



DRIVE THRU PAD  
OPPORTUNITIES

ANCHOR SPACE  
30,000 S.F. AVAILABLE

*For Lease*

## Centre Pointe Village | Santa Clarita, CA

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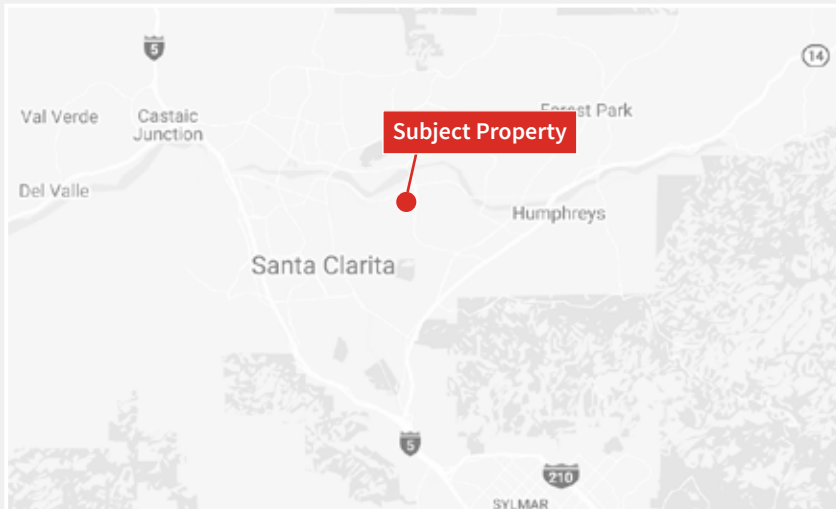
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# Property Highlights

## SWC of Soledad Canyon Road & Golden Valley Road

- Centre Pointe Village is located in the geographic center of the Santa Clarita trade area on Golden Valley Road, part of the “Cross Valley Connector” linking the 14 Freeway and the 5 Freeway
- GLA 158,714 s.f. with over 800 parking spaces
- Centre Pointe Village serves an immediate trade area of over 52,587 people. Walmart Supercenter and Sam’s Club draw customers from the entire Santa Clarita Valley trade area
- The Centre Pointe Trade Area is benefiting from strong residential growth and at build out of current units is expected to grow by an additional 38,000 residents



### AREA RETAILERS



WALMART  
SAM'S CLUB



### DEMOGRAPHICS

1 mile ▼

2 miles ▼

3 miles ▼



6,862  
Total Population

35,122  
Total Population

104,004  
Total Population



2.95  
Ave. Household Size

2.96  
Ave. Household Size

3.00  
Ave. Household Size



\$83,614  
Ave. HH Income

\$96,336  
Ave. HH Income

\$103,639  
Ave. HH Income



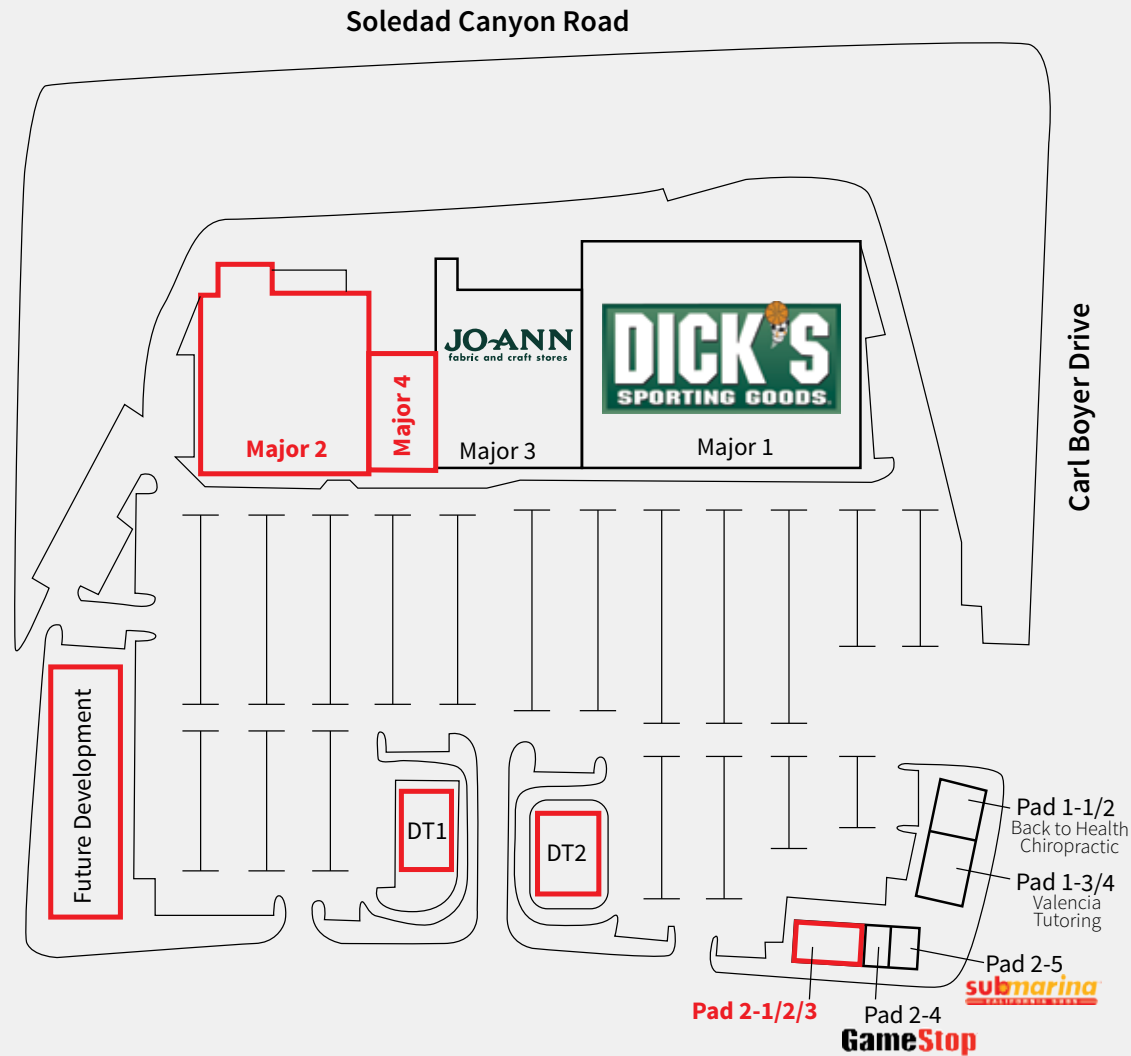
\$301,934  
Median Home Value

\$373,084  
Median Home Value

\$415,357  
Median Home Value

# Site Plan

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## List of Tenants

Unit #	Tenant	SF
MAJ1	Dick's Sporting Goods	60,000
MAJ2	Available	30,000
MAJ3	JoAnn Fabrics	25,000
MAJ4	Available	7,000
DT1	Available with Drive Thru	3,000
DT2	Available with Drive Thru	5,000
Future Dev.	Available Build to Suit	17,000

Unit #	Tenant	SF
Pad 1-1/2	Back to Health Chiropractic	2,557
Pad 1-3/4	Valencia Tutoring	3,004
Pad 2-1/2/3	Available Now	3,391
Pad 2-4	GameStop	1,512
Pad 2-5	Submarina	1,250
TOTAL GLA: 158,714 SF		





*Aerial*

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