



DRIVE THRU PAD  
OPPORTUNITIES

ANCHOR SPACE  
30,000 S.F. AVAILABLE

*For Lease*

Centre Pointe Village | Santa Clarita, CA

**Scott Burns**

Executive Vice President  
License # 01237652  
Tel +1 310 694 3188  
scott.burns@am.jll.com

**Shauna Mattis**

Senior Vice President  
License #01071320  
Tel +1 310 694 3190  
shauna.mattis@am.jll.com

**Jaryd Meenach**

Senior Associate  
License #1936557  
Tel +1 310 694 3189  
jaryd.meenach@am.jll.com

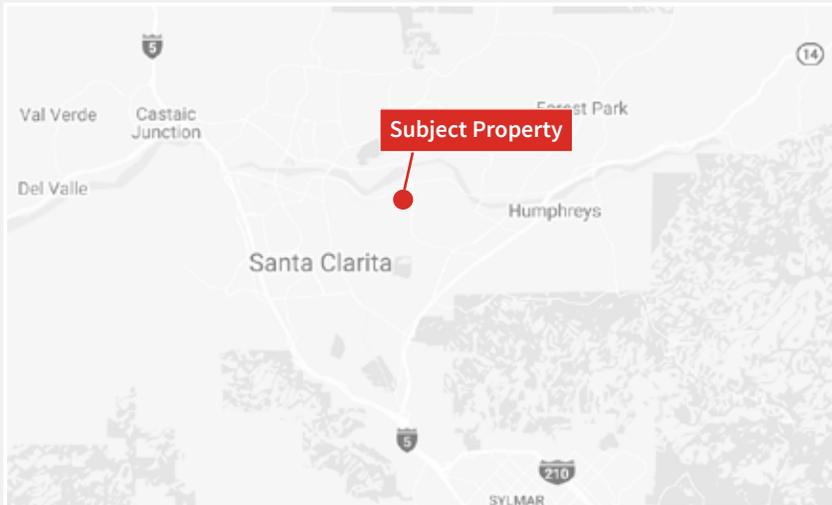
**Sanam Parvizi**

Retail Brokerage  
License # 02058025  
Tel +1 424 901 8201  
sanam.parvizi@am.jll.com

# 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

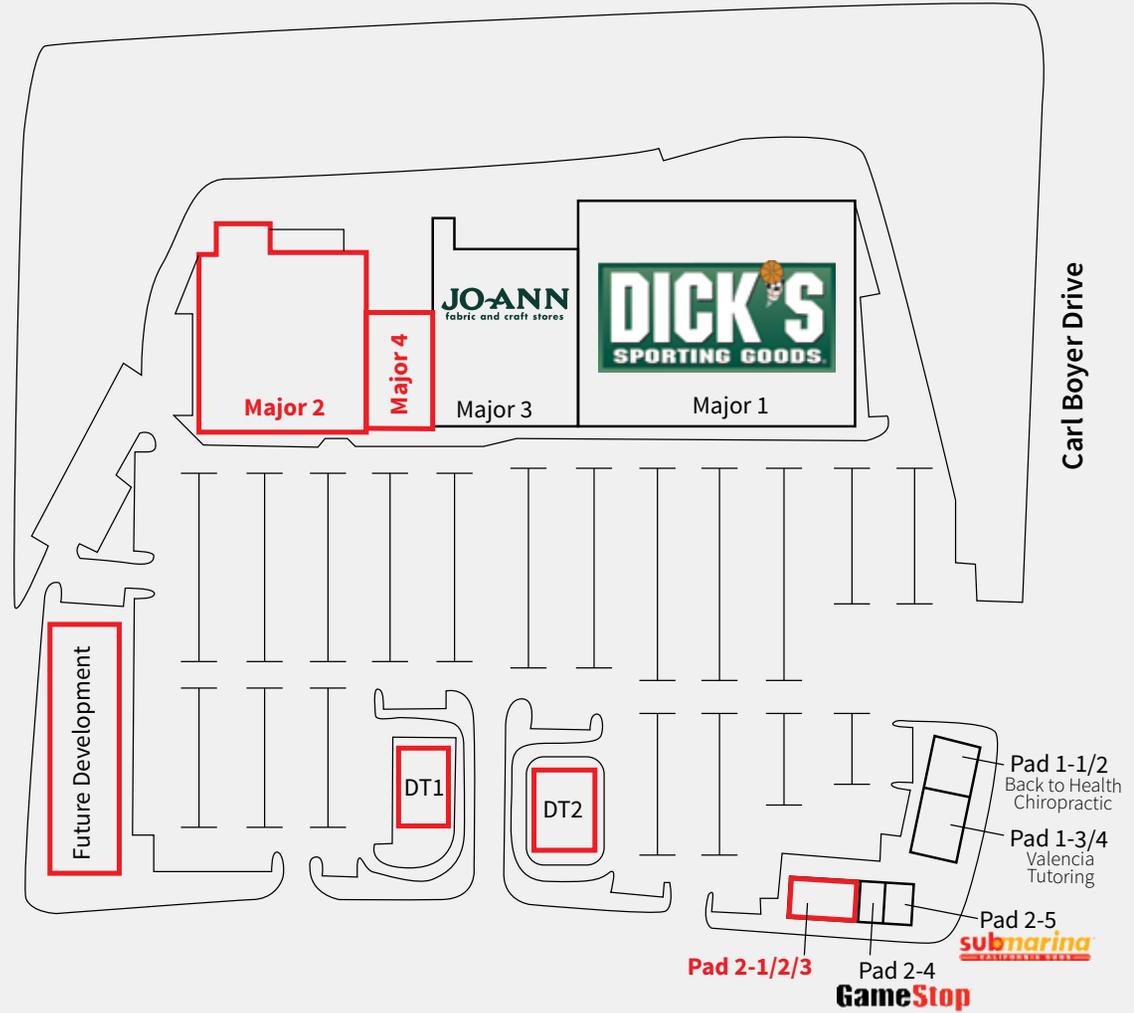
\$373,084

Median Home Value

\$415,357

Median Home Value

# Soledad Canyon Road



# Site Plan

## List of Tenants

Unit #	Tenant	SF	Unit #	Tenant	SF
MAJ1	Dick's Sporting Goods	60,000	Pad 1-1/2	Back to Health Chiropractic	2,557
MAJ2	Available	30,000	Pad 1-3/4	Valencia Tutoring	3,004
MAJ3	JoAnn Fabrics	25,000	Pad 2-1/2/3	Available Now	3,391
MAJ4	Available	7,000	Pad 2-4	GameStop	1,512
DT1	Available with Drive Thru	3,000	Pad 2-5	Submarina	1,250
DT2	Available with Drive Thru	5,000	<b>TOTAL GLA: 158,714 SF</b>		
Future Dev.	Available Build to Suit	17,000			

**DISCLAIMER** | © 2019 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



# Aerial



DISCLAIMER | © 2019 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



*Achieve  
Ambitions*

jllretail.com

**Scott Burns**

Executive Vice President  
License # 01237652  
Tel +1 310 694 3188  
scott.burns@am.jll.com

**Shauna Mattis**

Senior Vice President  
License #01071320  
Tel +1 310 694 3190  
shauna.mattis@am.jll.com

**Jaryd Meenach**

Senior Associate  
License #1936557  
Tel +1 310 694 3189  
jaryd.meenach@am.jll.com

**Sanam Parvizi**

Retail Brokerage  
License # 02058025  
Tel +1 424 901 8201  
sanam.parvizi@am.jll.com