

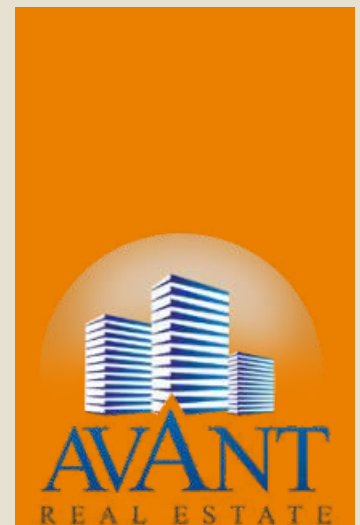
Shops at Valencia



23126-23170 Valencia Boulevard, Santa Clarita, California 91355



AVAILABLE FOR LEASE, GROUND LEASE & BTS
QSR, DRIVE-THRU & RETAIL



THE OFFERING

Positioned for redevelopment under its Mixed-Use Corridor zoning, the site is ideally suited for a vibrant blend of retail, residential, and community-oriented commercial uses. This flexible zoning, combined with its high-profile location and alignment with long-term city planning objectives, creates a rare opportunity to deliver a transformative mixed-use destination that will elevate and activate the surrounding corridor. The property occupies a premier hard-corner, signalized intersection at Valencia Boulevard and Bouquet Canyon Road, serving over 100,000 vehicles per day, one of the most prominent and trafficked intersections in Santa Clarita. The site offers immediate access to Magic Mountain Parkway and Interstate 5 (159,000+ VPD), a major regional artery connecting Los Angeles County and greater Southern California. The trade area is anchored by Valencia Town Center, a 1.1 million-square-foot retail destination with more than 170 tenants and approximately 4.3 million annual visits,

alongside a strong lineup of national retailers including Macy's, JCPenney, H&M, and Princess Cruises' headquarters. Additional nearby retail centers featuring Trader Joe's, Whole Foods, Target, Best Buy, and luxury auto dealerships further solidify the area as one of Northern Los Angeles County's most established and high-performing commercial corridors. Santa Clarita continues to distinguish itself as one of the region's fastest-growing and most desirable submarkets, offering a unique balance of economic momentum and quality of life. The city is supported by a highly educated workforce and proximity to leading institutions such as the California Institute of the Arts, College of the Canyons, and The Master's University, providing a consistent pipeline of talent. Its location within the Thirty-Mile Zone further enhances its appeal as a premier filming destination, generating significant economic activity. Combined with its reputation as a more accessible and affordable alternative to Los Angeles, Santa Clarita continues to attract both residents and businesses—driving sustained demand for thoughtfully designed mixed-use environments.





Valencia Town Center

- macy's
- H&M
- THE CHILDREN'S PLACE
- AMERICAN EAGLE
- SKECHERS
- SPENCERS
- VANS
- lululemon
- carter's
- zumiez

River Oaks Shopping Center

- Target
- ups
- Total Wine & More
- DOLLAR TREE
- BIG 5
- SPROUTS FARMERS MARKET
- five BELOW
- ULTA

The Promenade

- TJ-maxx
- HomeGoods
- NORDSTROM rack
- H&R BLOCK
- TILLYS
- STRETCH LAB

- LIEF LABS
- PEST ARREST
- BALBOA

- NORTH
- ROYAL
- RAH INDUSTRIES Aerospace Manufacturing
- PPG

- Smart & Final
- DOLLAR TREE
- LAIFITNESS
- menchie's
- THE HUB
- THE HONEY DEW
- Walmart

Six Flags Magic Mountain

Bridgeport Elementary School

Bridgeport Marketplace

- Valley Marketplace
- ME Massage Envy
- KUMON

Valencia Entertainment Center

- TCG
- OMAYA'S
- pink salt
- THE HUB

- Optum
- UNIVERSITY FOOT & ANKLE INSTITUTE

- Elegant Salt Spa
- HARBOR FREIGHT
- DOLLAR TREE
- Gentlemen's League

Crossroads Center

- gelati
- LESIE'S
- DEL TACO
- BETTER MEX
- AutoZone

VALENCIA BLVD

BOUQUET CANYON RD

47,635 CARS/DAY

53,273 CARS/DAY

Disclaimer: McDonald's is separately owned and operated. It is not part of the Shops at Valencia Boulevard ownership.



