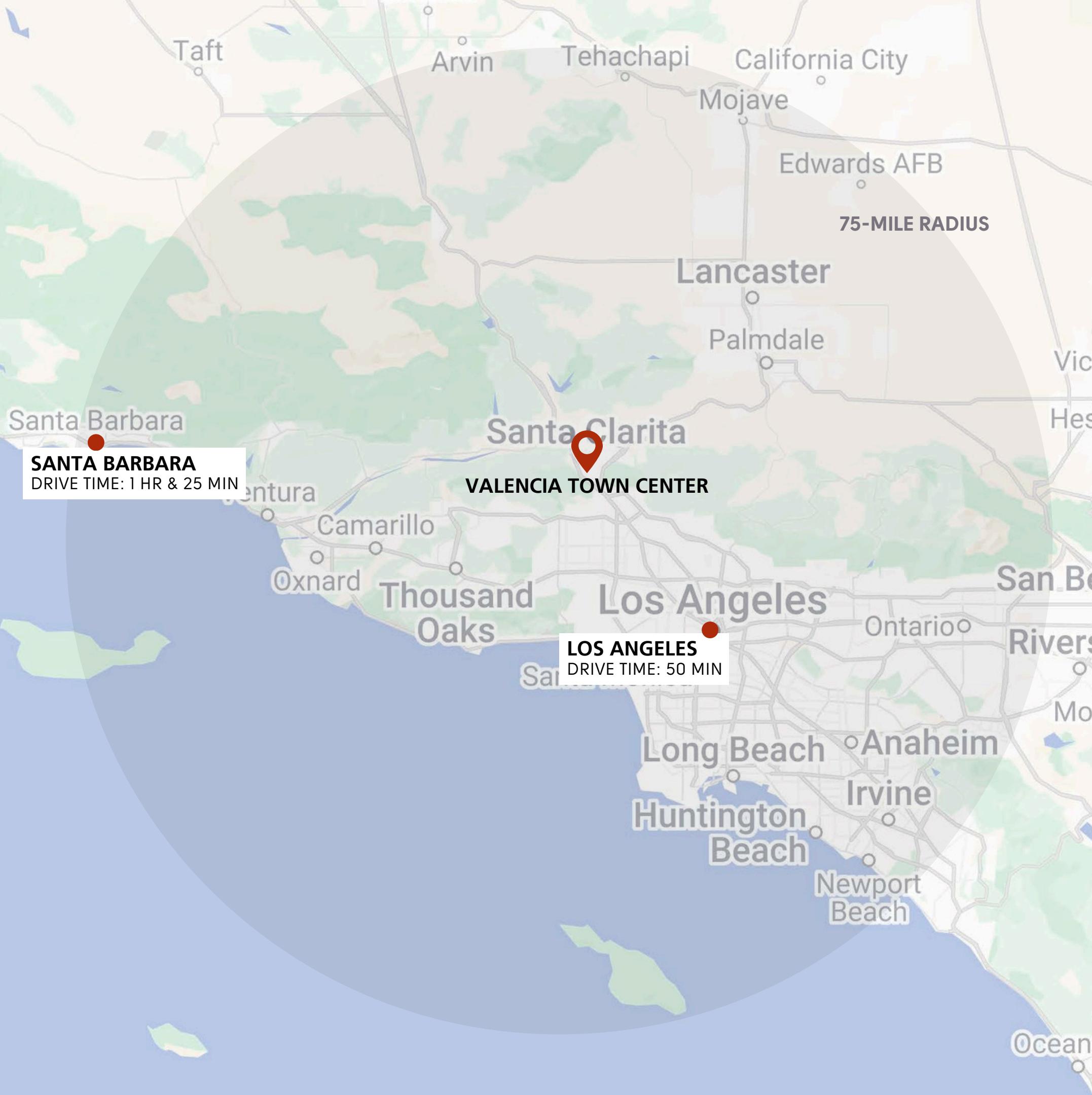


VALENCIA TOWN CENTER

VALENCIA | CALIFORNIA





LOS ANGELES COUNTY, CALIFORNIA

LOS ANGELES COUNTY'S
FASTEST-GROWING
CITY WITH 230,000+ RESIDENTS



SANTA CLARITA RISING WITH THE REGION

Located in northern Los Angeles County, Santa Clarita is **third largest city** in the region with **more than 230,000 residents** and growing.

The L.A. metropolitan area ranks as the **third-largest economic region globally**, generating over **\$1 trillion in GDP** annually.

While many parts of California have seen a decline, Santa Clarita has experienced **consistent population growth** over the past two decades and is one of the **fastest growing neighborhoods in the region**.

