

**FOR LEASE** | 21,650 SF  
(DIVISIBLE)

**HIGH-IMAGE INDUSTRIAL BUILDING**

*Rye Canyon*  
BUSINESS PARK

**DOCK & GROUND LOADING | 26' MIN. CLEAR | PRIME VALENCIA LOCATION**

28381 CONSTELLATION ROAD | VALENCIA, CA 91355

**YAIR HAIMOFF, SIOR**

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COMMERCIAL REAL ESTATE, INC.  
spectrumcre.com | 818.252.9900

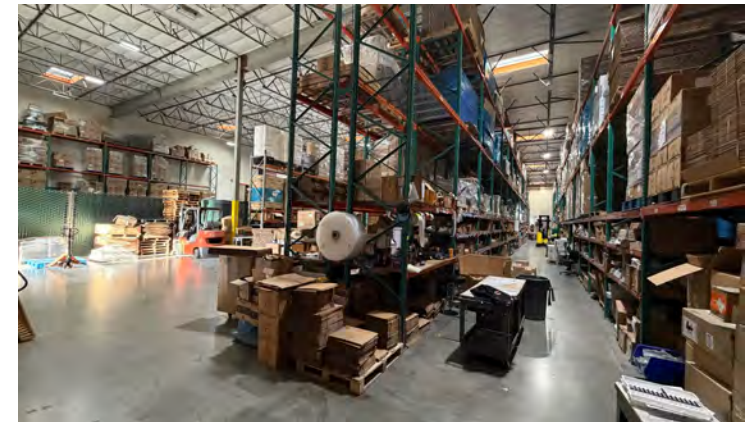
## PROPERTY FEATURES

-  High-Image State-of-the-Art Industrial Building
-  Divisible 10,000 & 11,650 SF
-  Efficient All Ground Floor Space
-  Well Designed and Functional Office Layout
-  Warehouse Racking Included (*can be removed*)
-  26' Minimum Warehouse Clearance
-  Ample Power: 400amp 277-480volt 3phase
-  Fire Sprinkler System
-  Potential Building Signage
-  Front and Rear Parking
-  2 Dock & 1 Ground Level Loading Doors



## LOCATION HIGHLIGHTS

-  Situated In The Prestigious Rye Canyon Business Park
-  Prime Street Visibility
-  Excellent Demographics and Strong Workforce
-  Close to Amenities, Restaurants, Shopping, Hotels, Champion Golf Courses, Daycare & Health/Fitness Facilities
-  Immediate Access to Interstate 5 & 126 Highway



