

VALENCIA TOWN CENTER

VALENCIA | CALIFORNIA



SANTA CLARITA

THE GATEWAY TO L.A.

VALENCIA TOWN CENTER IS LOCATED VALENCIA, CALIFORNIA, A NEIGHBORHOOD WITHIN THE SANTA CLARITA VALLEY, **JUST 30 MILES OUTSIDE OF LOS ANGELES.**

THE SANTA CLARITA VALLEY IS **ONE OF THE FASTEST-GROWING COMMUNITIES IN L.A. COUNTY**, WITH AN EXPECTED GROWTH OF ABOUT **11,000 RESIDENTS BETWEEN 2023 AND 2028.**

THE **MEDIAN HOUSEHOLD INCOME IN SANTA CLARITA IS 37% HIGHER THAN THE STATE AVERAGE AT \$123,300.**

SANTA CLARITA BOASTS A **STRONG BUSINESS INFRASTRUCTURE** WITH TOP EMPLOYMENT SECTORS BEING **AEROSPACE, ENTERTAINMENT, BIOMEDICAL AND HIGH-TECH.**

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



 **#2**

**MOST COMFORTABLE
SUMMER CITIES IN THE
UNITED STATES**

 **13.7%**

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

RANKED WITHIN THE **TOP 31** REGIONAL MALLS IN CALIFORNIA





GOLDEN STATE FREEWAY ENTRANCE/EXIT
167,926 CPD

VALENCIA GOLF & COUNTRY CLUB

MCBEAN PKWY CPD - 55,953

MAGIC MOUNTIN PKWY CPD - 24,091

VALENCIA TOWN CENTER

VALENCIA PUBLIC LIBRARY

SANTA CLARITA COURTHOUSE

SANTA CLARITA REGIONAL TRANSIT CENTER

VALENCIA BLVD CPD - 59,478

VALENCIA TOWN CENTER IS SITUATED AT THE HEART OF A RETAIL HUB AND SEES OVER 139.5K VEHICLES DAILY.



WILLIAMS RANCH
500 HOMES | \$900K-\$1M



SOLAIRE
55 HOMES | \$400K-\$1M+



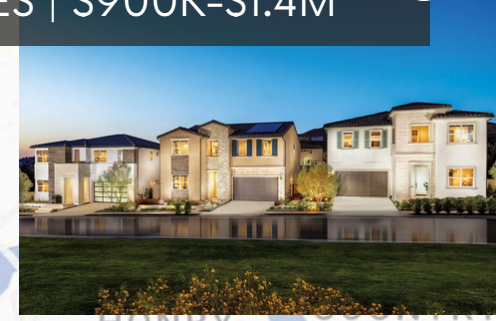
CAMPANA AT TESORO HIGHLANDS
301 HOMES | \$700K-\$1.4M



