

FOR LEASE

Valencia Town Center

24300-24305 TOWN CENTER DRIVE, VALENCIA, CALIFORNIA 91355

RETAIL



11TH LARGEST RETAIL CENTER IN LA COUNTY, RANKED BY GROSS LEASABLE AREA

Valencia Town Center Drive ("VTC") is one of the most successful mixed-use projects in the nation. The VTC project consists 395,037 of square feet of office and retail space. There are four class "A" office buildings ("VTC I – IV") anchored by Princess Cruises worldwide headquarters (Carnival Corporation, S&P: A-) and two parking structures with plenty of parking. The project is inline of the Westfield Valencia Town Center regional mall ("Westfield VTC"), the 244-room Hyatt Valencia & Santa Clarita Conference Center ("Hyatt Valencia"), a 12-screen Edwards's multiplex IMAX theater, 551 luxury apartment units, and a 57,000 square foot Medical facility. The available space for lease is on the ground floors of the two office buildings which serve as VTC's "main street" connecting the area's major expressway (McBean Parkway) with the "Westfield VTC" enclosed mall. This main street is distinguished by its Entertainment Plaza, anchored by Gold's Gym and Edwards Grand Palace Theaters.

VALENCIA TOWN CENTER'S NEWEST RESTAURANTS:



CONTACT INFORMATION

Retail Leasing

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LOCATION INFORMATION

Valencia is one of America's most respected master-planned communities. Valencia's residents can live, work, shop, play and thrive at The Valencia Town Center.

VALENCIA TOWN CENTER DRIVE

The ½ mile, pedestrian-oriented Town Center Drive was designed in the spirit of America's "Main Street." The mixed-use complex is designed to serve as Valencia's hub for the entire Santa Clarita Valley. VTC offers 800,000 square feet of distinctive shops, offices, restaurants, hospitality, a health and fitness club, residential and an 12-screen cinema IMAX multiplex.

VALENCIA TOWN CENTER REGIONAL MALL

The Valencia Town Center Mall is a fully enclosed, two-level, 790,000 square foot mall with three department stores, 110 specialty shops, an arcade, a medical facility, restaurants and a food court.

HYATT VALENCIA HOTEL & VINES RESTAURANT

The Hyatt is a first class, 244-room, six-story hotel featuring the Santa Clarita Conference Center.



2017 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population	14,467	96,009	197,337
Household	5,984	33,497	62,209
Households Median Income	\$101,058	\$105,602	\$107,573

Retail Availabilities

Suite	Rental Rate	Space Available
102 VTC I	\$3.50 PSF/NNN	1,006 SF
110-B VTC III*	\$3.50 PSF/NNN	997 SF
120 VTC III*	\$3.50 PSF/NNN	2,642 SF
170 VTC III*	\$3.00 PSF/NNN	2,472 SF
190 VTC III*	\$3.00 PSF/NNN	1,706 SF

*Contiguous to ±7,817 SF. Call for pricing and details.

