

# FOR SALE

## 2 ACRES OF FLAT LAND

17731 & 17745

### SCHERZINGER LANE

SANTA CLARITA, CA



**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.  
spectrumcre.com | 818.252.9900



## PRIME SANTA CLARITA VALLEY LOCATION | \$2,495,000

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## PROPERTY FEATURES

**ADDRESS** 17731 & 17745 Scherzinger Lane  
Santa Clarita, CA 91387

**UTILITIES ON SITE** Water, Power, & Gas

**PRICE** \$2,495,000

**ZONING** SC UR 5

\*RENDERING - APARTMENT COMPLEX



±2.0 Acres of raw land across 2 Contiguous Parcels



Ideal Canvas for a New Apartment Community



Zoned to Support Medium-Density Residential Development



This Site Features - Flat Topography, Easy Access to Utilities,  
& Proximity to Key Transit Corridors - Ideal for Developers



Excellent Commuter Access via SR-14 and Metrolink



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## AREA OVERVIEW

# 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 181,972 in 2016, along with a median household income of \$83,554. 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;
- "Top 20 Retail Markets" by California Retail Survey in 2012;
- "Best City for Industrial Development" by LA Business Journal
- "18th best places to live in the United States" in 2006 by CNN Money Magazine
- "#3 Safest City in America" by Parenting Magazine

## ECONOMIC OVERVIEW

Santa Clarita has been recognized by several major organizations for its efforts to foster significant and sustained business growth. The City of Santa Clarita was named the "Most Business-Friendly City in Los Angeles County" by the Los Angeles Economic Development Corporation (LAEDC) in 2016. The city of Santa Clarita boasts over 30 million square feet of high quality office and industrial space. The city is also home to a Foreign-Trade Zone that comprises much of the industrial sector of the city, alongside several development initiatives. In 2014, the City of Santa Clarita created the Industry Cluster Attraction Incentive program to provide tax incentives, matched by the County of Los Angeles, to qualifying companies that relocate to Santa Clarita. Recipients of this program qualify can qualify for:

- Exemption from Business License Fees
- Exemption from Utility Users Tax
- Exemption from Gross Receipts Tax

The City attracts national home builders to its friendly communities: Beazer Homes has started construction on Kensington at River Village, a 300+ townhome community on Newhall Ranch Road with a starting price of \$479,900. The long term economic strength of Santa Clarita is well supported by its proximity to the Los Angeles area.

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# AREA HIGHLIGHTS

## 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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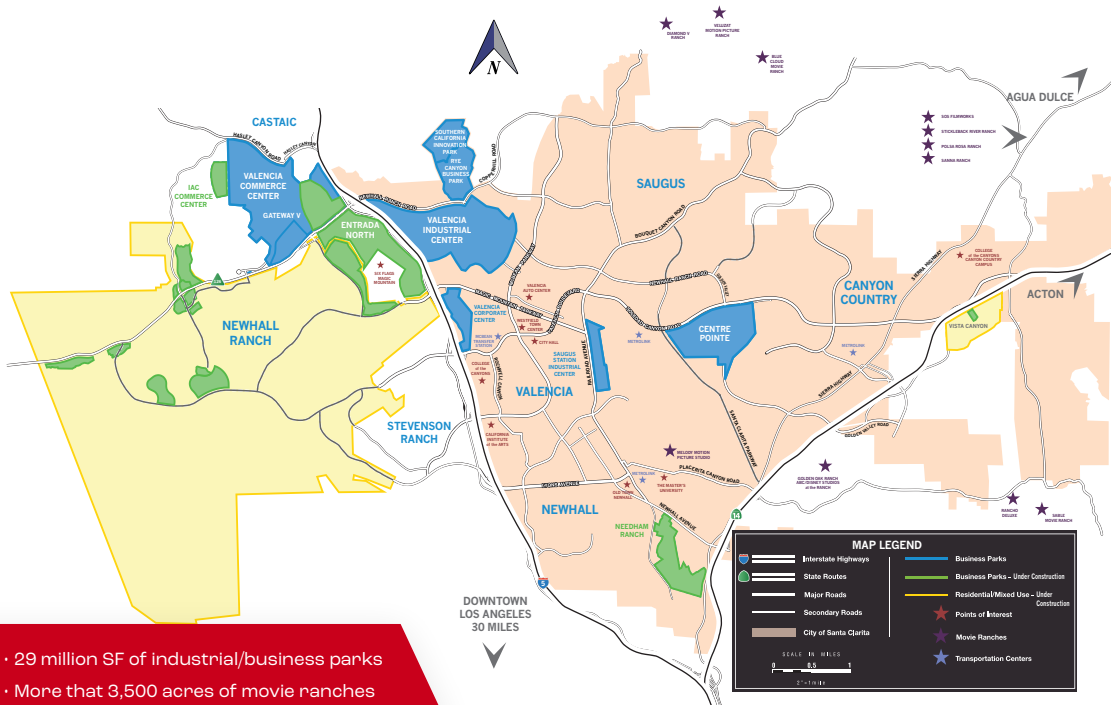
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# SANTA CLARITA VALLEY

