

**Industrial For Sale**  
19,056 SF Building

**25233 & 25237 Anza Drive**  
Valencia, CA 91355



Exclusively Offered by:

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# PROPERTY OVERVIEW

## Property Highlights

### 19,056 SF

Combined Building Area

### 65,392 SF

Combined land area (1.50 AC)

### Year Built

1992

### Loading Doors

2 ground level - 12x14 feet

### Clear Height

20 to 22 feet

### Restrooms

4

### Office

3,698 SF

### Power

400A 277-480V

### Parking

52 spaces

### Sprinklered

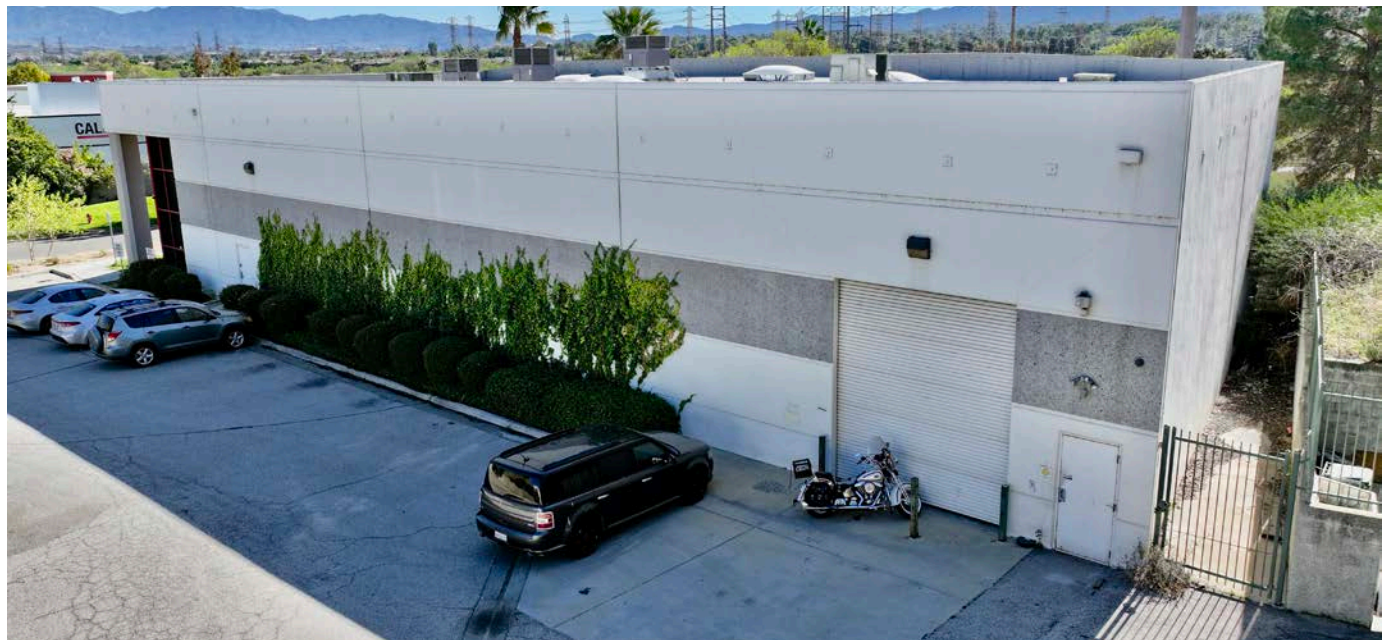
No

### Zoning

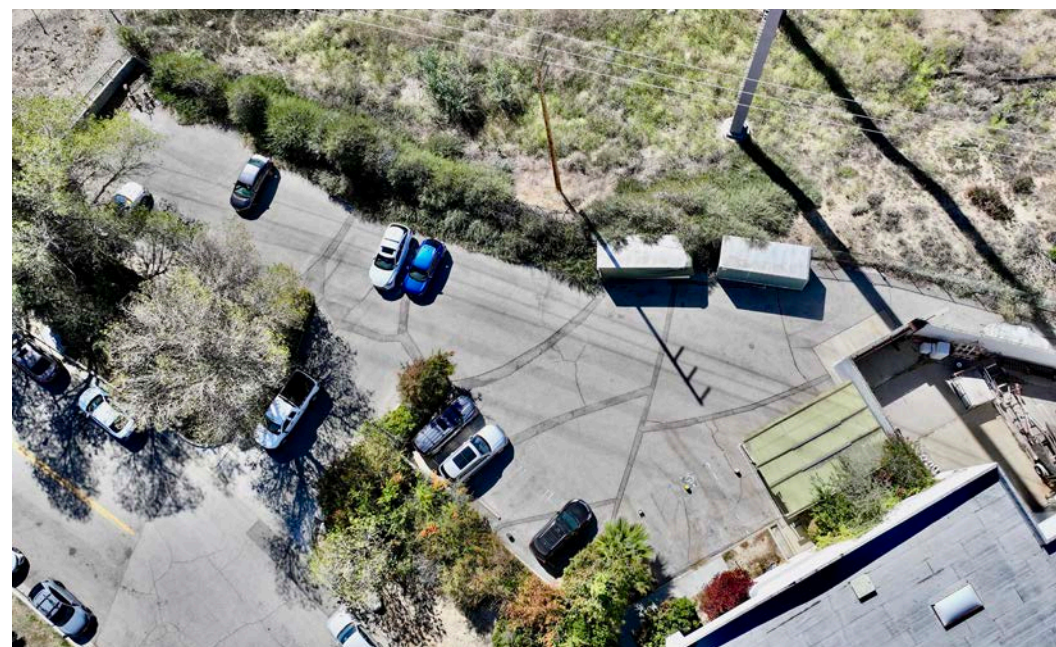
SCBP

**25233 Anza Drive APN: 2866-018-138**

**25237 Anza Drive APN: 2866-018-137**



# PROPERTY PHOTOS





## SANTA CLARITA



PIELOLOGY  
the Habit BURGER GRILL  
LAIFITNESS.  
menche's

Jack in the box  
THE HOME DEPOT  
CHASE

7 ELEVEN  
SUBWAY  
Carl's Jr.

SANTA CLARITA STUDIOS

INDU-ELECTRIC

STARBUCKS COFFEE  
Jack in the box  
DEL TACO  
ARCO

KING SOUND WORKS

LA NORTH STUDIOS

Panera BREAD

CALIBER COLLISON CENTER

McDonald's  
100% Coffee Beans  
Red Lobster  
Wendy's  
IN-N-OUT BURGER

Denny's  
STARBUCKS COFFEE

STARBUCKS COFFEE  
FedEx Office  
Print & Ship Services

NORDSTROM  
HomeGoods  
CVS  
McDonald's  
SUPERCUTS  
Red Robin  
T-Mobile  
COLD STONE  
Peet's COFFEE  
Olive Garden  
T.J. MAXX  
STARBUCKS COFFEE

126

5

5

ANZA DR

MAGIC MOUNTAIN PKWY





# AREA OVERVIEW

## Santa Clarita, CA

The City of Santa Clarita within the Santa Clarita Valley region on northern Los Angeles County. The community lies just north of the San Fernando Valley approximately 38 miles northwest of Downtown Los Angeles. Santa Clarita spans 64.4 square miles of the 200+ square miles in the Santa Clarita Valley and is Los Angeles County's third largest City.

Santa Clarita sits south of the Sierra Pelona Mountain range, north of the Santa Susana and San Gabriel Mountain ranges, and borders Highway 14 on the east and Interstate 5 to the west.

Santa Clarita's population consists of nearly 219K residents that form over 75K affluent households with an average household income of \$124K per year. Valencia represents a master-planned community of residential villages with nearby amenities, making the neighborhood a popular choice for raising a family.

