



THE
CENTER
at Needham Ranch

ONE MILE FROM THE CITY OF LOS ANGELES. A WORLD APART.



PHASE 2



NEEDHAM RANCH PARKWAY | SANTA CLARITA, CA

Trammell Crow Company

CP CLARION PARTNERS

CBRE

DON'T SETTLE FOR AVERAGE

The Center at Needham Ranch campus is a San Fernando Valley-adjacent master-planned business park stretching over 250 acres and offering an unparalleled workplace experience close to where you live and play. State-of-the-art features include generous interior spaces, soaring ceilings, exceptional loading, ample employee parking and limitless possibilities. With the opportunity to build facilities to match your needs, The Center at Needham Ranch is not only practical, it's unfettered potential. Check out these features.

PHASE 2 HAS SPACES AVAILABLE FROM FROM $\pm 85,968$ SF TO $\pm 107,522$ SF

- 36' and 32' min clear heights
- ESFR Sprinklers
- Exceptional architectural design
- Large truck courts
- Extraordinary dock high and ground level loading
- Office area can be built-to-suit



PROJECT HIGHLIGHTS

The Center at Needham Ranch overlooks Highway 14 and is approximately 1 mile north of Interstate 5. Located minutes from the City of Los Angeles, adjacent to San Fernando Valley in the award-winning City of Santa Clarita, The CANR provides outstanding access to a population of approximately 5.3 million people within a 30 minute commute including parts of the Santa Clarita Valley, San Fernando Valley and Antelope Valley.

- Amenity-rich environment, close to excellent dining/ shopping in Old Town Newhall and immediate area
- Rapid access to 6 major highways - Highway 14 , the I-5 , 210, 405, 118 and 126
- Minutes away from San Fernando Valley, Burbank Airport, Downtown Los Angeles, West Los Angeles, Los Angeles International Airport and the Ports of Los Angeles/Long Beach
- Contiguous parks and trail network.



AVAILABILITY

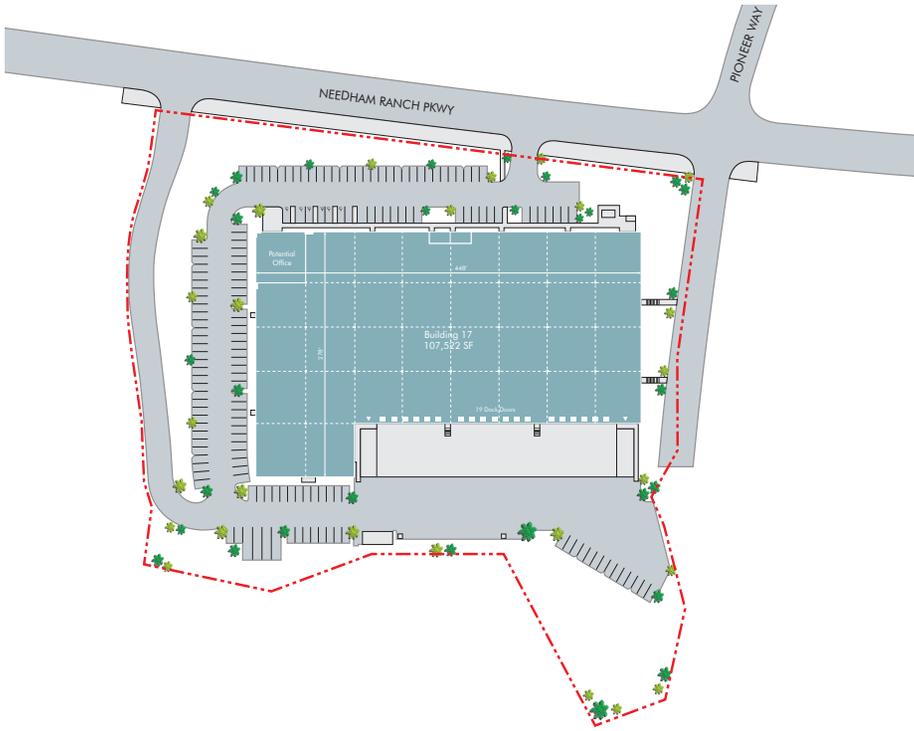
PHASE 2	BLDG 10	BLDG 11	BLDG 14	BLDG 17	BLDG 18
Total Building Area	179,854	159,030	202,261	107,522	85,968
Pad Acres	8.8	10.4	13.1	7.5	10.4
First Floor Office	5,411	6,000	10,000	3,000	3,000
Second Floor Office/Mezz	4,541	6,000	10,000	3,000	3,000
Clear Height	36'	36'	36'	36'	32'
Sprinklers	ESFR	ESFR	ESFR	ESFR	ESFR
Bay Spacing	60' x 56'	56' x 60'	56' x 60'	56' x 60'	56' x 60'
Parking Spaces	276	196	272	177	136
Dock High Doors	30	18	26	19	11
Ground Level Doors	4	2	3	1	1
Power Amps Capacity	3200A	4000A	4000A+ <small>(expandable up to 8000A)</small>	4000A	4000A

