

NEWHALL CROSSINGS

GROUND-UP URBAN DEVELOPMENT PROJECT

- OLD TOWN NEWHALL, SANTA CLARITA, CA
- NEWHALL CROSSINGS WILL BE THE NORTHERN ANCHOR OF THE PREMIER PEDESTRIAN ORIENTED COMMERCIAL CORRIDOR IN SANTA CLARITA
- MASTER COLLEGE/COLLEGE OF THE CANYONS/CAL ARTS
- ADJACENT TO CITY PUBLIC PARKING STRUCTURE- 372 PARKING SPACES
- THE PROJECT IS ADJACENT TO LAEMMLE 7-SCREEN THEATER PROJECTED TO ATTRACT 250,000 CUSTOMERS ANNUALLY
- RENTAL RANGE OF \$2.75 (IN-LINE) TO \$3.50 (END-CAP) NNN
- METROLINK STATION CLOSE BY
- 47 APARTMENT UNITS ON SITE
- SANTA CLARITA RESTAURANTS: THE CHEESECAKE FACTORY, LAZY DOGS, WOKCANO, TOPPERS PIZZA AND MORE!

FOR LEASE

Total Retail Project: 20,000 SF

Old Town Newhall
Newhall, CA

NAI Capital
Commercial Real Estate Services, Worldwide.

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FOR LEASE
Ground-Up Urban Development



Old Town Newhall Newhall, CA



Serrano Development Group, Inc. (SDG) is a multifaceted real estate investment and development company based in Los Angeles. Since its inception in 2003, SDG and partners have developed multifamily, industrial, retail and office projects throughout the southwestern United States. SDG collaborates with a seasoned team of design professionals, contractors and financial investors to make every project successful.

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PROPERTY HIGHLIGHTS

Old Town Newhall Project

- Old Town Newhall, Santa Clarita, CA
- Prime Main Street Location
- Ground-Up Urban Development
- Located in Old Town Newhall on Main St.
- Newhall Crossings will be the northern anchor of the premier pedestrian oriented commercial corridor in Santa Clarita
- Adjacent to City Public Parking Structure- 372 parking spaces
- The project is adjacent to Laemmle 7-Screen Theater projected to attract 250,000 customers annually
- Available Retail Suites: 1,000 Sf to 10,000 Sf
- Rental Range of \$2.75 (In-Line) to \$3.50 (End-Cap) NNN
- Metrolink Station close by
- 47 apartment units on site
- Main Street includes many ongoing local events
- Beautiful central courtyard with outside seating
- Join these restaurants: The Cheesecake Factory, Lazy Dogs, Wokcano, Toppers Pizza and more!

RATE	\$2.75 (In-Line) to \$3.50 (End-Cap) NNN
UNIT SIZE	1,000 - 10,000 SF
TOTAL	20,000 SF

Join these restaurants in Santa Clarita:



