

A detailed architectural rendering of the Valencia Town Center in Santa Clarita, California. The scene is set in a modern, multi-level outdoor shopping and dining area. In the foreground, a circular fire pit with a bright flame is surrounded by people sitting on a low wall, some looking at their phones. To the left, a large, multi-tiered chandelier with warm-toned lights hangs from the ceiling. In the center, a modern building with large glass windows and a striped awning is visible. To the right, another building with a wooden facade and large windows is shown. The background features more modern buildings, including one with a sign that reads "Francisco's". The overall atmosphere is bright and inviting, with lush greenery and people enjoying the space.

VALENCIA TOWN CENTER

SANTA CLARITA | CALIFORNIA

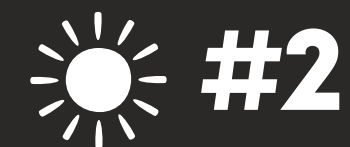
SANTA CLARITA LOS ANGELES COUNTY

SCHOOLS IN SANTA CLARITA VALLEY RANK AMONG THE TOP 10% IN CALIFORNIA.

SANTA CLARITA OFFERS MORE THAN 100 MILES OF HIKING TRAILS, 36 CITY PARKS AND 12,000 ACRES OF OPEN SPACE READY TO BE EXPLORED.

SANTA CLARITA IS PROJECTED TO HAVE AN **EMPLOYMENT GROWTH RATE OF 35.8%** IN 2023 DUE TO NEW PRIVATE SECTOR JOBS.

SANTA CLARITA IS NAMED **THE ENTERTAINMENT CAPITAL OF SILICON VALLEY** BY PROVIDING A VARIETY OF ENTERTAINMENT OPTIONS, SUCH AS MUSIC FESTIVALS, MARKETS AND SIX FLAGS MAGIC MOUNTAIN.



MOST
COMFORTABLE
SUMMER CITIES IN
THE UNITED STATES

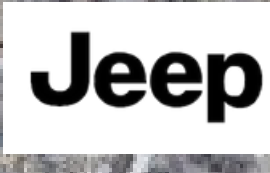
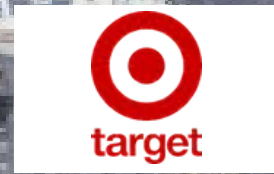


INCREASE YOY IN
HOME VALUE
APPRECIATION
WITH THE MEDIAN
HOME PRICE \$761K



RANKED IN TOP 30 REGIONAL MALLS IN CALIFORNIA





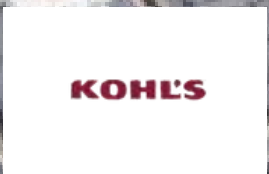
MCBEAN HIGHWAY CPD - 31,465

MAGIC MOUNTAIN PKWY CPD - 17,695

VALENCIA TOWN CENTER



VALENCIA BLVD CPD - 35,232



PROPERTY AERIAL

VALENCIA TOWN CENTER HAS A PRIME LOCATION IN THE MARKET, LOCATED NEAR THE CROSS-VALLEY CONNECTOR, AND THE CENTER SEES 319K+ VEHICLES PER DAY.

SOURCE: LA Almanac traffic transportation 2022

HOUSING BOOM

SEVERAL RESIDENTIAL COMMUNITIES ARE CURRENTLY UNDER CONSTRUCTION, ADDING 2,600 NEW SINGLE- AND MULTI-FAMILY UNITS WITHIN A 10-MINUTE DRIVE OF VALENCIA TOWN CENTER.



SKYLINE RANCH
\$700K
1220 Single-Family Homes

BOUQUET CANYON
\$650K
375 Single-Family Homes

PLUM CANYON
\$500K
\$2K-4K Monthly Rent
228 Apartments and 183 Single-Family Homes

DOCKWELLER
\$700K
193 Condominiums

ALIENTO
\$650K
400 Single-Family Homes

VALENCIA TOWN CENTER

CALLA AND ROWAN VALENCIA
\$700K
70 Condominiums

HOUSING HIGHLIGHTS

MORE THAN 25 RESIDENTIAL PROJECTS HAVE BEEN COMPLETED IN 2023 AND ANOTHER FIVE RESIDENTIAL PROJECTS ARE BEING DEVELOPED WITHIN A 12-MILE RADIUS OF VALENCIA TOWN CENTER.