TRENTON HEIGHTS
93 HOMES | \$1M+



TESORO HIGHLANDS
820 HOMES | \$1.5M-\$2.1M



VICTORIA AT PLUM CANYON
183 HOMES | \$900K-\$1.4M



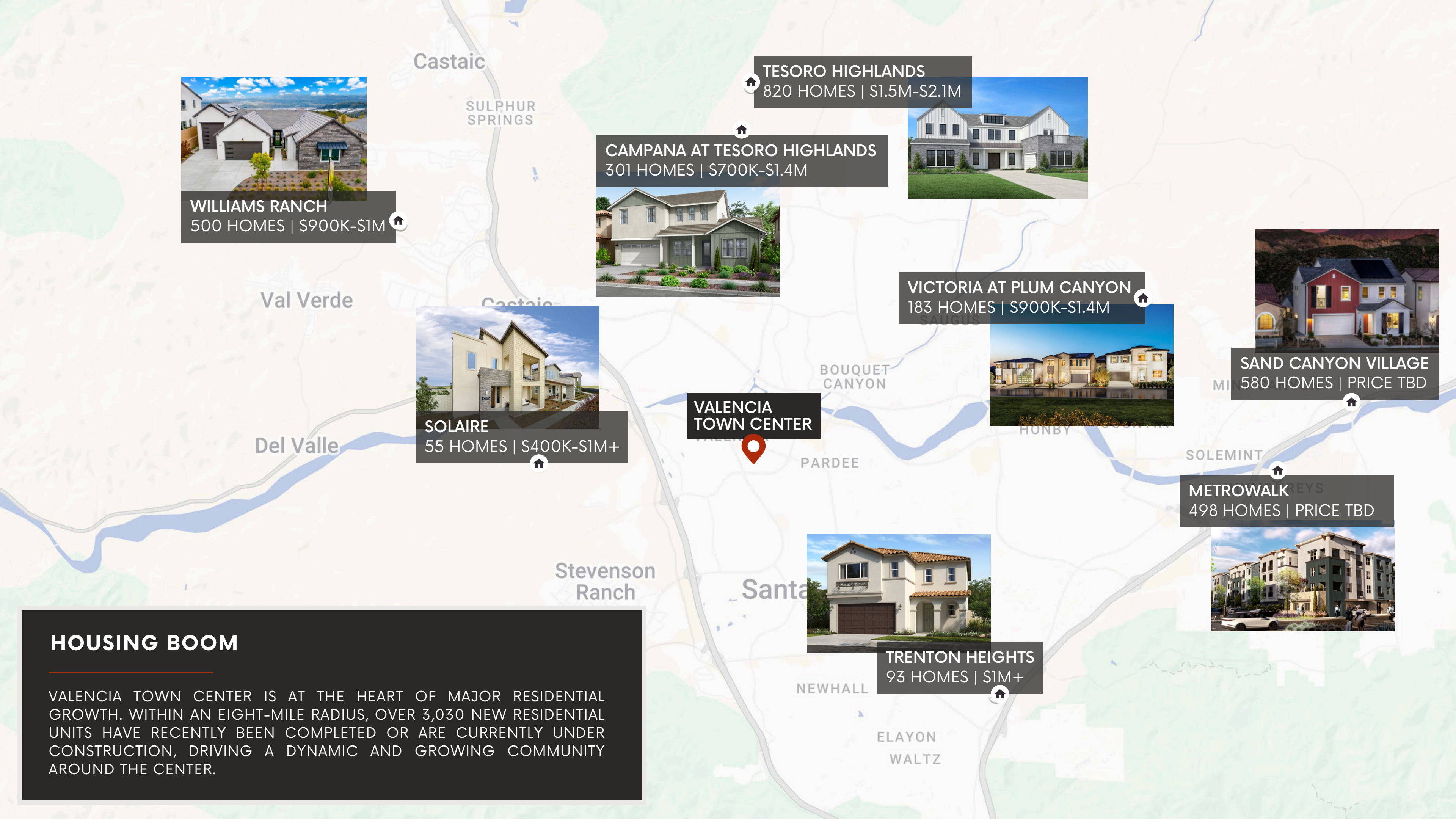
METROWALK REYS
498 HOMES | PRICE TBD



SAND CANYON VILLAGE
580 HOMES | PRICE TBD

HOUSING BOOM

VALENCIA TOWN CENTER IS AT THE HEART OF MAJOR RESIDENTIAL GROWTH. WITHIN AN EIGHT-MILE RADIUS, OVER 3,030 NEW RESIDENTIAL UNITS HAVE RECENTLY BEEN COMPLETED OR ARE CURRENTLY UNDER CONSTRUCTION, DRIVING A DYNAMIC AND GROWING COMMUNITY AROUND THE CENTER.