Bouquet Canyon Plaza

TRADER JOE'S
HOBBY LOBBY
petco
SEAFOOD CITY
BEST BUY
badger mattress
TURNER'S OUTDOORSMAN

Reddy Plaza

GROCERY OUTLET
ANYTIME FITNESS
goodwill

ROSS DRESS FOR LESS
Wendy's
Jenny Holm
VONS
Banfield PET HOSPITAL
CVS pharmacy

Emblem Academy

chargepoint+
BR Baskin Robbins

DelRio Center

TACKLE EXPRESS
JUST PASSING THRU BODY PIERCING
BOOHI LEAF
AMES
RUNNERS LANE
TABS

WM
DESIGNWASONSINCE

CLASSIC COLLISION
GOLDEN STATE STORAGE
jiffy lube

Crossroads Center

gelati
LESIE'S
DEL TACO BETTER MEX
AutoZone

47,635 CARS/DAY

53,273 CARS/DAY

BOUQUET CANYON RD

VALENCIA BLVD



Shops at Valencia Boulevard

Rancho Santa Clarita Community

Bouquet Canyon Plaza

- TRADER JOE'S
- HOBBY LOBBY
- BEST BUY
- petco
- bedder mattress
- TURNER'S OUTDOORSMAN
- SEAFood CITY

Reddy Plaza

- GROCERY OUTLET
- ANYTIME FITNESS
- goodwill

- AT&T
- AMERICA'S TIRE
- DUNKIN'
- IN-N-OUT BURGER
- Jack in the Box
- Chevron

53,273 CARS/DAY

ARCO



47,635 CARS/DAY

- RED WING SHOES
- Elegant Nail Spa
- HARBOR FREIGHT
- DOLLAR TREE
- Gentlemen's LEAGUE

Crossroads Center

- gelati
- LESIE'S
- DEL TACO
- BETTER MEX
- AutoZone
- Preferred Clean & Washers

