

# FOR SALE – 29013 AVENUE PENN VALENCIA



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## OFFERING MEMORANDUM

**EXCLUSIVELY LISTED BY: SEAN DARYANI**

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RE/MAX OF VALENCIA 27720 Dickason Dr. Valencia, CA 91355 \* Tel: 310.880.888 \* [www.SoCalPowerHouse.Com](http://www.SoCalPowerHouse.Com) \* [Sean@SoCalPowerHouse.com](mailto:Sean@SoCalPowerHouse.com) \* BRE# 01267316

# INVESTMENT SUMMARY

## PROPERTY HIGHLIGHTS

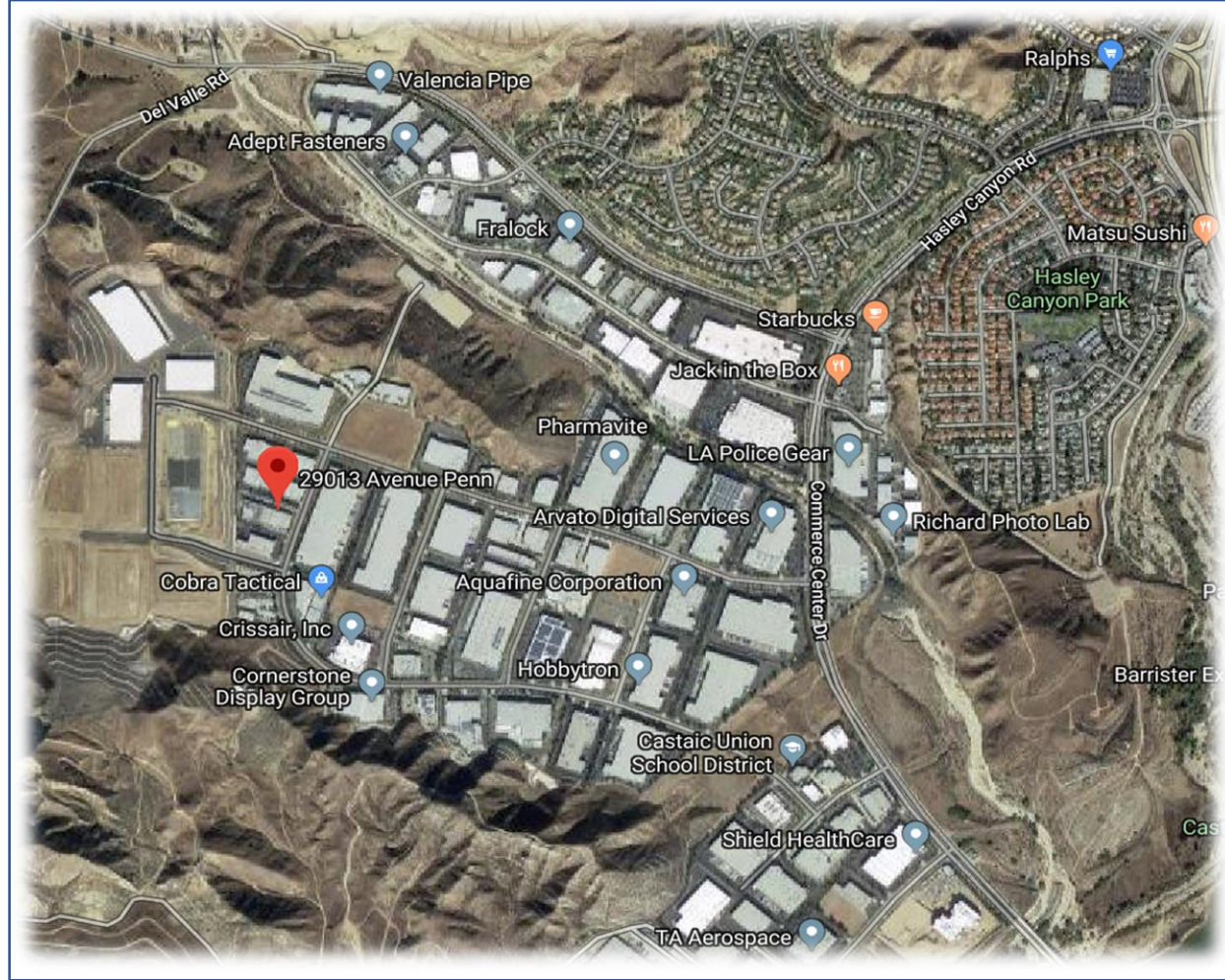
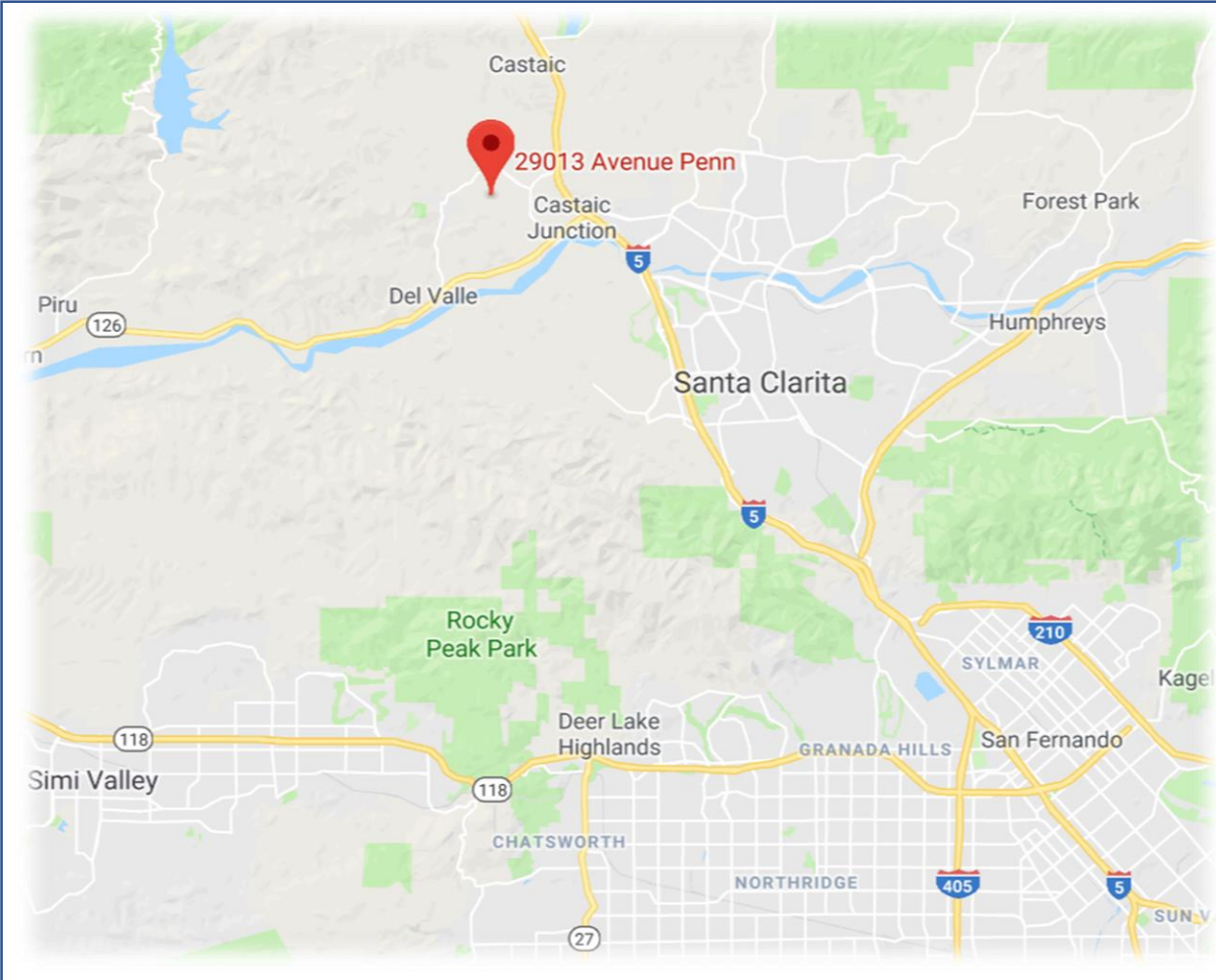
- Year Built in 2006
- Conveniently located in the desirable area of Valencia Industrial neighborhood
- Located West of 5 Freeway and North of 126 freeway
- 40.5 Miles away from Downtown LA & 45.01 Miles away from LAX
- Solar Panel Roof
- Excellent Owner user
- Covered Loading Dock

