



Centre Pointe Village

Santa Clarita, CA

Junior Box and Pad Opportunities Available

Property Highlights





NWC of Golden Triangle Rd and Carl Boyer Drive

- Centre Pointe Village is strategically located in the center of the Santa Clarita Trade Area, off Golden Valley Road (Cross Valley Connector), which connects the 5 and 14 freeways and averages an annual daily traffic count of 155,000 vehicles.
- GLA 158,714 s.f. with over 800 parking spaces.
- Centre Pointe Village Serves an immediate trade area of over 113,722 people in a 3 mi radius.
- The project is adjacent to the trade area's highest performing Walmart and Sam's Club, which see a combined 4.5M visitors annually.
- The population of Central Santa Clarita Valley off Soledad Canyon Road has grown 15% in 5 years and is projected to increase 30% by 2023, yielding an annual growth rate of 3%. (Santa Clarita Economic Development Corporation).

Area retailers



Demographics

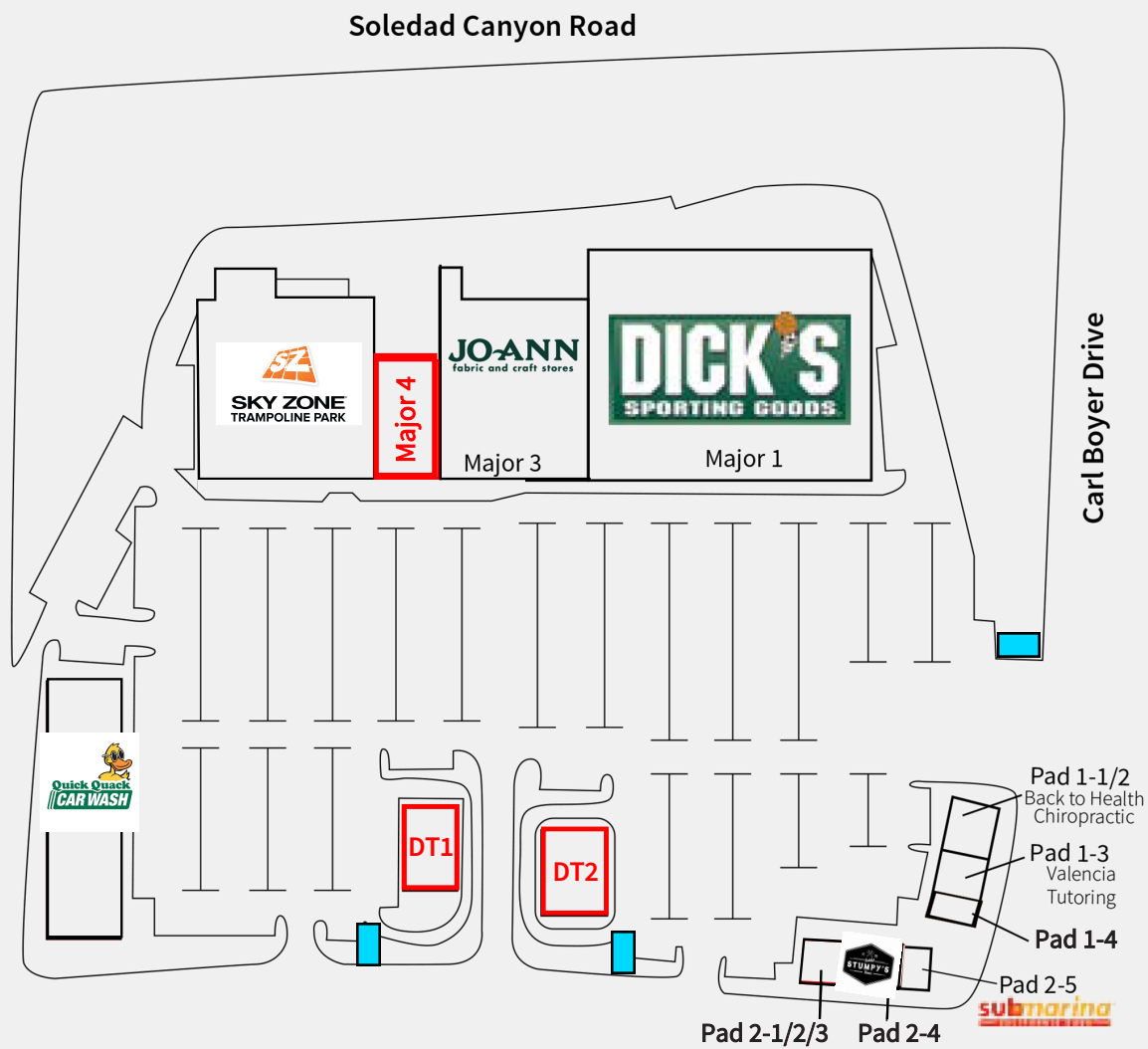
	1 mile	2 miles	3 miles
	5,815 Total population	37,431 Total population	113,722 Total population
	3.10 Ave. household size	2.97 Ave. household size	2.94 Ave. household size
	\$144,402 Ave. HH income	\$138,120 Ave. HH income	\$136,149 Ave. HH income
	\$597,177 Median home value	\$624,279 Median home value	\$638,043 Median home value

Source: ESRI

Site Plan

Unit#	Tenant	SF
MAJ1	Dick's Sporting Goods	60,000
MAJ2	SkyZone	30,000
MAJ3	JoAnn Fabrics	25,000
MAJ4	Available	7,000
DT1	Available	3,000 (1.33 Acres)
DT2	Available	5,000 (1.13 Acres)
Future Development	Quick Quack Car Wash	17,000
PAD 1-1/2	Back To Health Chiropractic	2,557
PAD 1-3	Valencia Tutoring	3,004
PAD 1-4	Valencia Tutoring	1,504
PAD 2-1/2/3	Stumpy's	3,391
PAD 2-4	Stumpy's	1,512
PAD 2-5	Stumpy's	1,250

Total GLA: 158,714 SF



Monument Signage Available

DT1: 3,000 SF (1.33 acres) - Available for Ground Lease or Purchase
DT2: 5,000 SF (1.13 acres) - Available for Ground Lease or Purchase

Both parcels are entitled with curb cuts and utilities stubbed.
Parking included with parcels.

Aerial



Property Photos



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