## BUSINESS PARKS | PIPE LINE PROJECTS



### ◆ SAUGUS STATION INDUSTRIAL

**DESCRIPTION:** 43 Acres of Industrial and Office Flex  
**STATUS:** Approved and in Entitlements.  
 Rough Grading Completed

### ◆ MASTER'S COLLEGE

**DESCRIPTION:** 10 Year Plan to add 42 Residential Apartments and 250,000 SF of Educational Buildings  
**STATUS:** Approved

### ◆ LUXEN HOTEL

**DESCRIPTION:** 42 Rooms  
**STATUS:** Under Construction

### ◆ NEEDHAM RANCH

**DESCRIPTION:** 4.2mm SF (Industrial/Commercial)  
**STATUS:** 4.2mm SF (Industrial/Commercial)

### ◆ DISNEY AT THE RANCH - ABC STUDIOS

**DESCRIPTION:** 58 Acres of Studio Space & Corporate Offices  
**STATUS:** In Process of Project Approval

### ◆ VISTA CANYON

**DESCRIPTION:** 1,110 Residential Units and over 950,000 SF of Corporate Office and Industrial  
**STATUS:** Under Construction

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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.



# Valencia<sup>SM</sup> | FIVEPOINT<sup>®</sup>

- 21K+ Homes
- 10K Acres of Open Space & 50 Miles of New Trails
- 130K Construction Jobs
- 75K Permanent Jobs
- 11.5M SF of Job Generating Uses
- \$12.7B Total Development Investment



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# DEMOGRAPHIC DATA



## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	12,737	86,211	123,032
Estimated Households	4,462	28,879	41,079
Median Age	35.7	38	38.8