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PROPERTY HIGHLIGHTS



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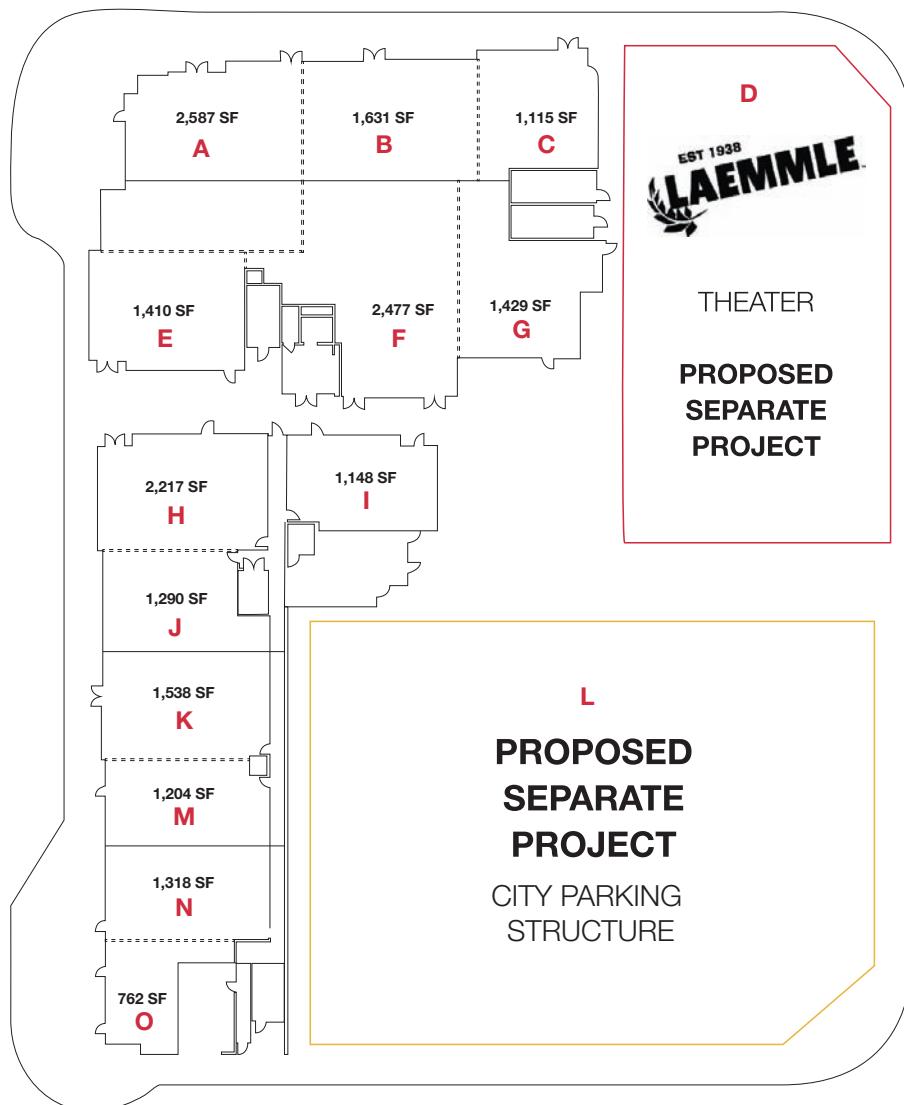
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PROPERTY HIGHLIGHTS



UNIT	TENANT	SF
A		2,587
B		1,631
C		1,115
D	Laemmle Theater	
E		1,410
F		2,477
G		1,429
H		2,217
I		1,148
J		1,290
K		1,538
L	City Parking Structure	
M		1,204
N		1,318
O		762

Developer:



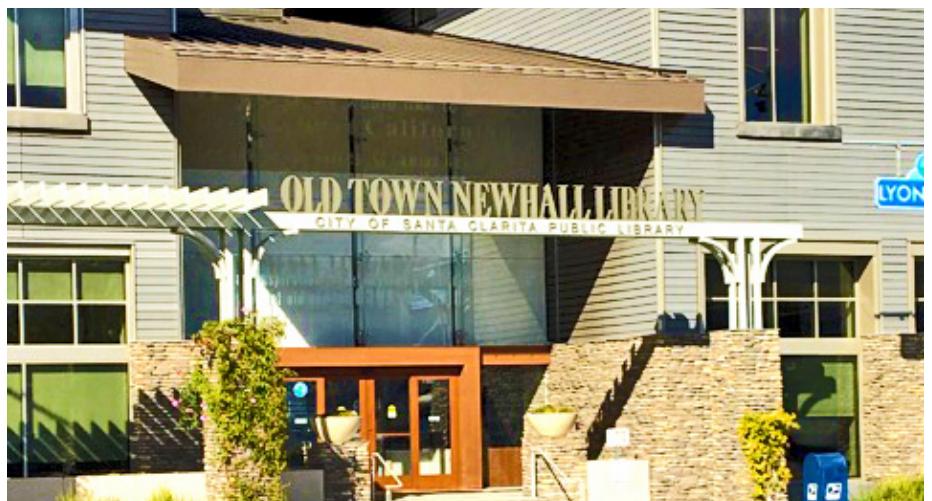
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OLD TOWN NEWHALL PHOTOS



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LOCAL AREA



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BIRD'S EYE VIEW



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MARKET DETAILS



The Property is located in the City of Santa Clarita, which is the 3rd largest city in Los Angeles County. Since 2000, the population of the Santa Clarita Valley has grown by 37% - much faster than California as a whole. The City is now home to an estimated 289,911 residents.