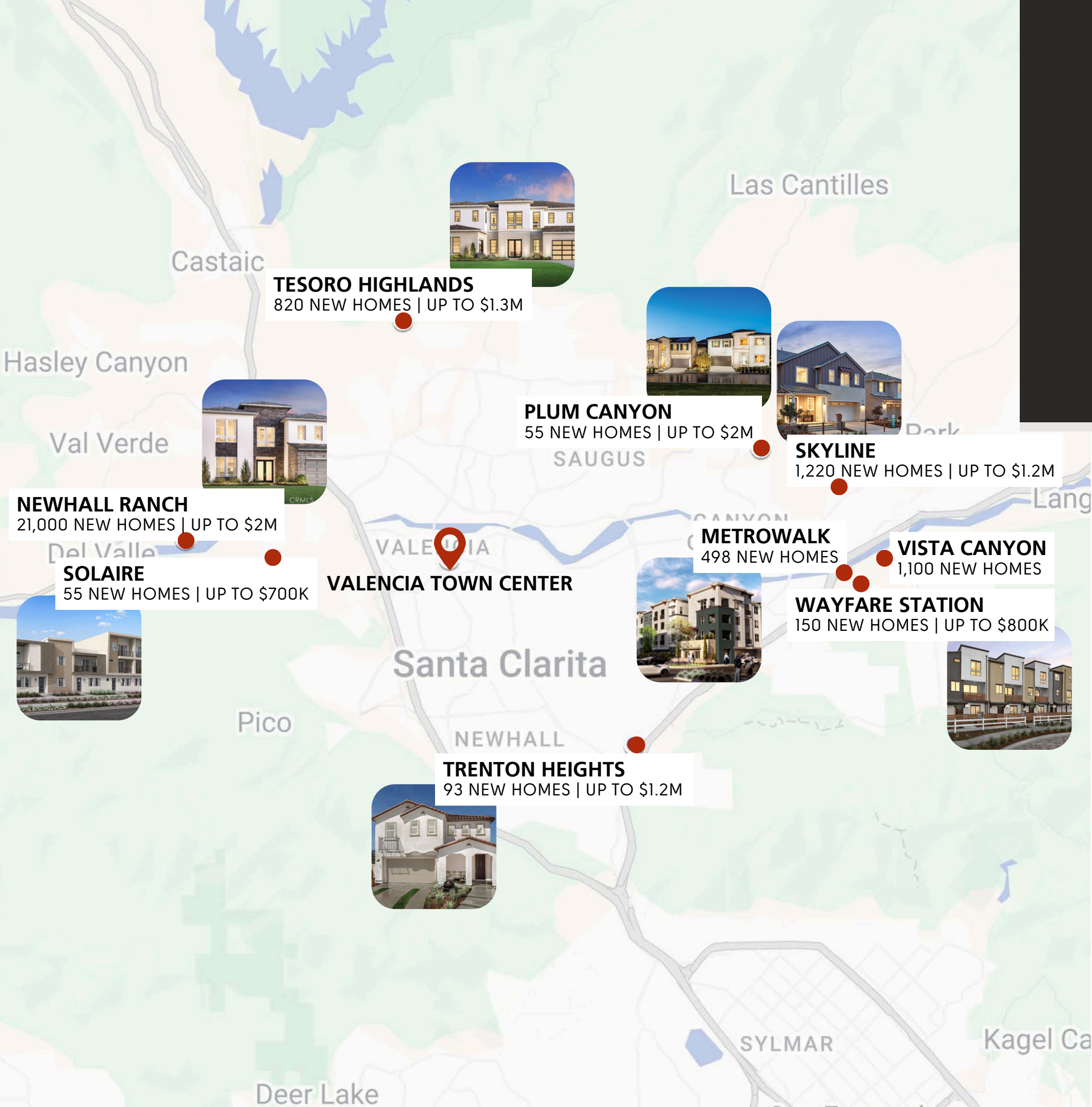
Known for its **safe neighborhoods, top-rated schools, and strong community**, Santa Clarita has become a sought-after destination for **families and young professionals**.

Focused on the future, major developments are underway expanding neighborhoods, industrial parks and schools, including the FivePoint Valencia project expected to bring more than **21,000 new homes**.



 **#4**
SAFEST CITY IN AMERICA

 **25%**
HIGHER AVERAGE HHI OF **\$119,926**
VS. THE STATE AVERAGE



RESIDENTIAL HUB

10-MILE RADIUS NEW HOMES
25,000+

New homes, new communities, and a wave of growth.

Santa Clarita is experiencing a **major surge** in **new developments** and **housing projects** in order to meet the consistent population growth. And, **Valencia Town Center** is at the heart of it all.