VALENCIA BLVD

BOUQUET CANYON RD

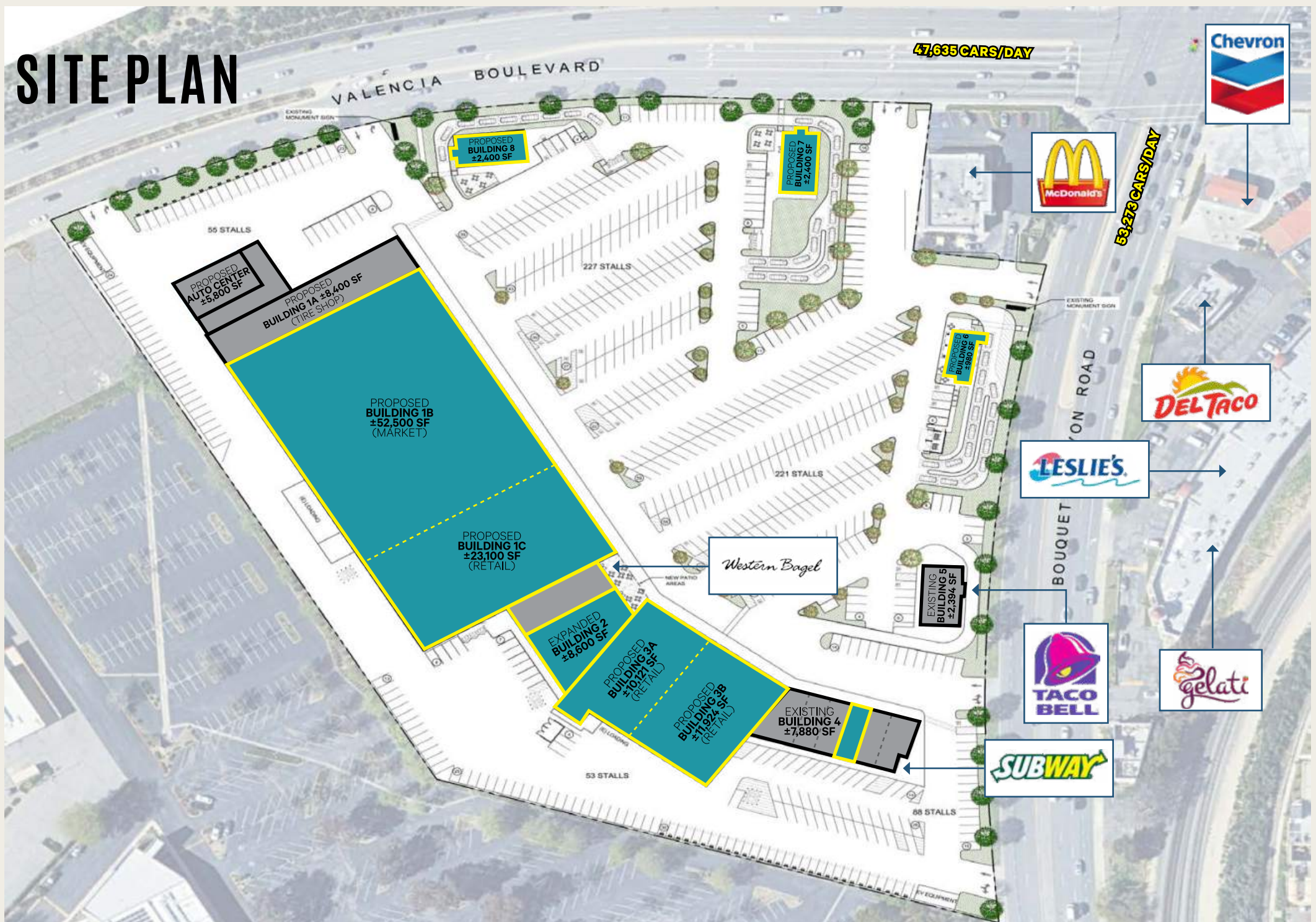


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SITE PLAN



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PROPERTY SUMMARY

Total GLA ±120,559 Sq. Ft.

Total Land Area ±12.60 Acres

Full Remodel Coming Soon

Asking Rate Negotiable

Parking 644 Spaces

Parcel No. 2811-002-069

Traffic Counts 100,908 CPD (at Intersection)

Available Spaces:

BUILDING 1

Option 1
Building 1 - 84,000 SF

Option 2
Building 1 Tenant A – 5,900 SF
Building 1 Tenant B – 55,000 SF
Building 1 Tenant C – 23,000 SF

BUILDING 3

Option 1
Building 3 – 24,000 SF

Option 2
Building 3 Tenant A – 10,000 SF
Building 3 Tenant B – 11,000 SF

OTHER BUILDINGS:

Building 6 (QSR/Drive-Thru) – 980 SF
Building 7 (QSR/Drive-Thru) – 2,400 SF
Building 8 (QSR/Drive-Thru) – 2,400 SF

BUILDING INFORMATION

Building	Tenant	Sq. Ft.
AC	TOTAL AUTO CENTER	±5,800
	AUTO CENTER (Existing)	±2,800
	AUTO CENTER (Proposed)	±3,000
B-1	TOTAL BUILDING - 1	±84,000
	TENANT-1A (Tire Shop)	±8,400
	TENANT-1B (Market)	±52,500
	TENANT-1C (Retail)	±2,400
B-2	EXPANDED BUILDING 2 (Restaurant)	±8,600

Building	Tenant	Sq. Ft.
B-3	BUILDING - 3	±22,045
	TENANT-3A (Retail)	±10,121
	TENANT-3B (Retail)	±11,924
B-4	BUILDING - 4 (Shops)	±7,880
B-5	BUILDING - 5 (Taco Bell)	±2,304
	TENANT-1C (Retail)	±2,400
B-6	PROPOSED BUILDING - 6 (Coffee Drive-Thru)	±980
B-7	PROPOSED BUILDING - 7 (Food Drive-Thru)	±2,400
B-8	PROPOSED BUILDING - 8 (Food Drive-Thru)	± 2,400