*Additional 340 Parking Stalls Available in Lot 16



PHASE 2 SITE PLAN

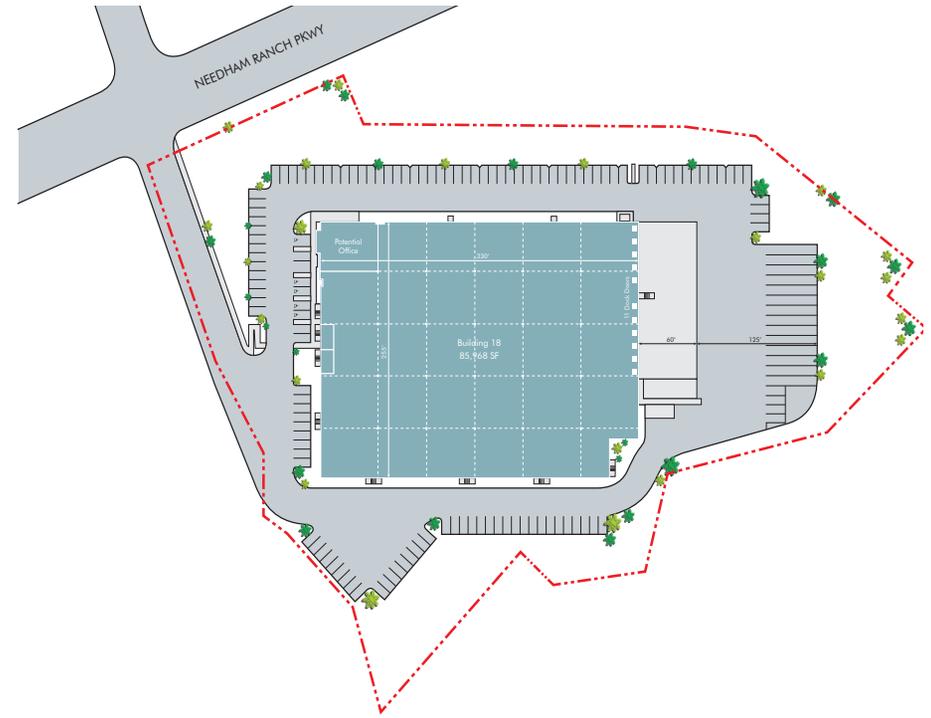




BUILDING 17

NEEDHAM RANCH PKWY

Total Building Area	107,522
Office Area	3,000
Mezzanine	3,000
Clear Height	36'
Sprinklers	ESFR
Bay Spacing	56' x 60'
Parking Spaces	177
Trailer Spaces	
Dock High Doors	19
Ground Level Doors	1
Power Amps Capacity	4.000A 480/277V



BUILDING 18

NEEDHAM RANCH PKWY

Total Building Area	85,968
Office Area	3,000
Mezzanine	3,000
Clear Height	32'
Sprinklers	ESFR
Bay Spacing	56' x 60'
Parking Spaces	136
Trailer Spaces	20
Dock High Doors	11
Ground Level Doors	1
Power Amps Capacity	4,000A 480/277V

