



KOREK LAND COMPANY, INC.

OFFERS DUE

JANUARY 10, 2019!

24+/- ACRES
CITY OF SANTA CLARITA
ADJACENT TO VISTA CANYON SPECIFIC PLAN

LOCATION: The subject is located at the southwest entrance to the Vista Canyon Specific Plan at the southeast corner of Lost Canyon Road and the future Harriman Drive, in the City of Santa Clarita 91387. This site is generally located southeast of State Highway 14, north of the Via Princessa on/off ramps, adjacent to the Metrolink rail line.

THE CITY: The City of Santa Clarita is located in northern Los Angeles County, about 35 miles from downtown Los Angeles. Named Most Business-Friendly City in 2016 (LAEDC), the City of Santa Clarita also ranks high in quality of life ratings and has been rated by CNN/Money Magazine as the “best place to live in California” as well as one of the top 25 places to live in the United States.

VISTA

CANYON: The 185-acre Vista Canyon Specific Plan was approved in May 2011 as a mixed-use, transit-oriented community developed by JSB Development. The Vista Canyon (VC) project encompasses approximately 90 acres and is planned for 800,000 SF office commercial/retail; 1,100 residential units; a Metrolink and Bus Transfer Station; and a Water Reclamation Plant (WRP). Open space areas and trails along the Santa Clara River are also part of the Specific Plan. The project’s infrastructure is currently underway along with construction of the WRP and a three-story, mixed-use office/retail building by Gensler. JPI, a luxury apartment home builder, is scheduled to break ground in 2018 on 480 homes in Planning Area I. A national builder is slated to close escrow on a portion of the 245 small, single family lots in Planning Area III by the end of 2018. Learn more about Vista Canyon at: www.vistacanyon.com

METRO

STATION: The design for the metro rail and bus station platform is 90% to 95% complete with a majority of the funding in place. Estimated start date for construction is mid-2019. The Metrolink and Bus Transfer Station will provide easy and convenient access for commuters going to or coming from the Antelope Valley, the San Fernando Valley or Downtown Los Angeles.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. (“KLC”). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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CalDRE 00861992

ZONING: BP (Business Park). The BP designation provides for mixed employment districts in areas accessible to transportation and visible from freeways and major arterials and is intended to promote the development of master-planned environments with a high quality of design and construction. For a list of allowable uses click here: [Zoning Code](#)

BUYER TO VERIFY ZONING AND GENERAL PLAN FOR BUYER'S INTENDED USE.

POTENTIAL: Distribution facility, showroom, manufacturing, movie/music recording studios, warehousing, R & D, educational facilities, tech campus, etc. with a mix of retail uses. In addition to these potential uses, the City has indicated that a continuation of VC's Town Center at the subject's eastern boundary would be encouraged and a buyer may want to propose residential uses towards the western boundary.

APN's/SIZE: 2840-004-009 = 20.34± Acres

2840-004-010 = 3.9± Acres

UTILITIES: All utilities, including sewer, potable water, recycled water and storm drains, are being brought into the area by VC. The owners of the subject property have opted to participate with VC and the City in the development of the WRP which is planned for completion in 2019 and will produce reclaimed water for irrigation purposes throughout VC and the subject.

NEARBY: The Sand Canyon Country Club off of Sand Canyon Road has extensive plans for a new Sand Canyon Resort & Spa which include a 308-room hotel & villas; 25,000 SF spa; ball/meeting rooms; 4 restaurants; 9-hole executive course; tennis courts; and swimming pools.

PRICE: **CALL FOR OFFERS!** The Sellers are open to offers and will work with a qualified buyer with time for entitlements.

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