

Santa Clarita Valley Development Project Status — March 2018

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

IAC Commerce Center: Total Project GLA: 1.3M SF Total Project Acres: 70 (Net) Phase I GLA: 398,220 SF; 3 buildings Grading/Infrastructure; Complete Vertical Construction; Complete Craig Peters & Doug Sonderegger CBRE 818.907.4616 International Airport Centers	Building Sizes – Phase I <ul style="list-style-type: none"> ▪ Bldg. 1 187,880 SF ▪ Bldg. 2 93,600 SF ▪ Bldg. 9 116,740 SF (Leased)
	Building Occupancy – Phase I <ul style="list-style-type: none"> ▪ Available
	Transaction Type <ul style="list-style-type: none"> ▪ Lease ▪ Build-to-Suit ▪ Speculative Development

Valencia Gateway V: Total Project GLA: 625,000 SF Mixed Used Development Total Project Acres: 38 (Net) Grading/Infrastructure; Complete Vertical Construction; Complete Craig Peters & Doug Sonderegger CBRE 818.907.4616 Sheridan Ebbert and AEW Capital Management, L.P.	Building Sizes (254,722 SF) <ul style="list-style-type: none"> ▪ Bldg. 7 105,191 SF ▪ Bldg. 8 88,754 SF ▪ Bldg. 9 60,923 SF (Leased)
	Land Acreage– Phase I <ul style="list-style-type: none"> ▪ Parcel 3 0.796 acres Sold ▪ Parcel 4 4.094 acres Sold ▪ Parcel 5 0.032 acres Sold ▪ Parcel 6 2.310 acres Sold ▪ Parcel 11 5.021 acres Sold
	Land Acreage– Phase II Logix Federal Credit Union 12 acres; Sold
	Building Occupancy – Phase I <ul style="list-style-type: none"> ▪ Available
	Transaction Type <ul style="list-style-type: none"> ▪ Build-to-Suit (Lease)

Vista Canyon: Mixed Use Development; 1,100 residential units, 650,000 SF of office and 165,000 SF of commercial/retail development, 200 hotel rooms, Metrolink station, bus transit facility and a water reclamation plant Total Project Acres: 90 (Net) Craig Peters & Richard Ramirez CBRE 818.907.4616	Building Sizes – Phase 1 Town Center Offices (Mixed Use); 6 Buildings, 3 stories: 1st Floor Retail, 2nd/3rd Floor Offices	
	<ul style="list-style-type: none"> ▪ 36,600 SF* ▪ 36,400 SF ▪ 34,600 SF 	<ul style="list-style-type: none"> ▪ 34,600 SF ▪ 30,600 SF ▪ 34,600 SF
	Corporate/Professional Offices 5 & 6 stories; 4 Buildings	
	<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 *1 st Building Q1 2019	

Vista Canyon, LLC (Phase 1)	Transaction Type
	<ul style="list-style-type: none"> ▪ Lease ▪ Build-to-Suit ▪ Land Sales

<p>The Center at Needham Ranch: Total Project GLA: 4.0M SF Total Project Acres: 145 (Net) Phase I GLA: 890,000 SF; Size Range 16K SF to 223K SF Phase I: Acres; 54 Phase I: Buildings: 7 Phase I: Grading/Infrastructure; In Process Phase I: Vertical Construction Commencement; Q2 2018</p> <p>Craig Peters & Doug Sonderegger CBRE 818.907.4616 Trammell Crow /Clarion Partners</p>	Building Sizes	
	Phase 1A	Phase 1B
	<ul style="list-style-type: none"> ▪ Bldg 1 - 62,186 SF ▪ Bldg 2 - 169,098 SF ▪ Bldg 3 - 209,559 SF 	<ul style="list-style-type: none"> ▪ Bldg 4 – 186,580 SF ▪ Bldg 5 – 110,150 SF ▪ Bldg 6 – 97,240 SF ▪ Bldg 7 – 34,270 SF
	Building Occupancy – Phase I	
	Transaction Type	
	<ul style="list-style-type: none"> ▪ Q4 2018 	
	<ul style="list-style-type: none"> ▪ Build-to-Suit ▪ Spec. Development 	

<p>Southern California Innovation Park:</p> <p>Total Project GLA: 612,075 SF existing + 900,000 SF approved</p> <p>Total Project Acres: 160</p> <p>Craig Peters & Doug Sonderegger CBRE 818.907.4616</p> <p>Valencia Biomedical Park, LLC</p>	Building Sizes	
	Existing Buildings	
	<ul style="list-style-type: none"> ▪ Bldg. 2 7,800 SF (Office) ▪ Bldg. 61 10,000 SF (Warehouse ONLY) 	
	Future Buildings: Build-to Suit only; Building sizes can be modified	
	<ul style="list-style-type: none"> ▪ Bldg. A 91,000 SF ▪ Bldg. B 91,000 SF ▪ Bldg. C 100,000 SF ▪ Bldg. D 100,000 SF ▪ Bldg. E 84,000 SF ▪ Bldg. F/35 51,284 SF ▪ Bldg. G 46,450 SF ▪ Bldg. H 87,000 SF ▪ Bldg. J 18,000 SF 	
	Building Occupancy	
	<ul style="list-style-type: none"> ▪ Existing Buildings Now ▪ Future Buildings 12-24 months 	
	Transaction Type	
	<ul style="list-style-type: none"> ▪ Build-to-Suit (Sale/Lease) 	

For further information, contact your local broker or James E. Brown, Manager – Business Attraction/Expansion at the Santa Clarita Valley Economic Development Corporation; (661) 288-4413 or jimbrown@scvedc.org.