The Santa Clarita Valley's labor market has rebounded sharply since 2011. The City has created 55,000 new jobs in 2014 alone, posting the largest gain in employment in Los Angeles County. Unemployment decreased to 4.5% which is 37% lower than the overall California unemployment rate at 7.2%.

With an expansion of employment, the demand for commercial real estate has accelerated dramatically. The commercial market is very strong and the demand for commercial properties is expected to continue to increase through 2017. The labor market is heavily concentrated in distribution, manufacturing, retail trade, hotels and restaurants, and professional services.

In the Santa Clarita Valley, there are six principal sectors that have been targeted

as key industries for growth and recruitment: 1. Digital Media and Entertainment; 2. Aerospace and Defense; 3. Medical Devices; 4. Advanced Manufacturing; 5. Information Technology, and; 6. Tourism.

The tourism industry has rebounded and job creation in leisure and recreation services has sharply accelerated. Average occupancy rates for the region's hotels and motels are now back to pre-recession levels.

Santa Clarita is a well-developed infill area with limited land parcels available for development. Due to the economic strength of Santa Clarita, the demand for industrial / commercial buildings is expected to grow.

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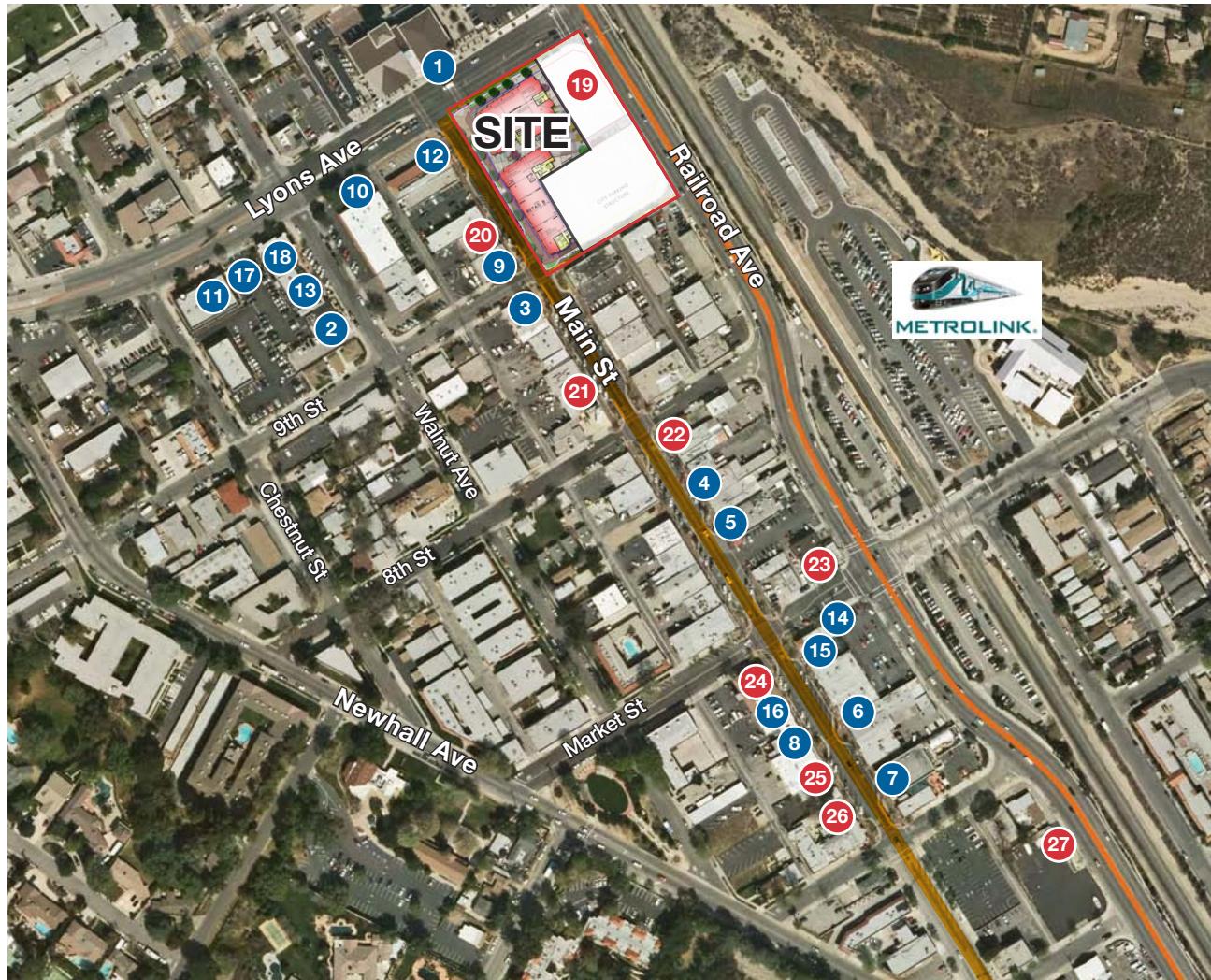
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MAIN STREET RETAILERS



