parking



Tremendous Street Visibility



Building & Pylon Signage



Fully Built-Out as Specialty Uses



Signalized Intersection



The Investment allows for a Significant
Portion of the Price to be Recaptured
during the Initial Lease Term

INVESTMENT SUMMARY

PRICE	\$7,330,000.00
PRICE PER SF	\$398.11
CAP RATE	6%
LEASE TYPE	Absolute NNN
FIRM TERM	8 Years 2 Months
GLA	18,345 SF
LOT SIZE	2.29 Acres
TENANCY	Multi



INVESTMENT HIGHLIGHTS



The next closest Walgreens is 10 miles away,
while the nearest CVS is 5 miles away



Positioned Along the Area's Primary Commercial
& Commuter Corridor with Direct Visibility & Access



Prime Santa Clarita Location - Corner of Copper Hill & Haskell



Strong Demographics with Good Traffic Counts



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PROPERTY PHOTOS



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AMENITIES MAP



7-Eleven Starbucks Chevron H&R Block Domino's

Albertsons

Valencia Country Club

Westfield Valencia Town Center

amazon

FDWI Macy's JCPenney Target

PEPBOYS AUTO DICK'S Sporting Goods Walmart LAIFITNESS

COLD STONE IHOP OVALLETA SUPERMARKETS BIG LOTS! FOOD 4 LESS McDonald's

7-Eleven Yoshinoya Arby's Mobil BOOT BARN

Six Flags

THE OAKS CLUB AT VALENCIA

COLLEGE OF THE CANYONS

calARTS

Henry Mayo Newhall Hospital

BARNES & NOBLE BOOKSELLERS 99c ONLY STORES STONEFIRE GRILL TACO BELL DOLLAR TREE

Centre Pointe



VISTA CANYON

McDonald's COSTCO WHOLESALE Jack in the box jiffy lube CVS pharmacy Chipotle Pollo Loco

On the Border DEL TACO TACO BELL Jack in the box ARCO Pennys 76 IN-N-OUT BURGER KING Wendy's CAMPING WORLD

Downtown Newhall

CVS pharmacy DEL TACO Smart & Final Walgreens Popeyes ALDI Starbucks

DOLLAR TREE

Chevron On the Border

Disney

McDonald's PETSMART STAPLES chli's Bed Bath & Beyond Lowe's BevMo! Habit Burger Grill

USPS GREAT VALUE STORAGE Ed Davis Park Towles Canyon

Sylmar

amazon

THE CENTER

1.4 Million SF State-of-the-Art Industrial Park

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. As is the third largest city in Los Angeles County, and the 24th largest city in the state of California. The City of Santa Clarita was established in 1987 through the forming 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 Santa Clarita Valley is the 3rd largest city in LA County. It is a growing area within Los Angeles and it encompasses 520 square miles with a population of approximately 300,000 residents and is growing significantly faster than other regions in the State.

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



SCV TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Six Flags Magic Mountain	3,000
William S. Hart Union School District	2,100
Henry Mayo Newhall Hospital	1,683
College of the Canyons	1,599
The City of Santa Clarita	1,141
U.S. Postal Service	1,065
Princess Cruises	901
The Master's University	739
Advanced Bionics	723
Woodward	710
Logix	679
Boston Scientific	649
Amazon	580
California Institute of the Arts	454
Stay Green Inc.	450
DrinkPAK	445
Kaiser Permanente	435



SANTA CLARITA VALLEY

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 offer 11.5 million square feet of job-generating uses at buildout & generate thousands of permanent jobs, helping the SCV continue to thrive economically and allowing families to live closer to their workspace.