IT'S ALL IN THE DETAILS

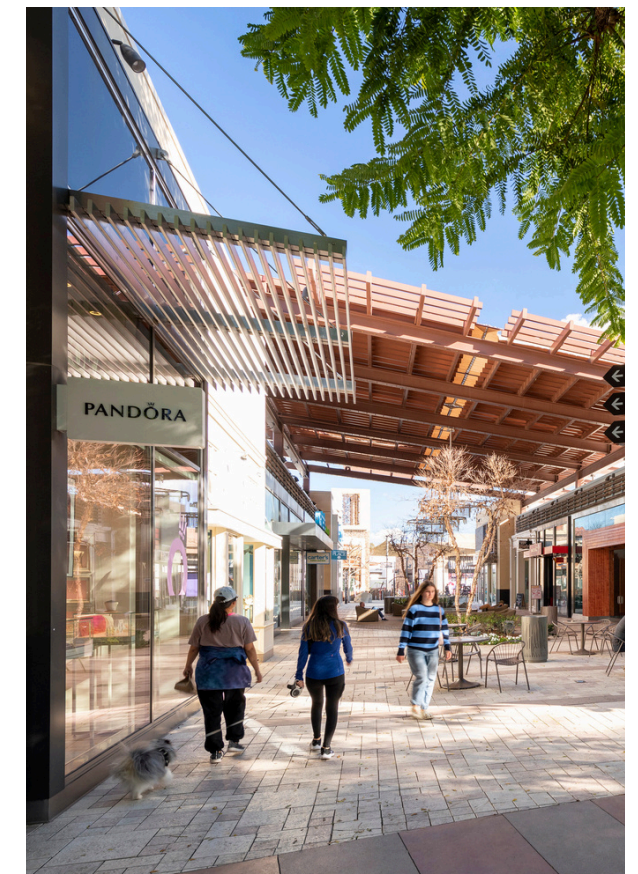
MORE THAN
1M SF

RETAILERS
36

RESTAURANTS
32

Nestled in the evolving community of Valencia, conveniently near California's major highway, I-5, Valencia Town Center is a **dynamic lifestyle destination** offering a curated mix of **retail, dining** and **entertainment**.

With both indoor and outdoor spaces, Valencia Town Center **has it all**, serving as a welcoming gathering space for the broader Santa Clarita community.



PROPERTY AERIAL

MORE THAN
155,864 CPD

 **187,210 CPD**

**MAJOR STATE HIGHWAY PROVIDING DIRECT
ACCESS TO & FROM DOWNTOWN L.A.**

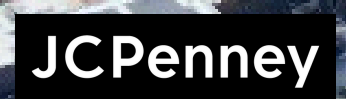
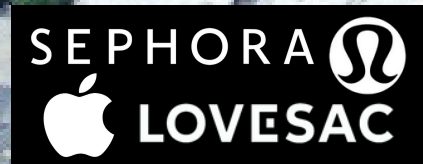
 **VALENCIA COUNTRY CLUB**
PRIVATE CLUB \$100K INITIATION FEE