## OFFERING SUMMARY

Sale Price:	\$1,849,500
Total Building Size:	8,220 sq. ft.
Total Land Area:	125,571 sq. ft.
Use:	Warehouse



# LOCATION MAPS



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# EMPLOYERS & MANUFACTURING SECTOR INFO.

## LARGEST EMPLOYERS

COMPANY	TYPE OF BUSINESS	2011 # OF EMPLOYEES
William S. Hart Union School District	Public Junior High & High School District	2,988
Six Flags Magic Mountain	Entertainment/Theme Park	2,230
Saugus Union School District	Public Elementary School District	1,900
Princess Cruises	Vacation Cruise Line Services	1,625
College of the Canyons	Community College	1,603
U.S. Postal Service	Government	1,564
Henry Mayo Newhall Memorial Hospital	Healthcare: Services	1,356
Newhall School District	Public Elementary School District	854
Quest Diagnostics (formerly Specialty Laboratories)	Healthcare: Medical Research & Development	850
The Master's College	Private University	841
Woodward HRT (formerly H.R. Textron)	Manufacturer: Aerospace	740
City of Santa Clarita	Government	633
Wal-Mart	Retailer	592
California Institute of the Arts	Private University	525
Pharmavite	Manufacturer: Dietary, Mineral, Herbal Supplements	480
Aerospace Dynamics International	Manufacturer: Aerospace Structural Components	470
ITT Aerospace Controls	Manufacturer: Aerospace	420
Arvato Digital	Business Services	400
Contractors Wardrobe	Manufacturer: Home Improvement Products	400

Source: The California Economic Forecast, May 2011

The majority of the manufacturing workforce in the City of Santa Clarita is involved in highly technical manufacturing sectors.