CALLA AND ROWAN VALENCIA CONDOMINIUMS

TRAFFIC DATA

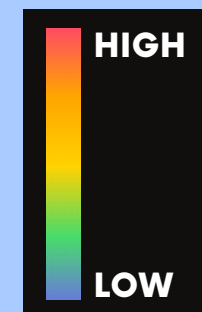
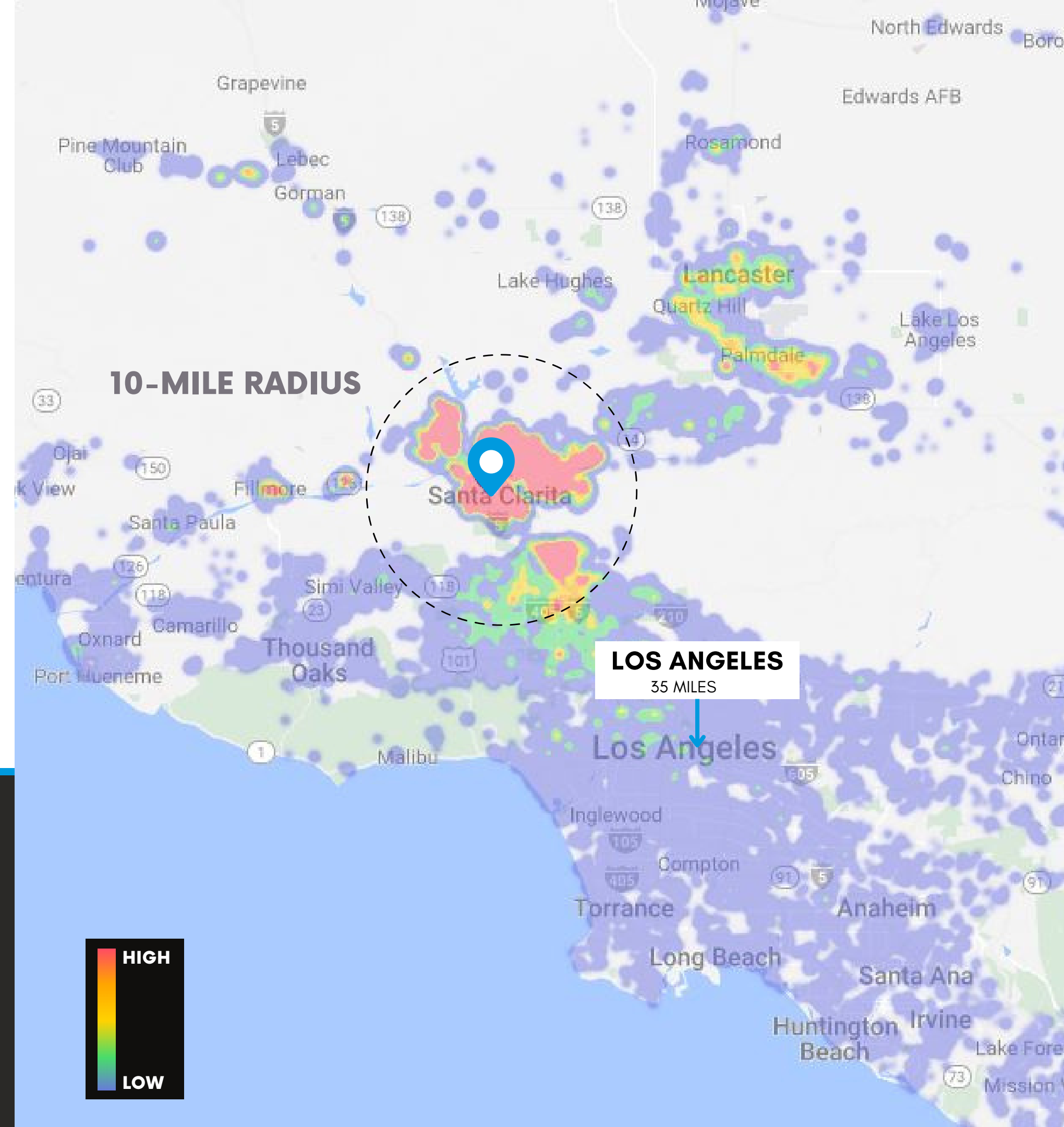
Annual Number of Visits **9.6M**
Annual Avg. Visit Frequency **6.08**
Avg. Dwell Time **85 MINS**

TRUE TRADE AREA DEMOGRAPHICS

Population **292K**
Daytime Population **306K**
Households **90,565**
Family Households **69,600**
Average HHI **\$113,799**

60,000+ HOUSEHOLDS

WITHIN 5 MILES OF VALENCIA TOWN CENTER
EARN AN AVERAGE \$127K





OUR CORE CUSTOMER

DATA BASED ON TRUE TRADE AREA

GENERATIONAL BREAKDOWN

Gen Alpha	21%
Gen Z	14.2%
Millennials	22.3%
Gen X	22.1%

PSYCHOGRAPHICS

Flourishing Families Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles.	18%
Booming with Confidence Prosperous, established couples in their peak earning years living in suburban homes.	16%

CUSTOMER LOYALTY

LOYALTY CLASSIFIED AS 2+ VISITS



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