CONCEPTUAL RENDERINGS

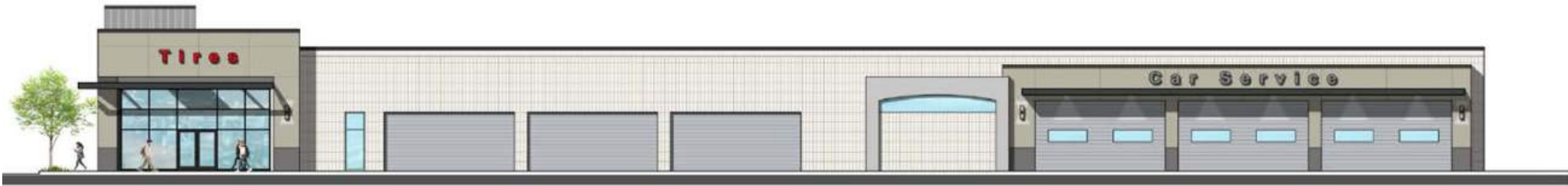
OVER ALL ELEVATION



EAST ELEVATION - BUILDING - 1



NORTH ELEVATION - BUILDING - 1



CONCEPTUAL RENDERINGS

EAST ELEVATION - BUILDING - 2



EAST ELEVATION - BUILDING - 3



EAST ELEVATION - BUILDING - 4



SOUTH ELEVATION - BUILDING - 4



SITE SPECIFICATIONS



LOCATION

Santa Clarita, California
Los Angeles County
San Jose-Sunnyvale-Santa Clara MSA



MULTIPLE ACCESS POINTS

Valencia Boulevard: 3 Access Point(s)
Bouquet Canyon Road: 3 Access Point(s)



TRAFFIC COUNTS

Valencia Boulevard: 47,600 CPD
Bouquet Canyon Road: 53,200 CPD
Interstate 5: 159,000 CPD



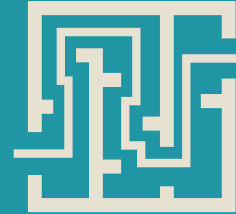
IMPROVEMENTS

There is approximately 120,559 SF of existing building area



PARKING

There are approximately 644 parking spaces on the owned parcel.
The parking ratio is approximately 7.05 stalls per 1,000 SF of leasable area.



PARCEL

Parcel Number: 2811-002-069
Acres: 12.60
Square Feet: 548,781



CONSTRUCTION

Santa Clarita, California
Los Angeles County
San Jose-Sunnyvale-Santa Clara MSA



ZONING

MX-C - Mixed Use - Corridor

**SUBJECT
PROPERTY**

#1

**Most Business
Friendly City in LA
County (2023–2025)**

Santa Clarita

**Thousand
Oaks**

Los Angeles

LAX

Torrance

Anaheim

3RD

**Largest City
in Los Angeles
County**

AREA OVERVIEW

Situated along the Santa Clara River in the Santa Clarita Valley between the San Gabriel and Santa Susana Mountains, Santa Clarita lies 35 miles northwest of downtown Los Angeles and has a 2025 population of 229,000 residents, with the broader Santa Clarita Valley approaching 300,000. The city has experienced steady growth making it one of Southern California’s fastest-growing and most desirable suburban communities.

The area is widely viewed as a more affordable and livable alternative to core Los Angeles, Santa Clarita combines high household incomes—median household income exceeding \$120,000, with a strong and diversified employment base. Top employers include Princess Cruises, Boston Scientific, Advanced Bionics, Henry Mayo Newhall Hospital, Six Flags Magic Mountain, Quest Diagnostics, and the local school districts. The Valencia Industrial Center, the largest in the valley, contains more than 11 million square feet of office and industrial space.

Santa Clarita offers investors and residents a compelling combination of affordability, accessibility, and quality

of life. Land and housing costs are lower than in core Los Angeles submarkets, while traffic congestion is more manageable. Transportation connectivity is strong via Interstate 5, State Route 14, Magic Mountain Parkway, Metrolink commuter rail, and the McBean Regional Transit Center, with Hollywood Burbank Airport 20 miles away and Los Angeles International Airport 38 miles away. The retail core is anchored by Westfield Valencia Town Center and supported by high-traffic power centers, dining corridors, and an auto dealer corridor that draws regional customers. Ongoing master-planned residential and mixed-use developments continue to add housing, retail, and commercial space to meet growing demand.