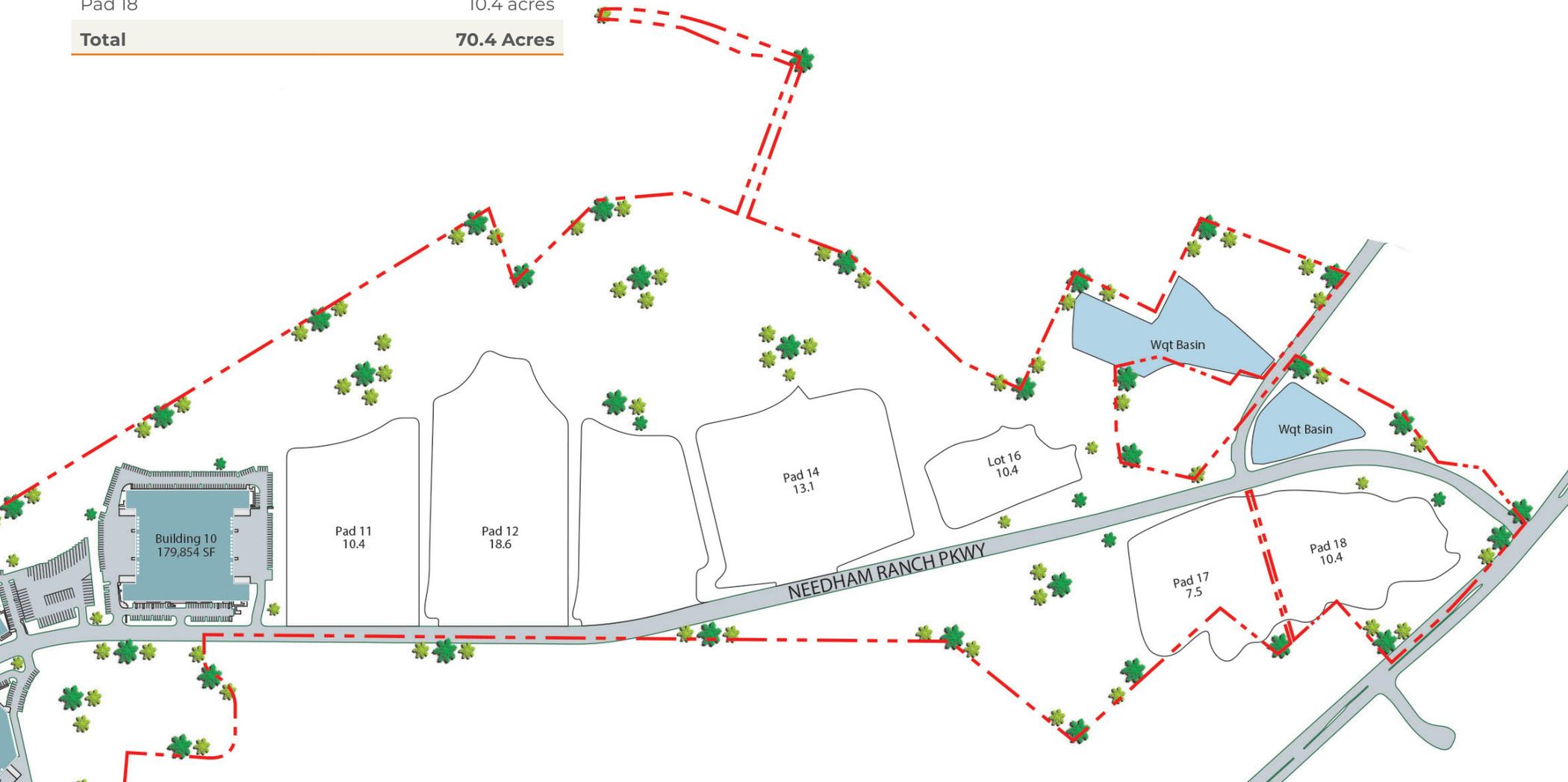


**GORGEOUS, MODERN
OFFICE SPACE**



SITE PLAN/PARCELS

PAD NUMBER	PAD ACREAGE
Pad 11	10.4 acres
Pad 12	18.6 acres
Pad 14	13.1 acres
Pad 16	10.4 acres
Pad 17	7.5 acres
Pad 18	10.4 acres
Total	70.4 Acres