The City's central location with proximity to the Burbank Airport and freight rail as well as the designation as a Foreign Trade Zone make the area ideal for industrial sector businesses. Local educational institutions such as College of the Canyons, The Master's University and California Institute of the Arts (CalArts) provide a steady stream of talent.


With many businesses based in Santa Clarita, it's one of Los Angeles County's most business-friendly cities. That's because Santa Clarita offers a high quality of life, a variety of tax and incentive programs for companies of all sizes, and close proximity to most Southern California business centers. Santa Clarita offers a thriving economy.


With a strong business infrastructure set at the crossroads of Los Angeles, Ventura and Kern Counties, Santa Clarita is within easy reach of the western United States and the Pacific Rim, offering opportunities for businesses to work easily with companies around the globe.


Aerospace continues to be one of Southern California's leading industries and the same is true in Santa Clarita. Several local companies have secured government contracts providing high-paying jobs for local and regional skilled workforce.


The Santa Clarita Valley's top-five employers include Six Flags Magic Mountain, Henry Mayo Newhall Memorial Hospital, Princess Cruises, Boston Scientific, and The Master's College.

## Demographics

 Population	1 Mile	3 miles	5 Miles
Estimated Population (2023)	4,692	79,464	168,860
Projected Population (2028)	5,345	79,524	170,781
Census Population (2020)	4,457	80,716	172,416

 Households	1 Mile	3 miles	5 Miles
Estimated Households (2023)	2,077	27,880	56,265
Projected Households (2028)	2,414	28,344	57,761
Census Households (2020)	1,922	27,979	56,736

 Daytime Demos	1 Mile	3 miles	5 Miles
Total Businesses (2023)	1,399	5,154	8,944
Total Employees (2028)	17,094	53,510	83,557

 Income	1 Mile	3 miles	5 Miles
Estimated Average Household Income (2023)	\$137,280	\$171,814	\$169,165
Projected Average Household Income (2028)	\$126,289	\$180,946	\$176,415
Census Average Household Income (2010)	\$107,196	\$104,216	\$104,219
Estimated Per Capita Income (2023)	\$60,774	\$61,066	\$56,964
Projected Per Capita Income (2028)	\$57,050	\$65,279	\$60,257

Source: Applied Geographic Solutions

# Why **NAI Capital**

At NAI Capital, our goal is to provide our clients with the information they need to make informed decisions, seize market opportunities and execute real estate strategies that make sense today as well as long-term. Our professionals are specialists, focusing on one or more of the following property types – office, industrial, retail, multifamily, medical and land. Buyers, sellers, lessors and lessees look to us for a comprehensive approach to transactions. In addition to site selection and sale negotiations, we also provide:

- **Comprehensive analysis of real estate needs**
- **Interpretations of market trends relevant to your initiatives**
- **Occupancy projections and budgeting**
- **Assist in identifying debt and/or equity sources**