1 Old Town Newhall Library

2 Egg Plantation

3 Way Station Coffee Shop

4 Jazmin's Bakery

5 KHTS Radio Station

6 Newhall Refinery

7 Canyon Theatre Guild

8 Southern Smoke & BBQ & Brew

9 Newhall Paint Store

10 Maria's Deli

11 Honu Coffee

12 Crossfit 2nd Nature

13 Yoga Yoga

14 El Trocadero Mesquite Steakhouse

15 The Main

16 Pulchella Winery

17 Luscious Soul

18 Faking It Flawless

Coming Soon

19 Laemmle Theater

20 Newhall Brew Pub

21 Cali Shrimp

22 Hoi Polloi Winery; Pagter Brothers Winery

23 Coffee Kiosk

24 The Junction

25 Newhall Press Room

26 Nightingale Boutique

27 Luxen Hotel

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EVENTS ON MAIN STREET

ONGOING LOCAL EVENTS



JAM SESSIONS

1st Thursday of each month from 7:00pm to 9:30pm
Dance to the beat, play an instrument, and experience something unexpected with JAM Sessions, fun, interactive music and dance events.

NOTE BY NOTE

2nd Thursday of each month from 7:00pm to 9:00pm
Note by Note songwriter's night is a chance for professional and aspiring songwriters to showcase their songs in front of a live audience and an opportunity for fans to hear new music.

REVVED UP

2nd Thursday of each month from 7:00pm to 9:30pm
Revved Up is a free monthly car show with a unique twist. Each month will feature a niche car genre. Check out beautiful restorations, sweet modifications, and exceptional craftsmanship while enjoying gourmet food trucks, adult beverages, and a live band.

SENSES

3rd Thursday of each month from 7:00pm to 9:30pm
Main Street holds an on-going block party between Market St. and 6th Street that vary in theme from gourmet food trucks to popular performers in a fun and festive adult setting.

OTHER EVENTS

Art SLAM, Light Up Main Street, Fourth of July Parade, Sip N' Shop, Out West Concert Series, ArtTree, Forged Ahead Arts

SANTA CLARITA COWBOY FESTIVAL

April 19th – April 23rd
The Santa Clarita Cowboy Festival happens to be one of the biggest Cowboy gatherings in the world. The action-packed event attracts over 10,000+ attendees each year.

10 BY 10

1st Thursday of each month between December and February
10 by 10 is a variety night that gives performers a chance to take the stage and perform for a live audience. Performances include but are not limited to short live theatre pieces, dance, monologues, improv, comedy, music, and more.

OLD TOWN NEWHALL FARMERS MARKET

Every Saturday
California farmers and specialty food purveyors come together each Saturday, rain or shine, to bring you the finest in fresh and seasonal fruits and vegetables. The Market offers patrons a chance to come face to face with their food source.