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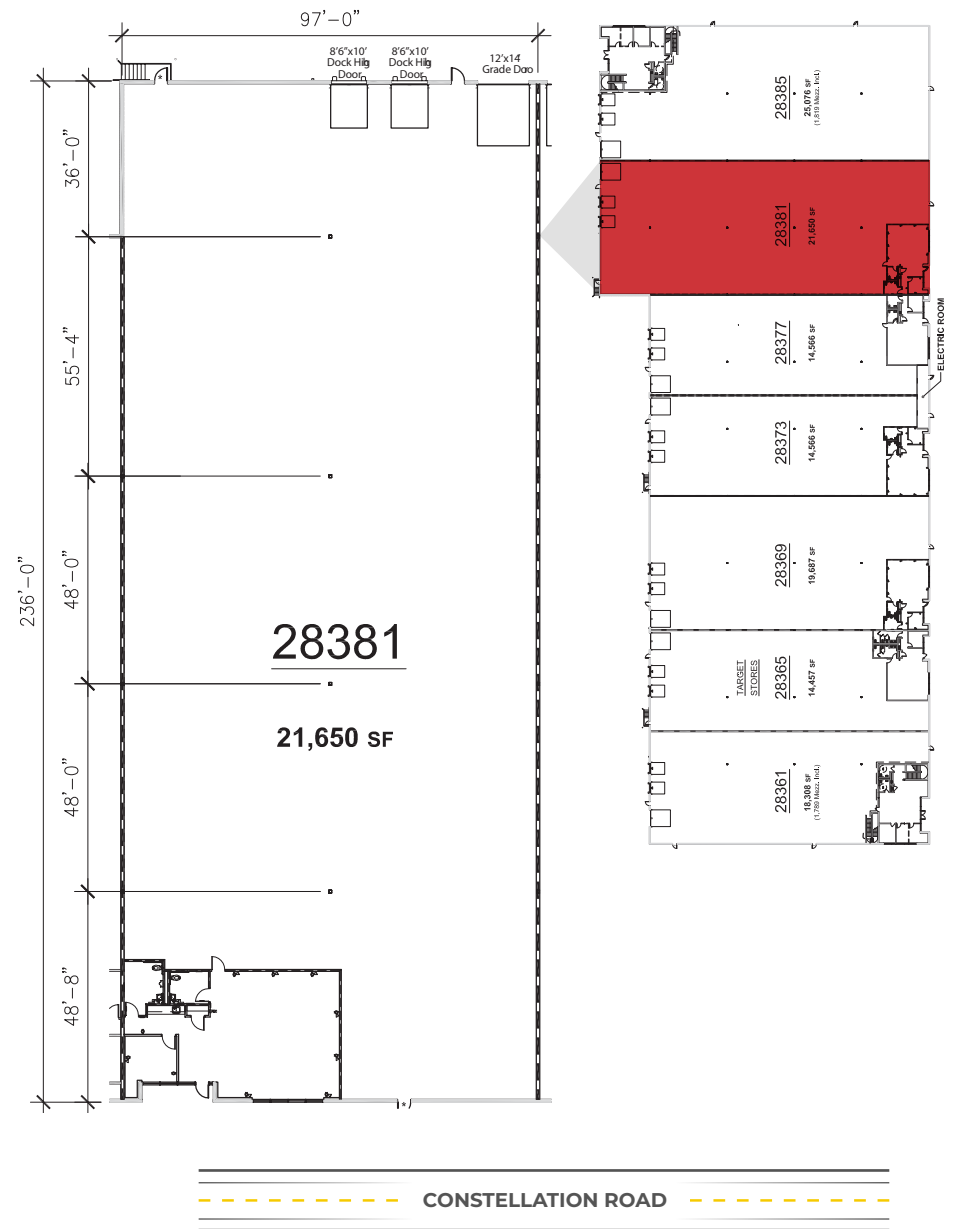
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# FLOOR PLAN



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## DEMOGRAPHIC DATA



### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Estimated Population | 3,314  | 58,390  | 144,279 |
| Estimated Households | 1,062  | 18,700  | 48,565  |