THE
CENTER
at Needham Ranch

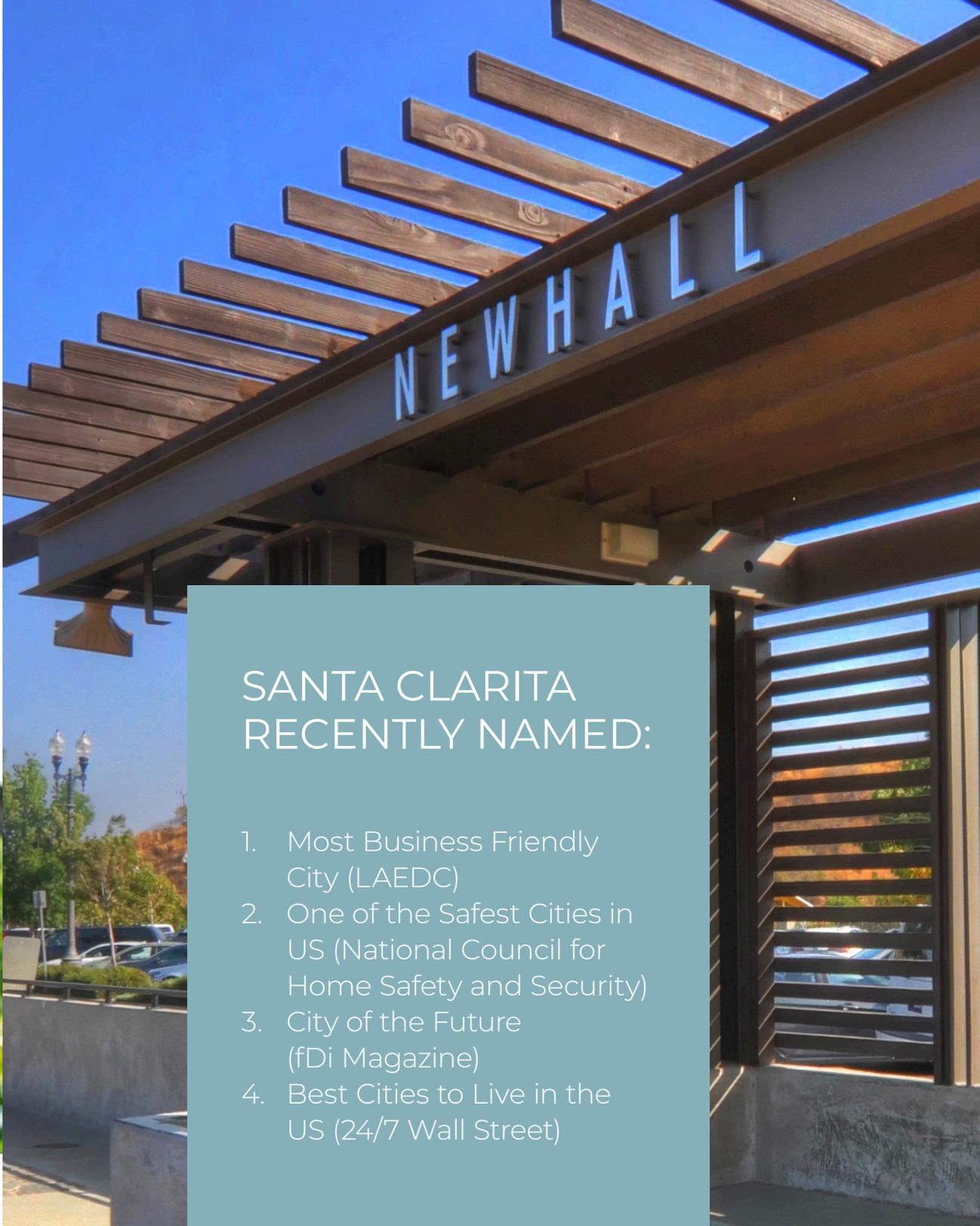




THE NEIGHBORHOOD NEXT DOOR

Local culture meets lux style in this dynamic San Fernando Valley-adjacent location. A favorite of industry types, not only is this area within the Thirty Mile Zone ("TMZ"), it is just minutes from Burbank, Studio City, Sherman Oaks, Downtown Los Angeles airports and 6 major highways. Strategically located, The Center at Needham Ranch allows you to connect with the most influential companies in Los Angeles and around the world at the speed of business.

The local scene is thriving. The CANR places you in the center of countless amenities, including diverse upscale dining and retail options at the Westfield Valencia Town Center- a 1.1 million square feet premier lifestyle destination. In addition, Old Town Newhall, locally known as Santa Clarita's arts and entertainment district, is booming with shopping, dining and entertainment. No other area fuses big city sophistication and small town charm as seamlessly as the Santa Clarita Valley and just minutes from home.