KOHL'S

VALENCIA BLVD 59,478 CPD



MCBEAN PKWY 56,238 CPD



CITRUS ST 5,139 CPD

MAGIC MOUNTAIN PKWY 35,009 CPD



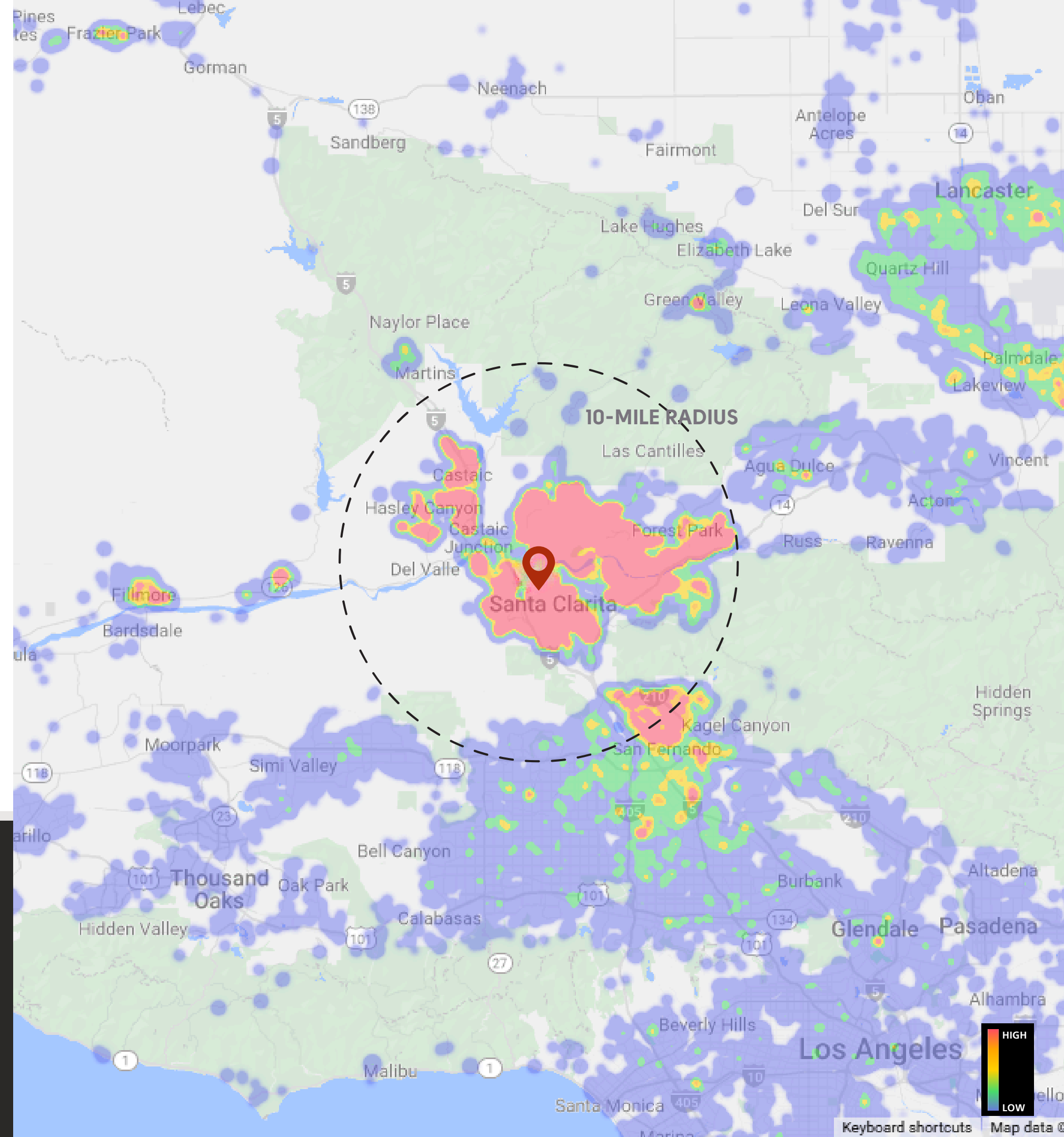
TRAFFIC DATA

Annual Visits	8.8M
Annual Avg. Visit Frequency	6.8
Avg. Dwell Time	68 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	286,779	Average HHI	\$151,000
Daytime Population	300,369	HHI \$150K-\$200K	14%
Households	92,356	HHI \$200K+	24%
Family Households	71,960	College Degree+	70%
Millennials	20%		
Gen X	21%		
Baby Boomers	21%		

WITHIN A 5 MILE RADIUS OF VALENCIA TOWN CENTER
MORE THAN 5,500 HOUSEHOLDS
EARN \$250K OR MORE IN ANNUAL HHI



CORE CUSTOMER INSIGHTS

SPENDING PATTERNS

Household Income \$500K+	4%	+
Avg. Discretionary Income	\$80,828	+
Discretionary Income \$150K+	10%	+

ABOVE
U.S. AVERAGE

PSYCHOGRAPHICS

Wealthy Suburban Families	41%
Wealthy and diverse suburban families living children-driven lifestyles.	
Near-Urban Diverse Families	13%
Middle-class diverse families living in urban or near-urban areas.	
Ultra Wealthy Families	11%
The nation's wealthiest families.	



OUR CORE CUSTOMERS ARE IDENTIFIED AS THE **MOST AFFLUENT HOUSEHOLDS** IN PLACER.AI.





AN ELEVATED EXPERIENCE

Valencia Town Center offers an elevated experience for its guests, boasting a variety of top-tier brands, with even more to come.

Chick-Fil-A ranks **#4 of 166** statewide based on visits with **1.3M annual visits**.

Soma ranks **#1 of 14** statewide based on visits..

Lucille's Smokehouse Bar-B-Que ranks **#3 of 13** statewide based on visits.



ANTHROPOLOGIE

LOVESAC



Lazy DOG
EAT. DRINK.

★ macy's



free people

RESTAURANT
BREWHOUSE

The
cheesecake Factory



REGAL



SEPHORA

POTTERY
BARN

URBAN OUTFITTERS

PANDORA

NATIONAL LEASING

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