

FOR SALE 2 Small Contiguous Commercial Zoned Lots

21145 Diamond Place, Santa Clarita CA 91350

CENTRE POINTE BUSINESS PARK

Development | Investment |
Owner-User Opportunity
SBA Financing Available for Owner-Users!!



NAI Capital

Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

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PROPERTY HIGHLIGHTS:

Lot 2: 26,207 SF (0.60 Acre)
Lot 5: 39,575 SF (0.91 Acre)
Lot 2 & 5: 65,782 SF (1.51 Acres)
Zoning: BP Business Park

Highlights:

- Prime Development Opportunity for Investors and Owner Users
- Situated Within the Prestigious Centre Pointe Business Park a Master Planned Business Park
- **The Last two Parcels Ready for Development**
- Flat Topography
- Flexible Zoning & CC&R's – Available for most Commercial Uses
- Panoramic Views of the Santa Clarita Valley
- Seller May Consider Build-to-Suit
- Proposed Elevations and Site/Floor Plans are available
- Close Proximity to Public Schools, Single/Multi-Residential Neighborhood
- Within Walking Distance from Sam's Club, Super Walmart, Dick's Sporting Goods, Ashley Furniture, Babies "R" Us, LA Fitness and Many More
- Minutes from Freeway Onramps



Don't Miss This Opportunity!
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CITY OF SANTA CLARITA OVERVIEW:

City of Santa Clarita is a model master-planned community where a well conceived and thoughtful planning approach assures corporation and residents a balanced approach to future growth and economic prosperity. The City has a thriving local economy, continually ranked by major publications and research authorities as one of California's strongest cities and ranked in the Top 5 Safest cities in the USA. It is home to Six Flags Magic Mountain & Hurricane Harbor, amazing golf courses, charming lounges, family and fine dining, impressive retail shopping, and a rich western heritage. The City blends its small-town charm with the sophistication of a larger urban center.

- Safest City in the nation for cities with a population over 150,000. Federal Bureau of Investigation (FBI) statistics, 2002
- One of the Top 10 most business friendly cities in California-Kosmont-Rose Institute Cost of Doing Business Survey®
- Ranked in the top 10 "Money Magazine's Hottest Towns" for Western Cities over 100,000 pop – CNN Money
- Union Bank named Santa Clarita one of Los Angeles' strongest economies.

The Santa Clarita Valley has gained 47,000 new residents since 2000 and is now counts over 250,000 people as residents. The county is still on pace to add another 30,000 people by 2012. This increment to population will require at least 10,000 more housing units. Because of the rising trend toward single and double occupancy households, the housing requirement may be higher. Santa Clarita has one of the lowest violent crime rates compared to surrounding cities. Only Thousand Oaks, Simi Valley and Glendale had fewer reports per population.

"The evidence we evaluate on the Santa Clarita Valley economy is not as recent as the U.S. economy. However, it does not appear that the real estate recession is derailing the Santa Clarita Valley Economy in the first 10 months of 2008. In fact, the rate of homeowner defaults is now abating, and that bodes well for an ultimate housing recovery by the 2nd quarter of 2009" Mark Schniepp November 17, 2008.

With only a 6.8% reported industrial vacancy rate the City of Santa Clarita is the home to the largest master-planned Industrial park in Los Angeles County and a hard-hitting industrial property competitor in the Southern California economy. The City offers a variety of noteworthy incentives to businesses ranging from the tax saving benefits of the Enterprise Zone, to no business license fees, and no gross tax receipts. The Enterprise Zone benefits include: Hiring Tax Credit, Sales and Use Tax Credit, Business Expense Deduction, Net Operating Loss Carryover, Net Interest Deductions for Lenders and Income Tax Credit for Employees. You may Visit: www.scenterprisezone.com