KEY FEATURES

212

Number of Retailers

\$333,000,000

Total Annual Retail Sales

8,500,000

Annual Customer Visits

4,312

Car Parking Spaces

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AREA OVERVIEW



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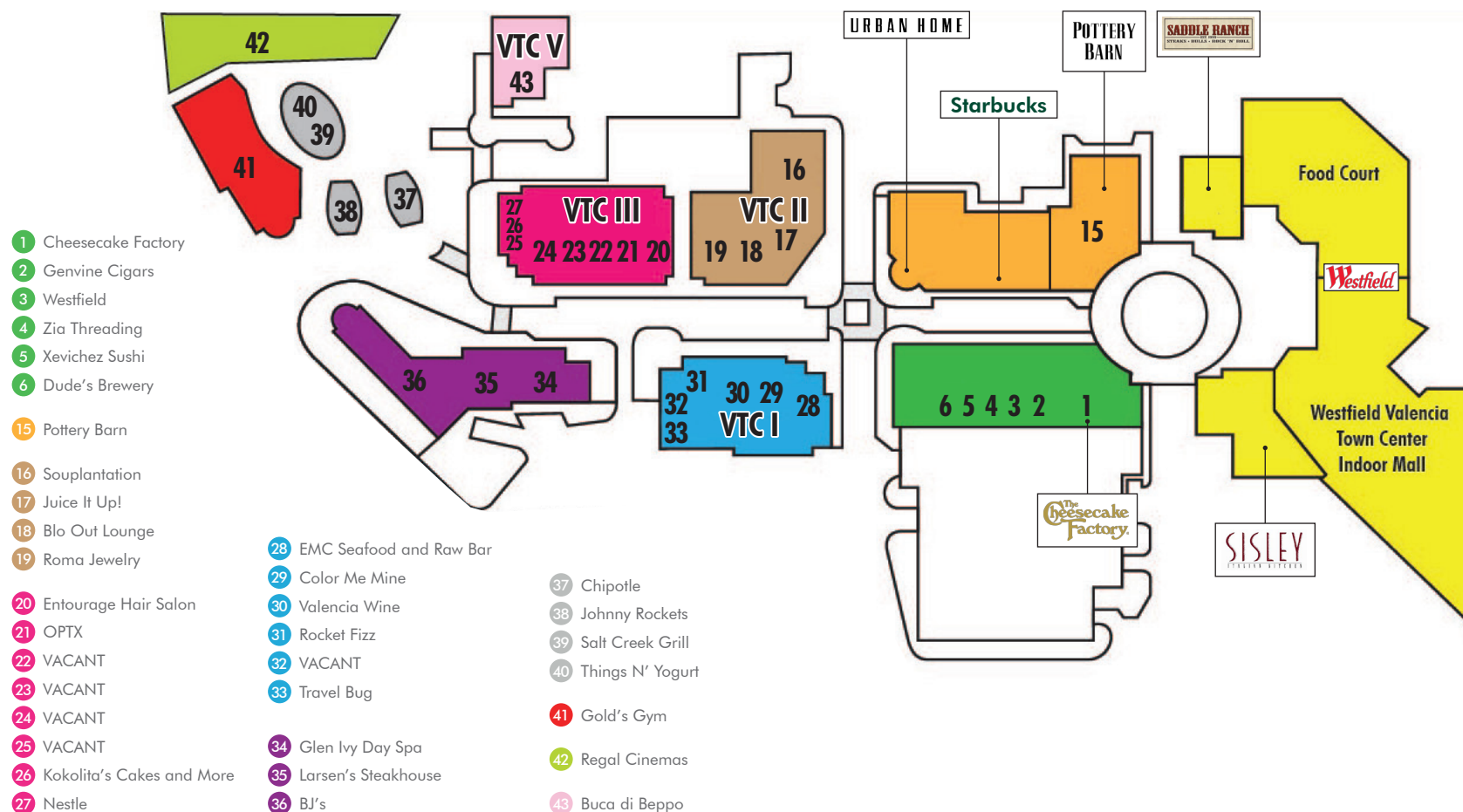
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RETAIL STRIP MAP



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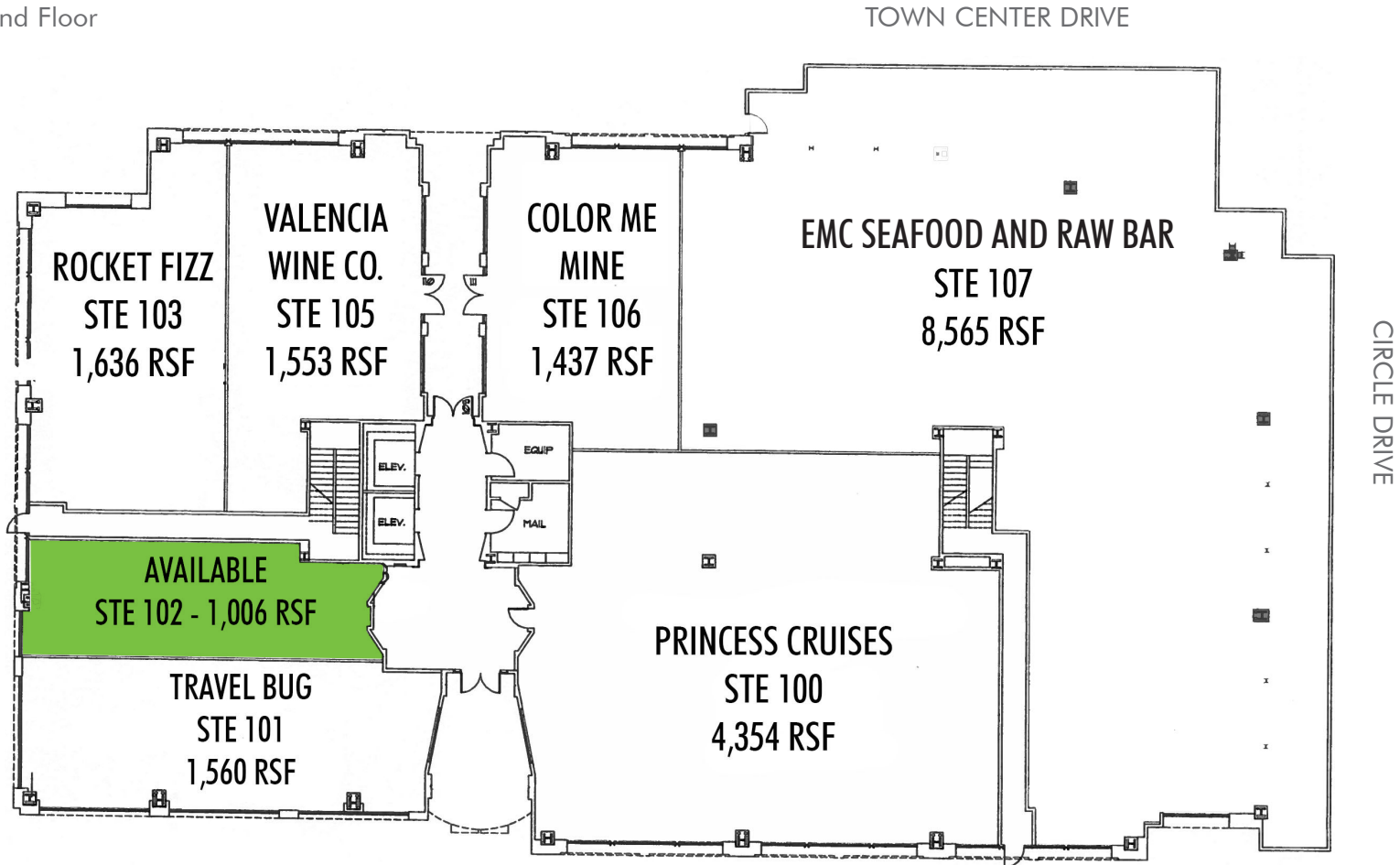
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VTC I - 24300 Magic Mountain Parkway

