

Santa Clarita Valley Development Project Status — March 2019

The Santa Clarita Valley commercial and industrial markets currently encompass nearly 30.0M SF and have one of the lowest vacancy rates in Southern California. New industrial developments are already under construction, ultimately adding nearly 8.0M SF.

New Industrial/Mixed Use Development Now Under Construction

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| IAC Commerce Center: Total Project GLA: 1.3M SF Total Project Acres: 70 (Net) Phase I GLA: 398,070 SF John DeGrinis 818.618.6955 Patrick DuRoss 818.219.8903 Jeff Abraham 310.880.7403 Newmark Knight Frank International Airport Centers | Building Sizes – Phase II (Occupancy Q2, 2019) <ul style="list-style-type: none"> Bldg. 3 216,320 SF |
| | Transaction Type <ul style="list-style-type: none"> Lease Build-to-Suit Speculative Development |

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| Valencia Gateway V: Total Project GLA: 254,722 SF Total Project Acres: 14 (Net) Craig Peters 818.907.4616 Doug Sonderegger 818.907.4607 CBRE Sheridan Ebbert and AEW Capital Management, L.P. | Building Sizes (Available now) <ul style="list-style-type: none"> Bldg. 1 50,743 SF |
| | Transaction Type <ul style="list-style-type: none"> Lease |

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| Vista Canyon: Mixed Use Development: 1,100 residential units, 650,000 SF of office and 165,000 SF of commercial/retail development, 480 luxury apartments, 200 hotel rooms, Metrolink station, and a bus transit facility. Total Project GLA: 815,000 SF Total Project Acres: 90 (Net) Craig Peters 818.907.4616 Doug Sonderegger 818.907.4607 Richard Ramirez 818.907.4639 CBRE JSB Development Vista Canyon, LLC | Building Sizes – Phase 1 Town Center East Office Building 6 Buildings; 3 stories-1st floor retail and 2nd/3rd floors offices | |
| | (Available for Occupancy Q2 2019) <ul style="list-style-type: none"> 57,000 SF 44,400 SF 42,600 SF | <ul style="list-style-type: none"> 42,600 SF 38,600 SF 42,600 SF |
| | Town Center East Office Building-Phase 1 Corporate/Professional Offices 4 Buildings; 5 & 6 stories | |
| | <ul style="list-style-type: none"> 115,000 SF 73,000 SF | <ul style="list-style-type: none"> 70,000 SF 34,000 SF |
| | Building Occupancy – Phase 1 Town Center East Office Building <ul style="list-style-type: none"> Vertical construction commencement: TBD Occupancy: TBD | |
| | Transaction Type <ul style="list-style-type: none"> Lease Build-to-Suit Land Sales Speculative Development | |

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| <h2>The Center at Needham Ranch:</h2> <p>Total Project GLA: 4.2M SF (Net) Total Project Acres: 145 (Net) Phase I A & B: Acres: 54 (Net) Phase I A & B GLA: 927,090 SF Phase I A & B Buildings: 7</p> <p>Craig Peters 818.907.4616 Doug Sonderegger 818.907.4607 CBRE</p> <p>Trammell Crow Company /Clarion Partners</p> | Building Sizes | |
| | Phase 1A (available for occupancy Q1 2019) <ul style="list-style-type: none"> ▪ Bldg. 3 222,236 SF Total: 222,236 SF | Phase 1B (available for occupancy Q3 2019) <ul style="list-style-type: none"> ▪ Bldg. 4 186,500 SF ▪ Bldg. 5 110,150 SF ▪ Bldg. 6 97,240 SF ▪ Bldg. 7 34,557 SF Total: 428,447 SF |
| | Transaction Type | |
| | | <ul style="list-style-type: none"> ▪ Build-to-Suit ▪ Speculative Development ▪ Lease |

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| <h2>Southern California Innovation Park:</h2> <p>(Formerly Mann Biomedical Park)</p> <p>Total Project GLA: 612,075 SF existing Total Future GLA: Entitled for Additional 900,000 SF Total Project Acres: 159 (Net)</p> <p>Craig Peters 818.907.4616 Doug Sonderegger 818.907.4607 CBRE</p> <p>Intertex Companies / Oaktree Capital Management, L.P.</p> | Building Size | |
| | <ul style="list-style-type: none"> ▪ SCIP Lot A 136,000 SF (Divisible) | |
| | Building Occupancy | |
| | | <ul style="list-style-type: none"> ▪ Q3 2019 |
| | | Transaction Type |
| | | <ul style="list-style-type: none"> ▪ Build-to-Suit ▪ Speculative Development ▪ Sale |

SANTA CLARITA VALLEY
 ECONOMIC DEVELOPMENT CORPORATION



For more information, contact your local broker or the Santa Clarita Valley Economic Development Corporation | (661) 288-4400 or scvedc@scvedc.org.