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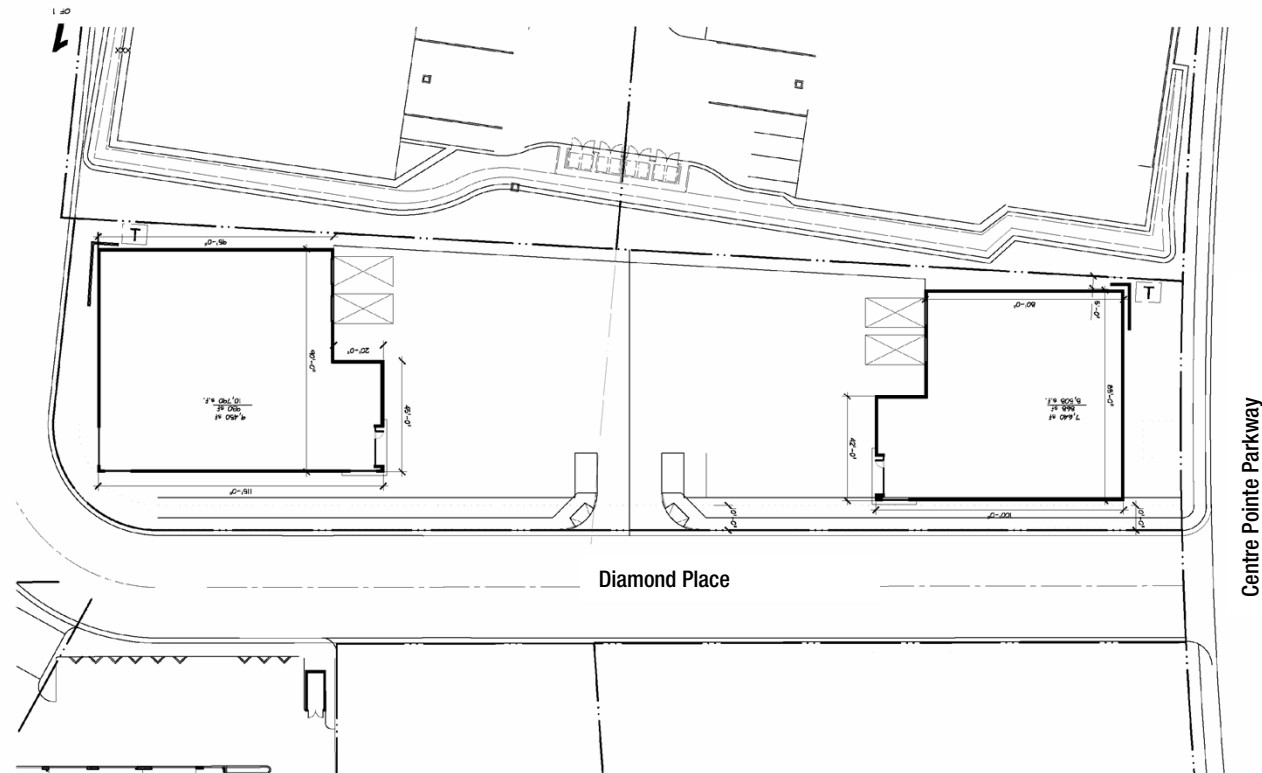
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CENTRE POINTE BUSINESS PARK

2 Freestanding Industrial/ Office Buildings

Proposed Development – Option A

Build-to-Suit Available



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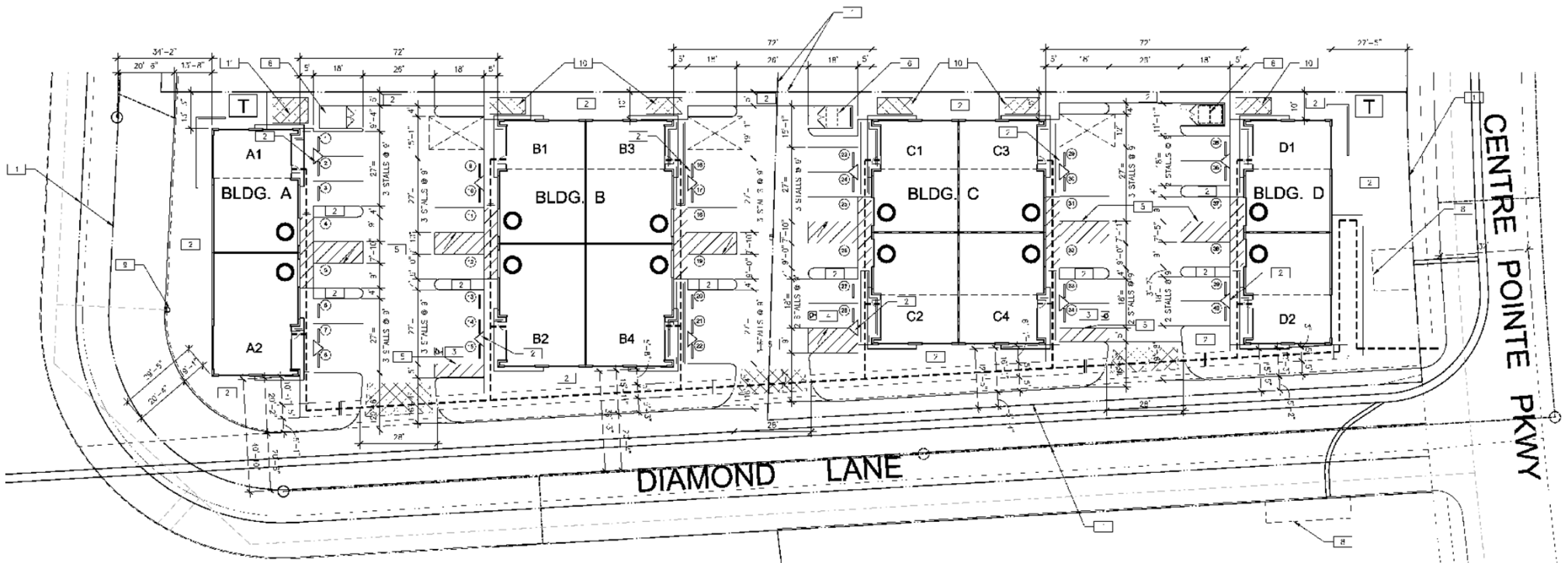
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CENTRE POINTE BUSINESS PARK

Industrial/Office Condominium Complex

Proposed Development – Option B

Build-to-Suit Available



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