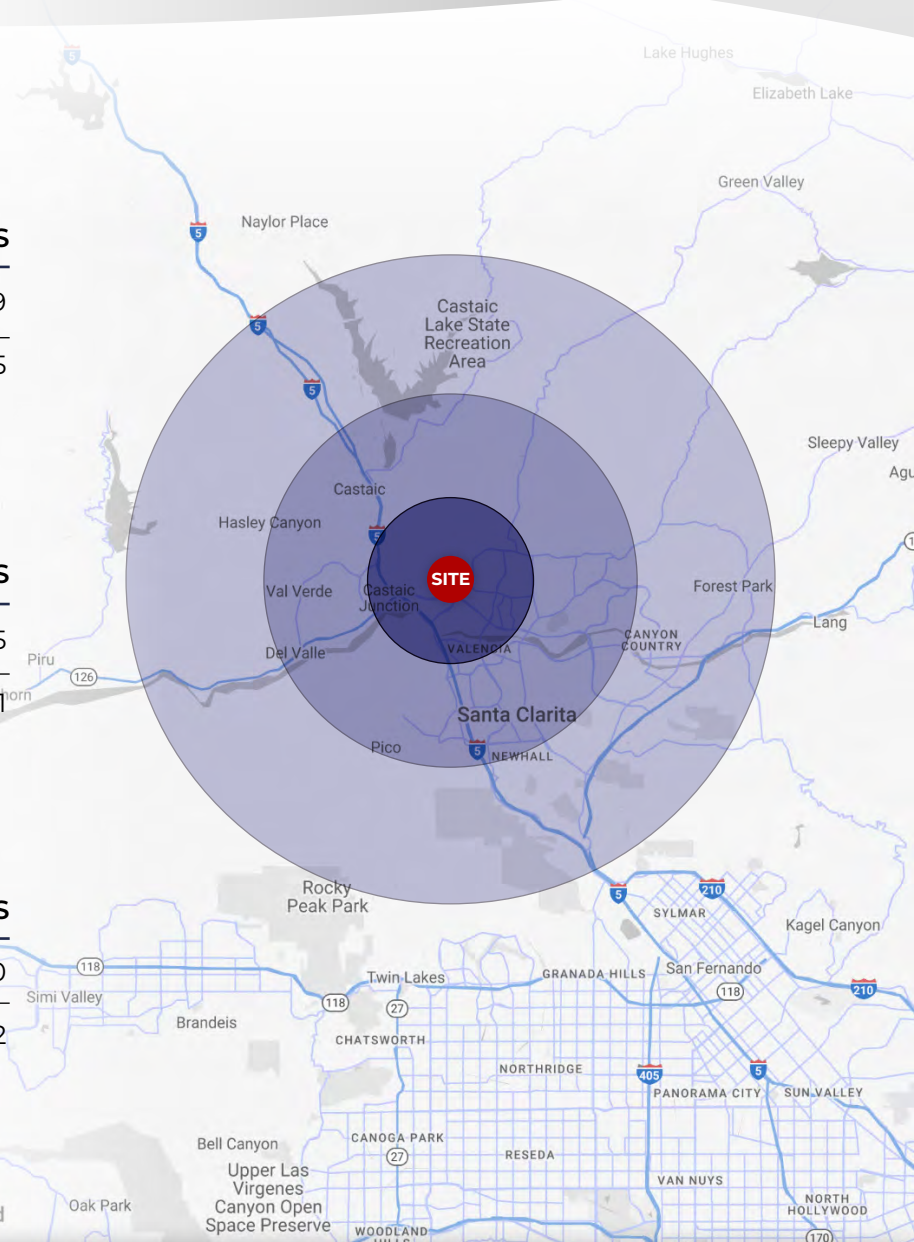
### HOUSEHOLD INCOME

|                          | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| Average Household Income | \$204,119 | \$189,041 | \$179,385 |
| Median Household Income  | \$169,317 | \$146,033 | \$139,721 |



### DAYTIME POPULATION

|                  | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Businesses | 440    | 4,089   | 7,230   |
| Total Employees  | 5,194  | 45,047  | 72,702  |



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# AMENITIES MAP



**SUBJECT PROPERTY**

Oakmont of Valencia  
 Oakmont of Valencia  
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Starbucks  
 Popeyes  
 The Learning Experience  
 Former Boys

Office Depot  
 Wendy's  
 Starbucks  
 Urban Cafe

Carl's Jr.  
 7-Eleven

VALENCIA HIGH SCHOOL

HOMEWOOD SUITES  
 Oakmont of Valencia  
 Hampton Inn

EMBASSY SUITES  
 Courtyard by Marriott

Walmart

LAIFITNESS  
 Smart & Final  
 PATRON  
 TESCO  
 The Habit Burger Grill  
 APOLA  
 Copper Hill BBQ

AVALLAR SUPERMARKETS

Jack in the box  
 Starbucks  
 Del Taco

THE HOME DEPOT  
 Jack in the box

**ENTRADA GATEWAY CENTER**  
 75 Acres of Mixed Use Development:  
 Office, Retail and Residential  
 Condos 9 Million SF of Business Development

Six Flags

Six Flags Hurricane Harbor

**NEWWHALL RANCH**  
 12,000 Acres 21,000 Homes

**ENTRADA DEVELOPMENT**  
 1,600 Residential Units

McDonald's  
 HomeGoods  
 Nordstrom  
 iRack

Holiday Inn  
 Best Western  
 Starbucks  
 Penny's

McDonald's  
 Wendy's  
 Hilton  
 Red Lobster  
 Shell  
 In-N-Out Burger

UCLA Health  
 Quest Diagnostics

Kaiser Permanente  
 The Canyons

Valencia Town Center

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*Westfield Valencia Town Center*



*Valencia Country Club*



*Kaiser Permanente*



*UCLA Health*



*Coffee Houses*



*Super Markets & Grocery Stores*



*Burger Cuisine*



*Fitness, Parks, & Trails*

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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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# **FOR LEASE**

28381

## **CONSTELLATION ROAD**

VALENCIA, CA



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