TRAFFIC DATA

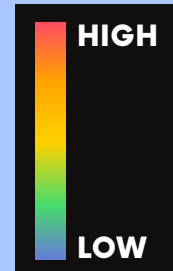
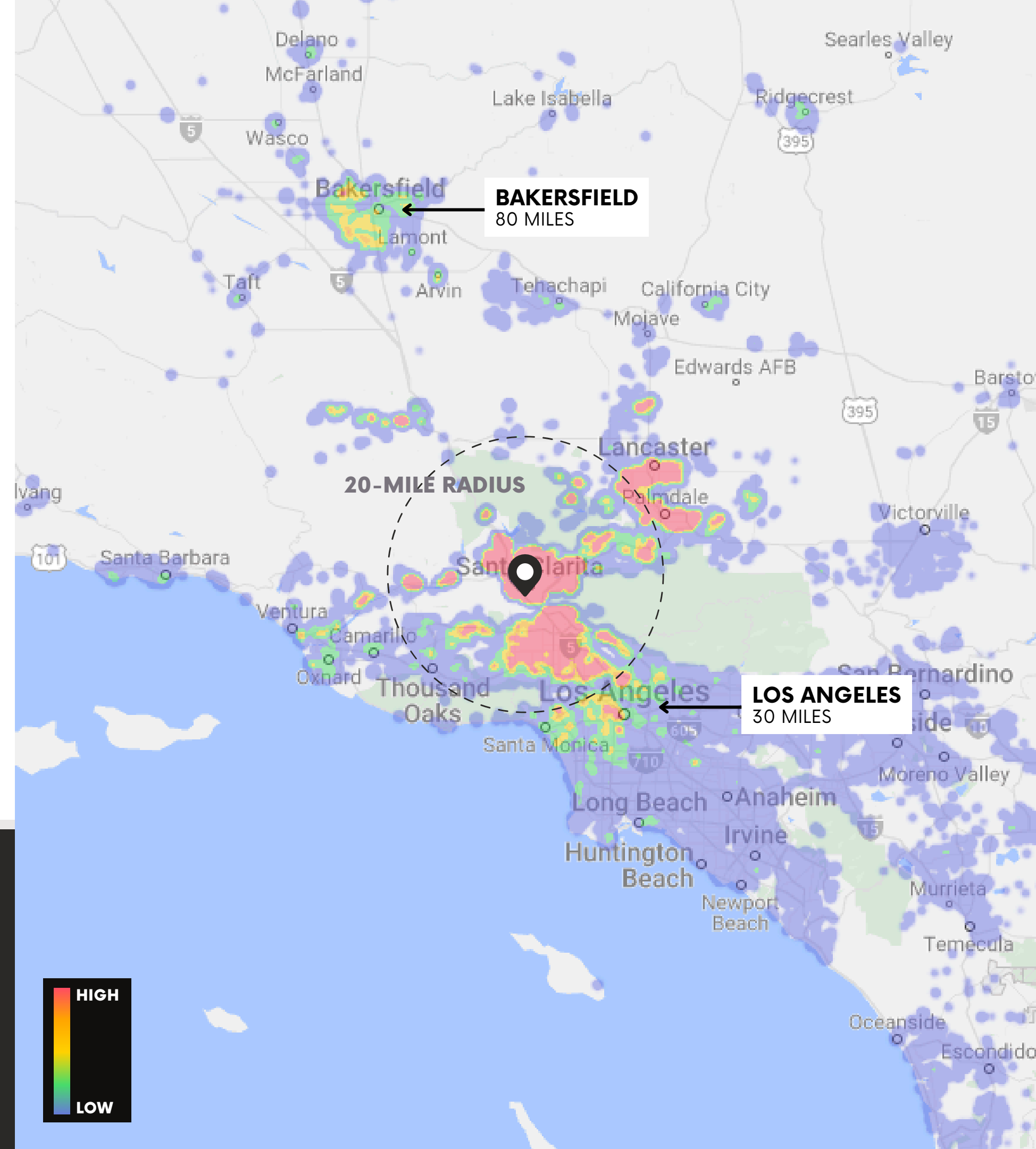
Annual Visits	8.7M
Annual Avg. Visit Frequency	6.79
Avg. Dwell Time	68 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	293,047	Average HHI	\$141,345
Daytime Population	304,424	HHI \$200K+	22%
Households	92,601	College Degree+	70%
Family Households	72,046		
Millennials	20%		
Gen X	21%		



WITHIN 5 MILES OF VALENCIA TOWN CENTER
MORE THAN 2,200 HOUSEHOLDS
EARN \$500K OR MORE IN ANNUAL HHI





CORE CUSTOMER INSIGHTS

SPENDING PATTERNS & PSYCHOGRAPHICS

SPENDING PATTERNS

Household Income \$500K+	4%	+
Avg. Discretionary Income	\$72,934	+
Discretionary Income \$125K-\$150K	14%	+

ABOVE
U.S. AVERAGE

PSYCHOGRAPHICS

42% Wealthy Suburban Families Wealthy and diverse suburban families living children-driven lifestyles.	+
12% Near-Urban Diverse Families Middle-class diverse families living in urban or near-urban areas.	+
11% Ultra Wealthy Families The nation's wealthiest families.	+



VALENCIA TOWN CENTER'S CORE CUSTOMERS ARE IDENTIFIED AS SOME OF THE MOST AFFLUENT HOUSEHOLDS IN IN THE U.S.



PROVEN PERFORMANCE

VALENCIA TOWN CENTER IS HOME TO MANY TOP-PERFORMING BRANDS.

CHICK-FIL-A IS IN THE TOP 10% OF STORES NATIONWIDE BASED ON SALES AND #3 OF 162 STATEWIDE BASED ON VISITS.

REGAL CINEMAS IS IN THE TOP 10% OF THE CHAIN.

LUCILLE'S SMOKEHOUSE BAR-B-QUE RANKS #3 OF 13 STATEWIDE BASED ON VISITS.

BRIGHTON COLLECTIBLES RANKS #1 OF 9 STATEWIDE BASED ON VISITS.

PANDORA RANKS #3 OF 25 STATEWIDE BASED ON VISITS.

SOMA

#1 OF 14 IN STATE

BASED ON VISITS

LAZY DOG

#3 OF 21 IN STATE

BASED ON VISITS

NATIONAL LEASING

GLENN ROSEN
GROSEN@CENTENNIALREC.COM
310.597.0505

JAKE DATNOFF
JDATNOFF@CENTENNIALREC.COM
205.401.5548

ANCHORS & PADS

EARL HARRIS
EHARRIS@CENTENNIALREC.COM
469.951.6683

VALENCIA TOWN CENTER

 VALENCIATOWNCENTER.COM