- 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





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 AMUSMENT PARK



3.6 MILLION

ANNUAL ATTENDANCE



1.5 BILLION

ANNUAL REVENUE



DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	13,364	82,688	165,106
Estimated Households	4,311	27,639	56,549



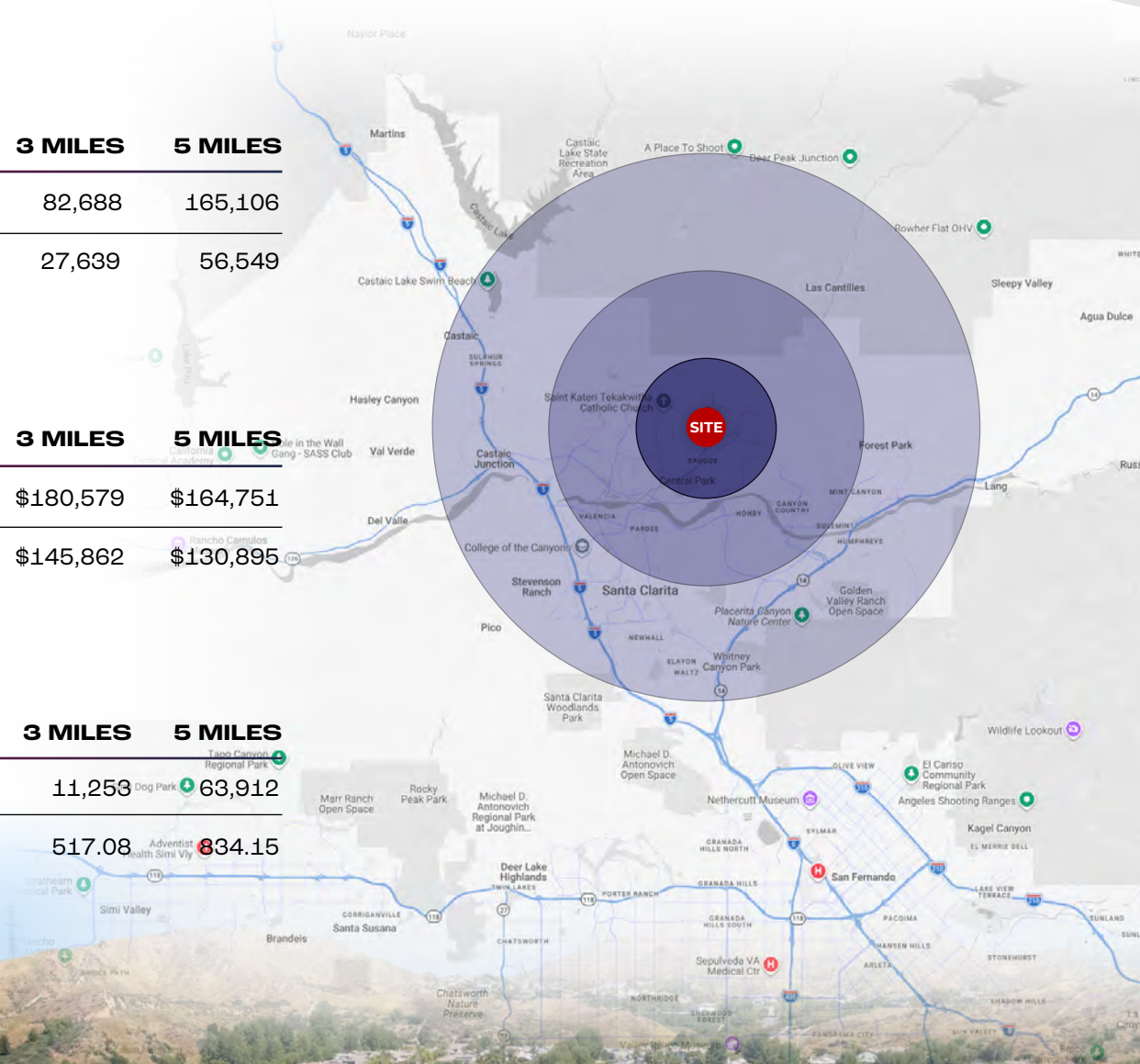
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$189,564	\$180,579	\$164,751
Median Household Income	\$145,949	\$145,862	\$130,895



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	1,016	11,253	63,912
Total Employees	494.33	517.08	834.15



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28460

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