Ground Floor



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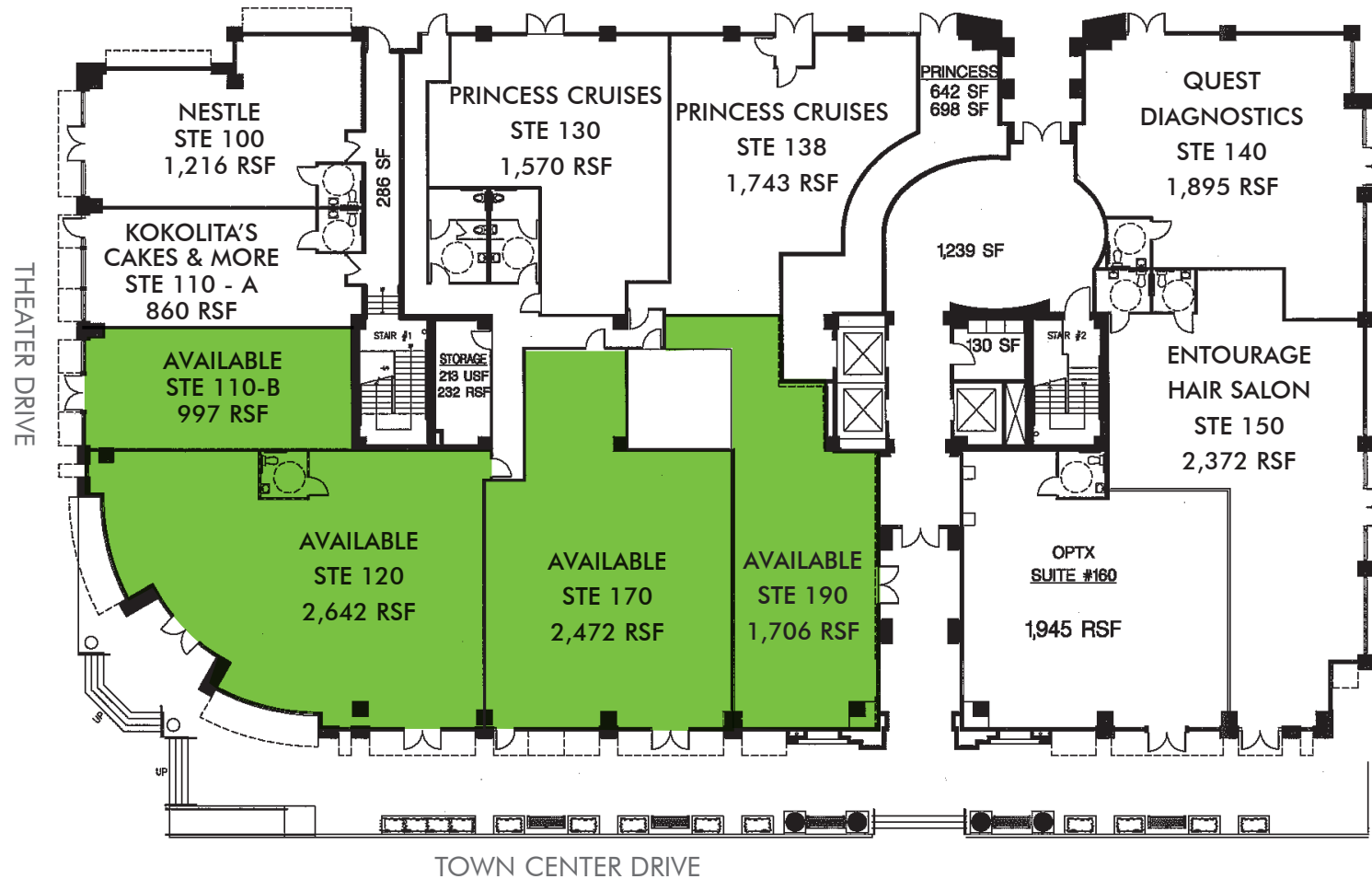
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VTC III - 24305 Town Center Drive

Ground Floor



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PROPERTY PHOTOS



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