MANUFACTURING SECTOR	NUMBER OF EMPLOYEES	% OF TOTAL
Measuring & Analyzing Instruments	2,723	31.6%
Industry & Commercial Machinery & Computers	1,317	15.3%
Printing, Publishing & Allied Industries	718	8.3%
Transportation Equipment	595	6.9%
Electrical & Electronic Equipment (e.g. Computers)	565	6.6%
Fabricated Metal Products	564	6.6%
Rubber & Miscellaneous Plastics Products	375	4.4%
Chemicals & Allied Products	372	4.3%
Leather & Leather Products	303	3.5%
Primary Metal Industries	290	3.4%
Stone, Clay, Glass & Concrete Products	163	1.9%
Food & Kindred Products	131	1.5%
Textile Mill Products	103	1.2%
Furniture & Fixtures	29	0.3%
Lumber & Wood Products, except Furniture	22	0.3%
Paper & Allied Products	16	0.2%
Apparel, Other Fabric Products	9	0.1%
Tobacco	1	0.0%
Petroleum Refining & Related Industries	-	0.0%
Miscellaneous Manufacturing Industries	308	3.6%
<b>Total Manufacturing</b>	<b>8,604</b>	<b>100.0%</b>

Source: Claritas Site Reports, July

# DEMOGRAPHY STATUS



Retail sales in Santa Clarita in 2010 reached \$1.91 billion of which 20% each of the sales were in general merchandise stores and automobile dealerships and suppliers followed by 14% in restaurants and bars, and 13% in service stations.



## SANTA CLARITA UPDATES

### Santa Clarita Valley Enterprise Zone Receives Final Approval and is Now Accepting Vouchers for Expanded Zone Areas

Posted Date: 4/9/2012 4:15 PM

The City of Santa Clarita, Los Angeles County, and the Santa Clarita Valley Economic Development Corporation announced today that the California Department of Housing and Community Development has approved all details of the new Santa Clarita Valley Enterprise Zone designation, which means businesses in the expanded zone area may now begin processing vouchers for qualified employees and taking advantage of the tax savings available through the program.

The Santa Clarita Valley Enterprise Zone benefits are retroactive to January 1, 2011 with benefits continuing through January 1, 2026. Businesses in the expanded areas are now able to process vouchers and enjoy tax benefits of the Enterprise Zone program.

"This is truly a great day for the Santa Clarita Valley business community," commented City of Santa Clarita Mayor Laurie Ender. "We know the Enterprise Zone is the area's leading business attraction and retention tool and now even more companies can begin saving money and reinvesting in their businesses."

The Santa Clarita Valley Enterprise Zone encompasses 14,440 acres of commercial and industrial land in the City of Santa Clarita and unincorporated areas of the Santa Clarita Valley, and includes the Commerce Center, Six Flags Magic Mountain, and the new Disney/ABC Studios at the Ranch.

"The final designation of the Santa Clarita Valley Enterprise Zone marks the beginning of a strategic opportunity to create jobs and strengthen the Valley's reputation as a dynamic community to grow a business," said Supervisor Michael D. Antonovich. "Implementing an aggressive targeted marketing plan will attract new businesses, jobs and investments in the Santa Clarita Valley."

Since 2007, the Enterprise Zone program has helped 345 Santa Clarita businesses save an estimated \$199 million on their state taxes, in addition to creating more than 976 new jobs in the community.

"The expanded Santa Clarita Valley Enterprise Zone gives our community a competitive advantage. The Enterprise Zone has been and will continue to be a significant tool in attracting premier businesses to the Santa Clarita Valley," said Jonas Peterson, President/CEO of the Santa Clarita Valley Economic Development Corporation. "We look forward to partnering with the City and Los Angeles County to share information about the program, its benefits, and successes to engage more local businesses and attract regional and national companies looking to relocate."

In 2010, the City of Santa Clarita, Los Angeles County, and the Santa Clarita Valley Economic Development Corporation collaborated on an application to the state for an expanded, replacement zone, which would allow even more companies in the Santa Clarita Valley to take advantage of the tax incentive program. The replacement zone received preliminary approval in 2011, but today's final designation means businesses in the newly-expanded areas can now submit vouchers for hiring tax credits, in addition to taking advantage of other Enterprise Zone-specific savings incentives.

For more information about the expanded Enterprise Zone designation or for a map detailing the Santa Clarita Valley Enterprise Zone boundaries, please visit [SCVEnterpriseZone.com](http://SCVEnterpriseZone.com) or call the City's Economic Development Division at (661) 255-4347.