Santa Clarita’s location at the northern edge of the Los Angeles metro makes it a strategic hub for logistics and an attractive alternative for film and entertainment production within the Thirty-Mile Zone. The submarket hosts a significant aerospace presence in specialized industrial and flex properties, while local manufacturers occupy facilities for hightech production supported by a growing biotech sector. New developments

consistently draw tenants from neighboring submarkets and facilitate local business expansion, creating long-term fundamentals that appeal to retailers, mixed-use developers, and investors alike.



5-MILES CONSUMER HOUSEHOLD EXPENDITURES SNAP SHOT



FOOD & ALCOHOL
\$751,124,099



HOME EXPENDITURES
\$512,285,606



APPAREL
\$145,025,078



TRANSPORTATION
\$744,369,847



HEALTH CARE
\$134,449,408



ENTERTAINMENT
\$420,972,116

3RD LARGEST CITY IN LA COUNTY

Santa Clarita is the third-largest city in Los Angeles County and the sixteenth-largest in California, with a population of over 229,000 residents. Over the past 20+ years, the city has experienced an average annual growth rate of approximately 2%, making it one of the fastest-growing communities in the county. Known for its high quality of life, strong schools, and abundant amenities, Santa Clarita has become an attractive and affordable alternative for residents in Southern California.



KEY MARKET STATS (2025)

12.9M SF
Retail Inventory

5.65M SF
Office Inventory

13.6%
Retail Rent Growth
~5 Years
(+4.5% Above LA
County)

27.6M
Square Feet
of Industrial
Space

230K
Total
Population
(2025)

\$148K
Average
Household
Income (2025)

13K+
Total
Multi-Family
Units

\$2,662
Average Multi-
Family Unit
Monthly Rent

\$3.25B
Total Retail
Spent (2024)

58.5%
Households
with \$100K+
Yearly Income

SANTA CLARITA, CA

“The Most Business-Friendly City in LA County”

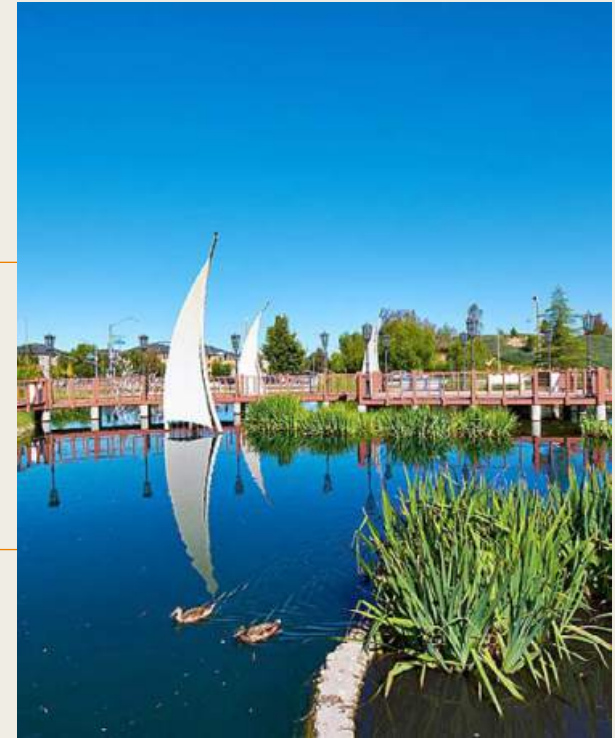
Los Angeles Economic Development Corporation

“A Sprawling LA Suburb Known for Fast-Growing Master-Planned Communities”

SF Gate

“A Business Oasis in Southern California”

Los Angeles Business Journal



SANTA CLARITA ECONOMY



The Santa Clarita Valley's economy is one of the most diverse and resilient in the greater Los Angeles region.

The SCV supports approximately 114,000 jobs across its top employers, with strong representation in healthcare, retail, education, aerospace & defense, advanced manufacturing, digital media, and entertainment.

The city has been designated the most business-friendly region in Los Angeles County, owing to its streamlined permitting processes, pro-business City government,

and the active support of organizations such as the Santa Clarita Valley Economic Development Corporation (SCVEDC), the SCV Chamber of Commerce, and the Valley Industry Association. This supportive business climate has attracted corporate headquarters from companies such as Princess Cruises, Sunkist, Logix Federal Credit Union, DrinkPAK, and Vallarta Supermarkets.

Key Economic Sectors Include:

Healthcare & Social Assistance - Largest employment sector with 16,600+ jobs; anchored by Henry Mayo Newhall Hospital and Advanced Bionics.