SANTA CLARITA RECENTLY NAMED:

1. Most Business Friendly City (LAEDC)
2. One of the Safest Cities in US (National Council for Home Safety and Security)
3. City of the Future (fDi Magazine)
4. Best Cities to Live in the US (24/7 Wall Street)

CUT THE COMMUTE.

THE CANR IS JUST MINUTES FROM WHERE YOU LIVE.

DESTINATIONS	DISTANCE
San Fernando Valley	5 Minute Drive
Beverly Hills	20 Minute Drive
Hollywood	20 Minute Drive
Downtown Los Angeles	30 Minute Drive
Los Angeles Intl. Airport	30 Minute Drive
Port of Los Angeles	50 Minute Drive
Port of Long Beach	50 Minute Drive

2018 POPULATION	
15 Miles	1,799,900
30 Miles	5,329,234
45 Miles	10,819,358



5.3 MILLION PEOPLE WITHIN
A 30 MINUTE COMMUTE

MINUTES FROM SAN
FERNANDO VALLEY IN THE
AWARD WINNING CITY OF
SANTA CLARITA

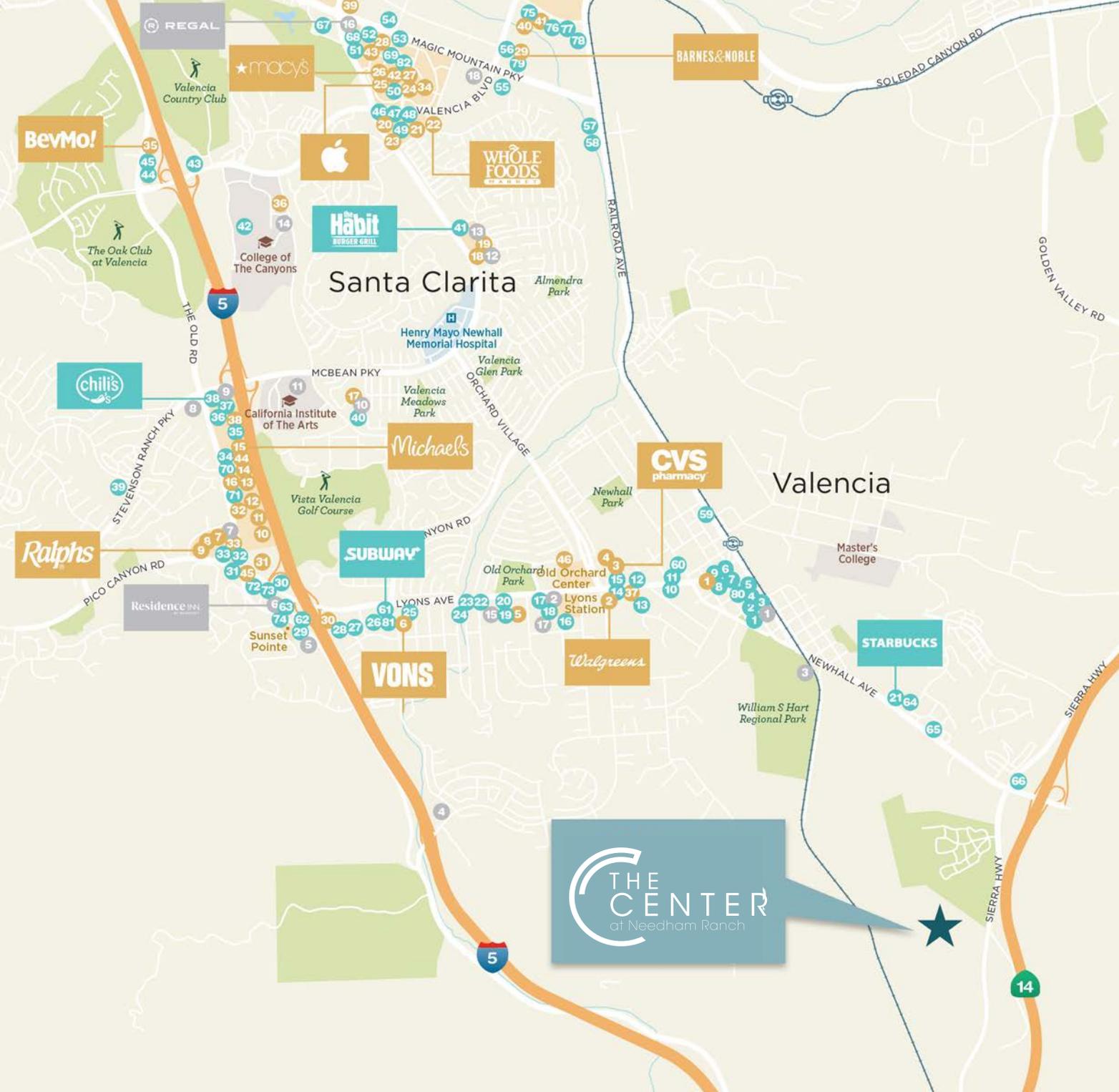




LOCATION IS
EVERYTHING **AND**
THIS LOCATION HAS
EVERYTHING.

THE CANR IS CLOSE
TO PRIME RETAIL,
DINING OPTIONS
+ ENTERTAINMENT





- ### EATERIES
- Smokehouse on Main
 - The Old Town Junction
 - Trocadero Steak House
 - Persia Lounge & Restaurant
 - Eighth & Rail
 - Maria's Italian-American Deli
 - El Pueblo Restaurant
 - Egg Plantation
 - Honu Coffee
 - Tacos Burritos El Pato
 - Jimmy Dean's
 - Noche Azul
 - Cathy's Delicatessen
 - Round Table Pizza
 - Sam's Flaming Grill
 - Eat Real Café
 - Light & Healthy Sushi Bar
 - Hidden Havana Cuban Cafe
 - Lily's Cafe
 - Coffee Kiosk
 - Starbucks
 - Grand Panda
 - Bricks
 - Doc's Inn
 - Don Cuco Mexican Restaurant
 - Rose & Crown British Restaurant
 - Vincenzo's Newhall Pizza
 - Genghis Khan Restaurant
 - Outback Steakhouse
 - IHOP
 - Coco's Bakery Restaurant
 - Spumoni Pizza Restaurant