## HOUSEHOLD INCOME

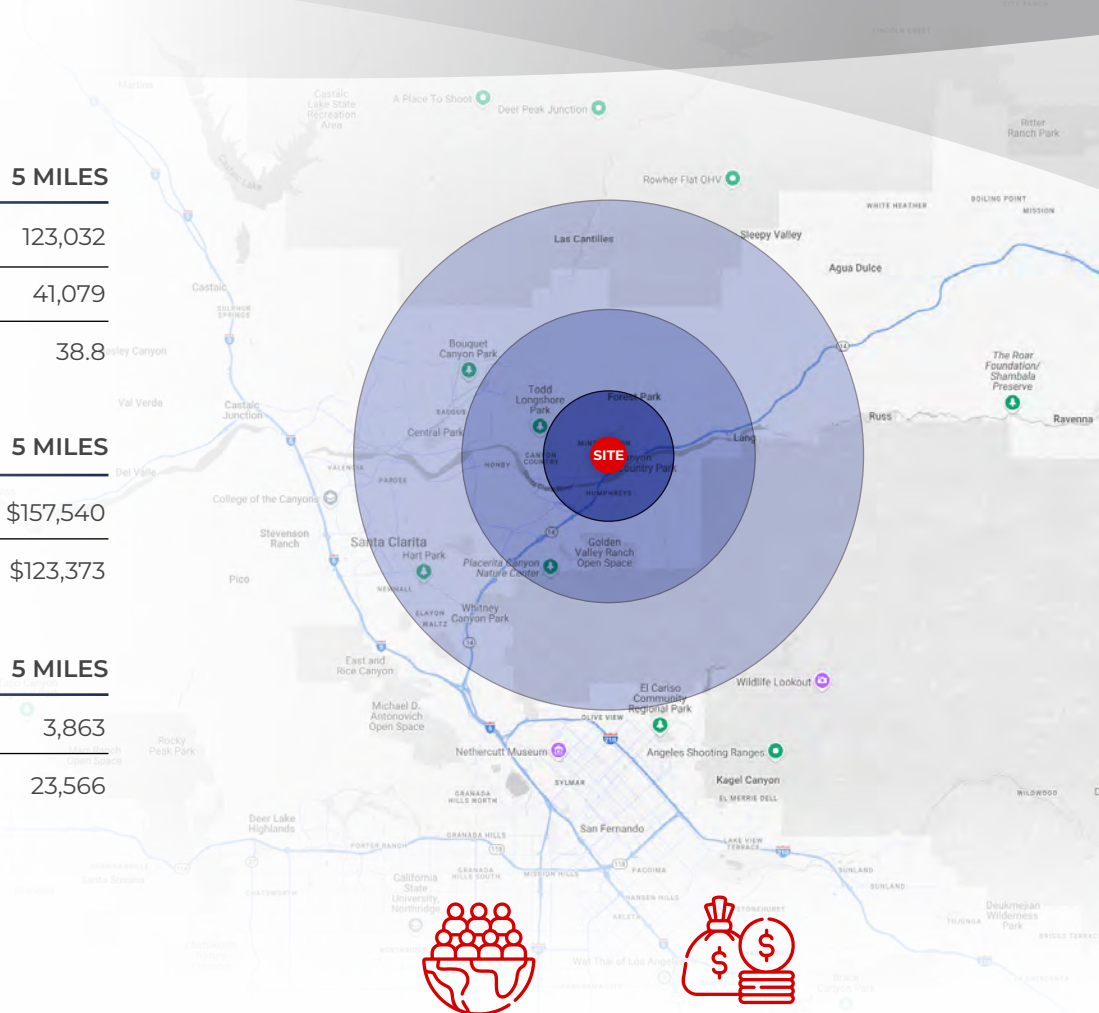
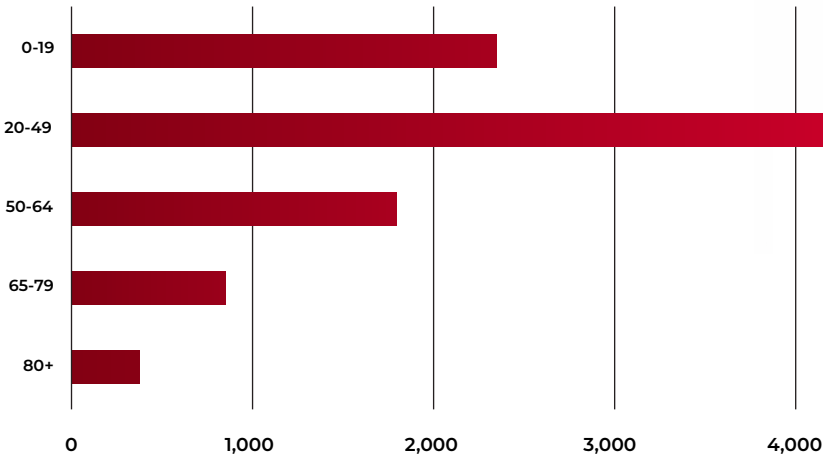
	1 MILE	3 MILES	5 MILES
Average Household Income	\$130,876	\$147,338	\$157,540
Median Household Income	\$96,017	\$116,864	\$123,373



## DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	509	2,447	3,863
Total Employees	2,658	13,553	23,566

## AGE DISTRIBUTION



**123,032\***  
TOTAL POPULATION



**\$157,540\***  
AVERAGE INCOME



**23,566\***  
DAYTIME EMPLOYMENT



**3,863\***  
TOTAL BUSINESSES

\*5 MILE RADIUS

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