Aerospace & Defense - Employment reached historic highs in 2024–2025, with nearly 8,000 advanced manufacturing jobs; key firms include Woodward HRT, Aerospace Dynamics International, Fralock, and Crissair.

Digital Media & Entertainment -1,376+ annual film days; home to major production studios and a \$32.9M+ annual film economic impact.

Retail Trade -12,000+ jobs; Santa Clarita competes with major LA retail hubs such as Glendale and Pasadena in retail sales volume.

Education - 11,000+ jobs; College of the Canyons, William S. Hart Union School District, and The Master's University are key institutions.

Advanced Manufacturing & Biotech - Medical device, pharmaceutical, and precision component manufacturers form the backbone of the SCV's industrial sector.

MAJOR EMPLOYERS

The Santa Clarita Valley's top 62 employers collectively provide over 31,000 jobs, representing a wide cross-section of industries. The following organizations are among the most significant employers in the SCV:



No.	Employer	Industry
1	Six Flags Magic Mountain	Entertainment / Theme Park
2	Henry Mayo Newhall Hospital	Healthcare
3	College of the Canyons (COC)	Higher Education
4	William S. Hart Union School District	K–12 Education
5	Princess Cruises	Hospitality / Corporate HQ
6	Advanced Bionics	Medical Devices & Biotech
7	Boston Scientific	Medical Devices
8	Quest Diagnostics	Healthcare / Laboratory Services
9	Woodward HRT	Aerospace & Defense
10	Aerospace Dynamics International	Aerospace & Defense
11	Sunkist Growers	Agriculture / Corporate HQ
12	Logix Federal Credit Union	Financial Services / Corporate HQ
13	Vallarta Supermarkets	Retail / Corporate HQ
14	DrinkPAK	Advanced Manufacturing / Corporate HQ
15	U.S. Postal Service (Valencia)	Government / Logistics



AREA DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	10,969	103,152	211,208
2025 Population	9,972	99,910	204,291
2030 Population Projection	9,730	99,063	202,493
Annual Growth 2020-2025	-1.80%	-0.60%	-0.70%
Annual Growth 2025-2030	-0.50%	-0.20%	-0.20%
Median Age	42.7	41.7	40.9
Bachelor's Degree or Higher	44%	41%	38%
U.S. Armed Forces	3	27	4



Households	1 mile	3 miles	5 miles
2020 Households	4,303	36,304	71,360
2025 Households	3,787	34,810	68,470
2030 Household Projection	3,663	34,424	67,725
Annual Growth 2020-2025	1.20%	1.20%	1.30%
Annual Growth 2025-2030	-0.70%	-0.20%	-0.20%
Owner Occupied Households	2,346	23,984	48,300
Renter Occupied Households	1,317	10,440	19,425
Avg Household Size	2.6	2.8	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$144.1M	\$1.5B	\$2.9B

Daytime Employment	1 mile	3 miles	5 miles
Total No. of Employees	10,366	59,551	89,673
Total No. of Businesses	1,085	7,892	11,160



Population By Race	1 mile	3 miles	5 miles
White	5,478	52,232	99,361
Black	261	3,121	7,279
American Indian/Alaskan Native	58	799	1,991
Asian	1,504	14,592	29,474
Hawaiian & Pacific Islander	13	139	284
Two or More Races	2,657	29,026	65,901
Hispanic Origin	2,447	28,590	66,750

Housing	1 mile	3 miles	5 miles
Median Home Value	\$761,180	\$775,249	\$771,172
Median Year Built	1989	1988	1989

Income	1 mile	3 miles	5 miles
Avg Household Income	\$126,476	\$148,107	\$152,965
Median Household Income	\$104,309	\$120,526	\$124,958
< \$25,000	311	2,580	5,001
\$25,000 - 50,000	508	3,758	7,292
\$50,000 - 75,000	544	3,773	7,199
\$75,000 - 100,000	440	3,809	7,171
\$100,000 - 125,000	525	4,245	7,584
\$125,000 - 150,000	408	3,190	6,296
\$150,000 - 200,000	423	5,023	9,789
\$200,000+	628	8,433	18,137



Shops at Valencia

BOULEVARD



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