 - Yamato Restaurant
 - New Kyoto Sushi
 - Claim Jumper Restaurant
 - Jamba Juice
 - Urbane Cafe
 - Chilli's Grill & Bar
 - Stevenson Donuts & Bakery
 - JJ's Bar & Grill
 - The Habit Burger Grill
 - Subway
 - Baja Fresh
 - Magic Pizza SCV
 - Fatburger
 - Corner Bakery Cafe
 - Yogurtland
 - Islands Restaurant
 - Cafe Rio Mexican Grill
 - Lazy Dog Restaurant & Bar
 - BJ's Restaurant & Brewhouse
 - Buca di Beppo
 - Chick-fil-A
 - Mimi's Cafe
 - Toppers Pizza
 - Black Bear Diner
 - The Original Saugus Cafe
 - Siam Rice II
 - Honey Donuts
 - Dario's Mexican
 - Denny's
 - In-N-Out Burger
 - Panda Express
 - Tortas Ahogadas
 - Carl's Jr
 - Alchemy
 - Salt Creek Grille
 - The Cheesecake Factory
 - Jersey Mike's Subs
 - Wood Ranch BBQ & Grill
 - Jack in the Box
 - Taco Bell
 - Chuy's Stevenson Ranch
 - Karma
 - Mama's Table
 - Stonefire Grill
 - The Tea Garden Cafe
 - Firehouse Subs
 - Jazmin's Bakery
 - Tutti Frutti
 - Stone Oven Fire Grill

- ### SHOPPING
- Brave New World
 - Walgreens
 - CVS
 - ALDI
 - Smart & Final Extra!
 - Vons
 - Guitar Center
 - PetSmart
 - Ralphs
 - Walmart
 - Bed Bath & Beyond
 - Marshalls
 - Old Navy
 - Michaels
 - Casual Male XL
 - The Book Exchange
 - Down & Beyond Ski Wear Outlet
 - Nick Rail Music
 - Crossroads
 - Val Surf
 - Whole Foods Market
 - Kohl's Valencia
 - MAC Cosmetic
 - Apple
 - Macy's
 - JCPenney
 - Pottery Barn
 - Barnes & Noble
 - Cycle Gear
 - Camping World
 - Barbeques Galore
 - GNC
 - H&M
 - BevMo!
 - Santa Clarita Farmers' Market
 - Bloomies Florist
 - Sally Beauty
 - Target
 - CosmoProf
 - Incycle Bicycles
 - LOFT
 - Banana Republic
 - Cost Plus World Market
 - Goodwill
 - Vallarta Supermarkets

