



# Centre Pointe Village

Santa Clarita, CA

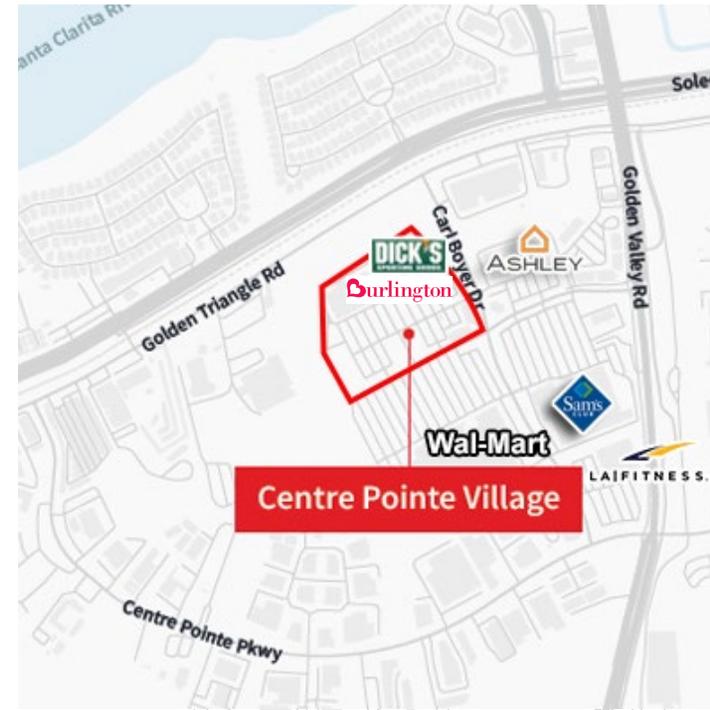
Junior Box and Pad Opportunities Available

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# 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 43,714 s.f. with over 800 parking spaces.
- Centre Pointe Village Serves an immediate trade area of over 108,821 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.



## Demographics

	1 mile	2 miles	3 miles
Total population	6,545	34,904	108,821
Ave. household size	3.4	3.4	3.4
Ave. HH income	\$151,041	\$166,493	\$170,501
Median home value	\$571,814	\$672,555	\$707,296

Source: SitesUSA, 2025

### Area retailers

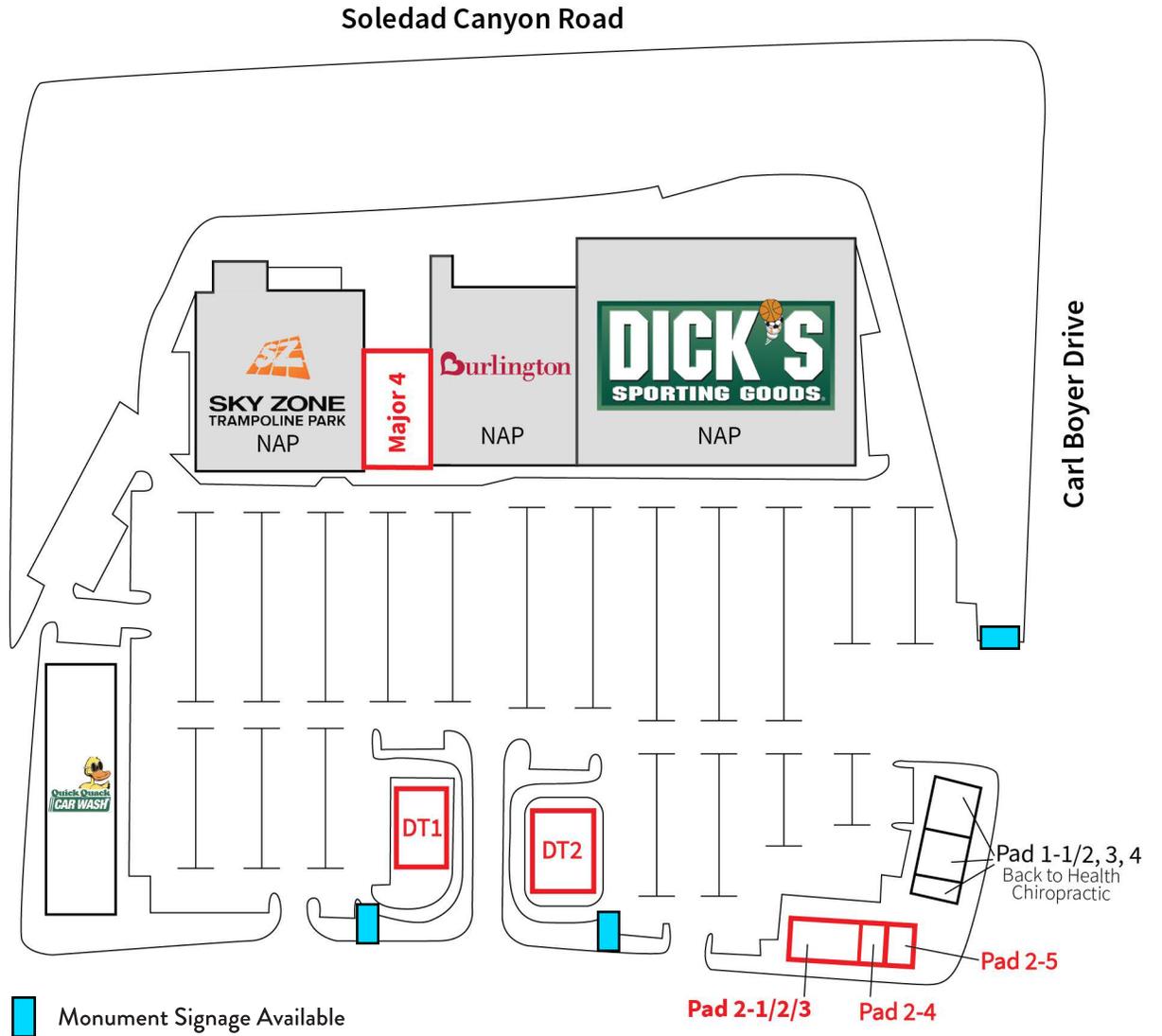


Wal-Mart



# Site Plan

Unit#	Tenant	SF
MAJ4	Available	7,000
DT1	Available	3,000 (1.33 Acres)
DT2	Available	5,000 (1.13 Acres)
PAD 3	Quick Quack Car Wash	17,000
PAD 1-1/2	Back To Health Chiropractic	2,557
PAD 1-3	Back To Health Chiro.	3,004
PAD 1-4	Back To Health Chiro.	1,504
PAD 2-1/2/3	Former Restaurant	3,391
PAD 2-4	Available	1,512
PAD 2-5	Available	1,250
<b>Total GLA:</b>		<b>43,714 SF</b>



### Additional Pad Information:

- 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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