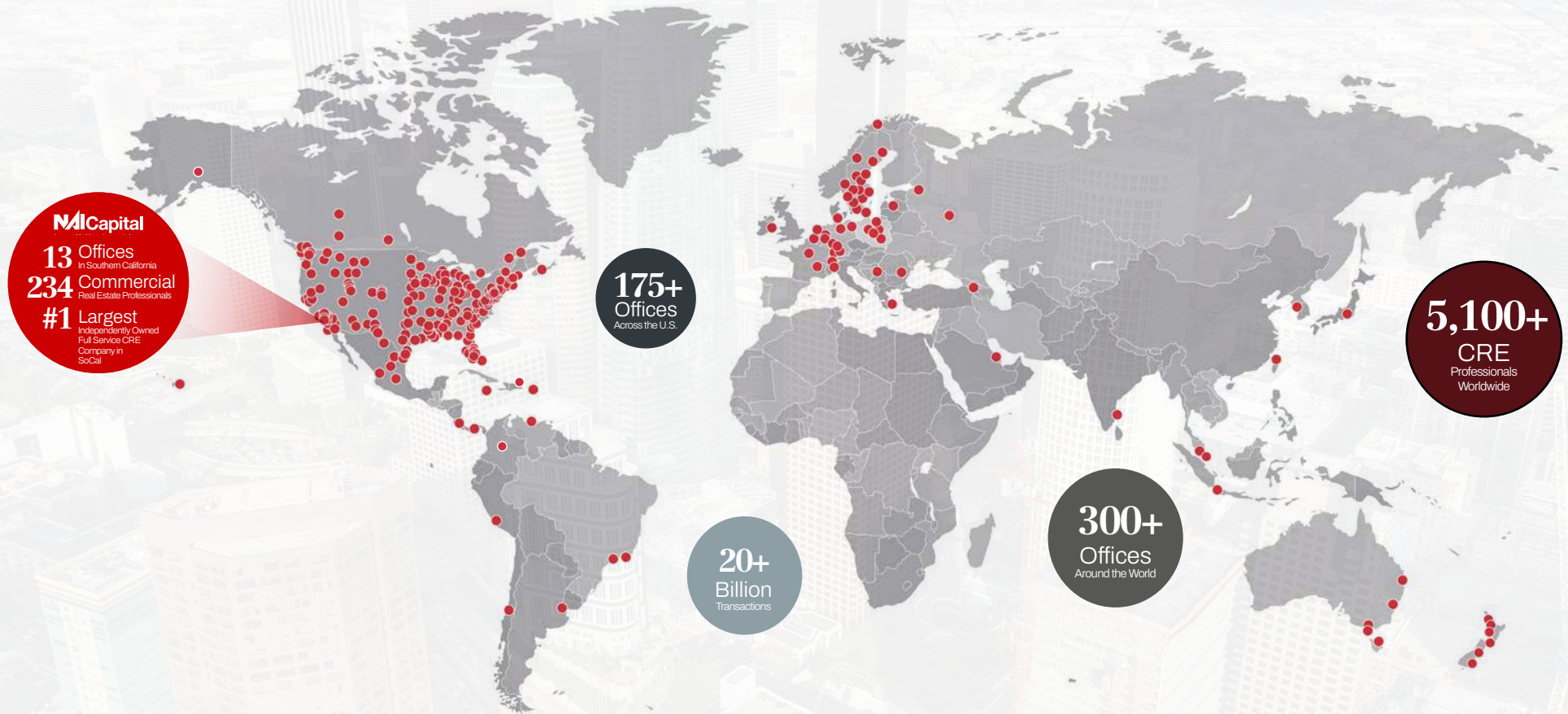
Owners and landlords rely on NAI Capital for value-added brokerage services, including:

- **Qualification of prospects**
- **Recommendations on pricing and positioning for long-term value**
- **Analysis of the competition and their affect on your business objectives**
- **Maximization of occupancy levels**
- **Demand based project leasing**

**NAI Capital** offers a full range of commercial real estate brokerage services to meet the needs of real estate owners, occupants and investors.

With coverage throughout the world, NAI Capital brokerage professionals provide local market knowledge whether you are looking to lease, acquire or dispose of a single property or a portfolio of properties.

Our professionals do more than simply facilitate a transaction. They work closely with clients to assess the ways in which real estate issues relate to—and can contribute to—an organization’s strategic business objectives. To achieve each client’s goals, we tap the experience of our local offices and specialty groups as well as our world-class market research. The unmatched combination of NAI Capital’s detailed analysis, specialty expertise, extensive properties database and local market knowledge allow our professionals to provide customized solutions that support business and real estate objectives.



## The Power Of Our Global Network

NAI Capital leverages the power of NAI Global's network; the world's largest managed network of commercial brokerage firms, consisting of 5,100 professionals in 300 offices worldwide and over \$20 Billion in annual transactions. No two people or real estate assignments are alike. What makes NAI Capital different? It's the way we bring people and processes together within a collaborative and entrepreneurial network. It is a strategy that we use to exceed our clients' expectations. Whatever your real estate needs, we are ready to implement a powerful network, built around you.

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