- ### OTHER
- Canyon Theatre Guild
 - Arcane Escape Rooms
 - William S Hart Museum
 - Santa Clarita Athletic Club
 - Hampton Inn
 - Residence Inn
 - LA Fitness
 - Chuck E. Cheese
 - Stevenson Ranch Library
 - Apollo's Barber Shop
 - California Institute of the Arts
 - Pinot's Palette
 - Orangetheory Fitness
 - SC Performing Arts Center
 - Valencia Lanes
 - Edwards Theater
 - Hot Yoga Haven
 - Valencia Public Library

THE CENTER FOR THE ENTERTAINMENT BUSINESS

THE THIRTY MILE ZONE

There is a reason the Santa Clarita Valley is called Hollywood North. Innumerable TV shows, feature films and music videos are shot in this region and the Center at Needham Ranch is strategically situated in the center of it all and within the Thirty Mile Zone ("TMZ") - the coveted location for studios and entertainment support. In the American entertainment industry, the TMZ is the area marked roughly around a 30-mile (50 km) radius from the intersection of West Beverly Boulevard and North La Cienega Boulevard in Los Angeles, California. The Center is well within this zone which allows a production company to avoid additional travel requirements and expenses.

This area not only charms, it is imbued with the entertainment spirit and shows no signs of waning. Buoyed by its pro-business environment and its diverse, creative local talent force, the Santa Clarita Valley continues to reign as one of Hollywood's most sought after destinations. It currently boasts more than 61 working sound stages and 3,500 acres of movie ranches. A myriad of hit shows and films including The Mentalist, NCIS, Shooter, CSI, Antartica, Westworld, Blunt Talk, Criminal Minds, Modern Family, Fresh Off the Boat, Melrose Place, Big Love, Sons of Anarchy, The Girl with the Dragon Tattoo, Ted 2, Furious 7, Whiplash and Pirates of the Caribbean II & III - among others- have all called this area home.

Moreover, The Center is less than one mile away from the current Disney Golden Oak Ranch and future \$300 million Studios at the Ranch.







YOUR BUSINESS. BETTER.

LOCATION. LOCATION. LOCATION.

The city of Santa Clarita is the premier location for business, as evidenced by the major employers attracted to the area such as Advanced Bionics, ITT Aerospace, Sunkist and Logix to name just a few. And there is a reason for that. There are so many advantages to doing business here. A few of the attributes that make the Santa Clarita Valley the preferred destination for business development in Southern California include:

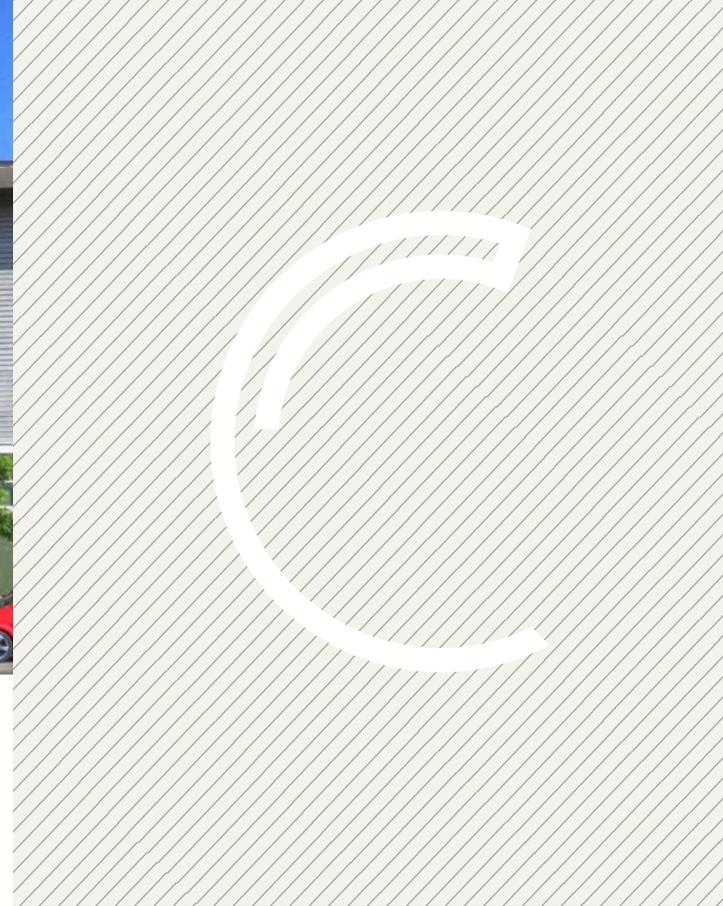
- Pro Business City
- Industry Cluster Attraction Incentive
- Tax Incentive Credit Program
- Film and Television Production Credit
- Worksource Center



Relocating your business to the Santa Clarita Valley will be your next smart business move. Here's why.

ANALYSIS OF POTENTIAL COST SAVINGS	TAXES & FEES	CITY OF SANTA CLARITA	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK
	Business Taxes	0	\$1.01/\$1,000 in gross receipts	\$388.95 + \$194.47 /professional employee + \$29.17 /other employee	\$0	\$71.75+ \$6.75/employee
UTILITY USER TAX RATES*						
Electric	0	12.50%	15.1%	7.00%	7.00%	
Gas	0	10.00%	7.90%	7.00%	7.00%	
Water	0*	0	7.67%	7.00%	0	
Telephone	0*	9.00%	8.28%	7.00%	7.00%	
Cellular	0*	9.00%	8.28%	0	7.00%	
Parking Tax	0	10.00%	0	0	12.00%	

Source: SCVEDC.org



A HISTORIC LOCATION

HISTORY MAKING

The Center is adjacent to the Gate King Open Space, comprised of 180 acres of dense oak woodlands donated to the City of Santa Clarita as permanent open space by Needham Ranch's master developer Mark Gates as part of the 584-acre Needham Ranch project.

The history of Needham Ranch is colorful. Henry Clay Needham was a prohibitionist who bought large sections of the Rancho San Francisco (the former name of land currently located within the City of Santa Clarita) and land within the town of Newhall in 1889 in order to establish his own private alcohol-free zone, a so-called "dry colony". His plans never materialized, but Mr. Needham did later become an important community leader and philanthropist. After his death his heirs sold about 770 acres of the property - the portion bounded roughly by Pine Street, San Fernando Road and Sierra Highway - to Mark Gates Sr.

Gates eventually sold off a 220-acre portion. In the 1990s, Gates' son, Mark Jr., began entitlement of The project to develop the remaining 584 acres as the "Needham Ranch" business park. The historic "Live Oak Manor" rock archway built in 1889 can still be seen on Sierra Highway.



DEVELOPMENT TEAM

ABOUT TRAMMELL CROW COMPANY

Founded in 1948, Trammell Crow Company (TCC) has developed or acquired 2,800 buildings valued at nearly \$70 billion and over 625 million square feet. With professionals in 26 major U.S. cities and Europe, we serve users of and investors in office, industrial, life science, healthcare, multi-family residential, through its operating subsidiary High Street Residential, and mixed-use projects. TCC is the largest commercial real estate developer in the U.S. with \$19.8 billion in active projects in process, and an additional \$10.1 billion in the pipeline as of March 31, 2022. The company acquires premier sites in the most desirable markets, procures optimal entitlements, and directs the design, construction and leasing of assets. TCC builds sustainable properties that generate long-term economic benefits through timeless design, superior functionality, and smart technology. Every development is rigorously vetted by our investment committee, and the company employs a conservative capital structure to mitigate risk.

As an independently operated subsidiary of CBRE, the world's largest real estate services firm, TCC enjoys ready access to the nation's top project execution teams and transaction advisors; the industry's strongest balance sheet; an unparalleled technology platform; and world-class proprietary research.

For more information visit www.TrammellCrow.com.

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OF EXCEPTIONAL JUDGMENT

ABOUT CLARION PARTNERS

Clarion Partners LLC, an SEC registered investment adviser with FCA-authorized and FINRA member affiliates, has been a leading U.S. real estate investment manager for more than 40 years. Headquartered in New York, the firm maintains offices in key markets throughout the United States and in London, England. With more than \$75.9 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to its approximately 500 domestic and international institutional investors.

More information about the firm is available at www.clarionpartners.com





**THE
CENTER**
at Needham Ranch

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