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SANTA CLARITA PIPELINE PROJECTS

SAUGUS STATION INDUSTRIAL
Description: 43 Acres of Industrial and Office Flex
Status: Approved and in Entitlements. Rough Grading Completed

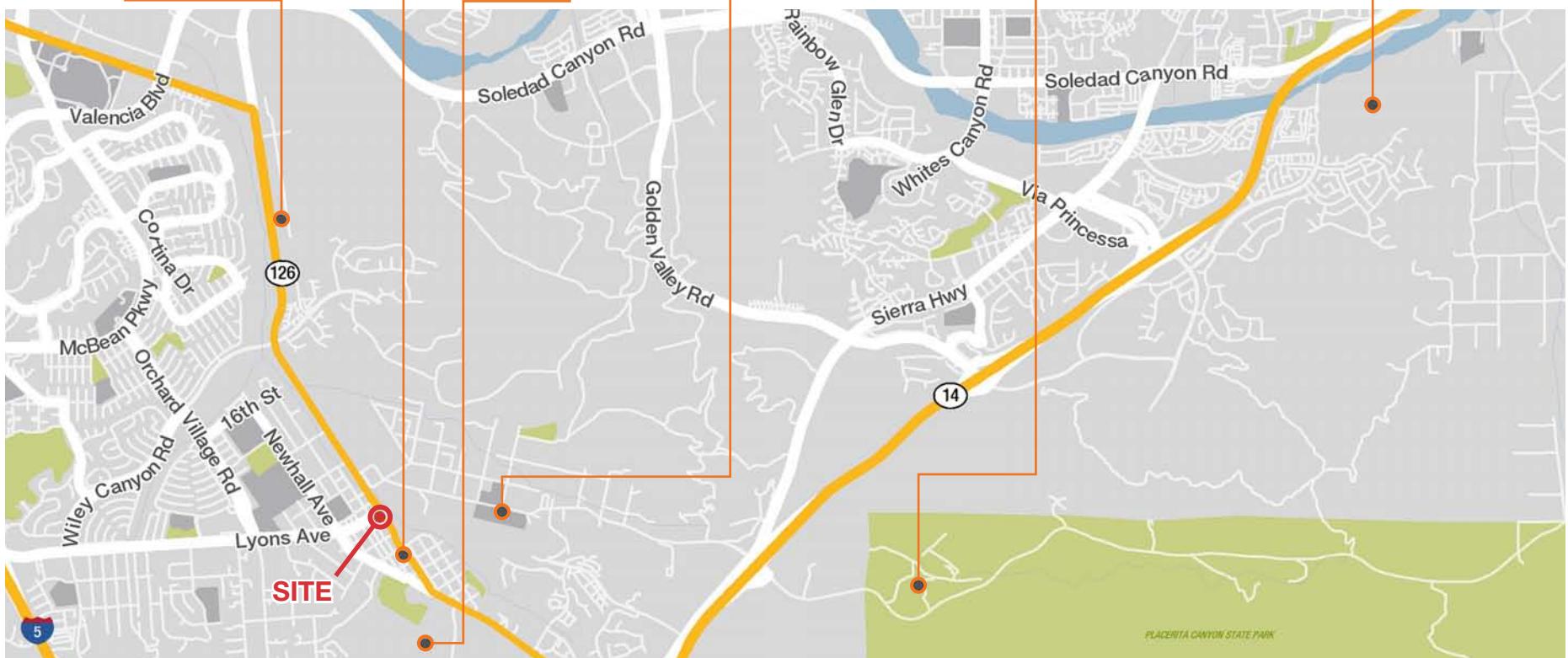
NEEDHAM RANCH
Description: 4.2mm SF (Industrial/Commercial)
Status: 4.2mm SF (Industrial/Commercial)

MASTER'S COLLEGE
Description: 10 Year Plan to add 42 Residential Apartments and 250,000 SF of Educational Buildings
Status: Approved

DISNEY AT THE RANCH – ABC STUDIOS
Description: 58 Acres of Studio Space and Corporate Offices
Status: In Process of Project Approval

VISTA CANYON
Description: 1,110 Residential Units, and over 950,000 SF of Corporate Office and Industrial
Status: Under Construction

LUXEN HOTEL
Description: 42 Rooms
Status: Under Construction



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MARKET DETAILS

Santa Clarita Media Sector

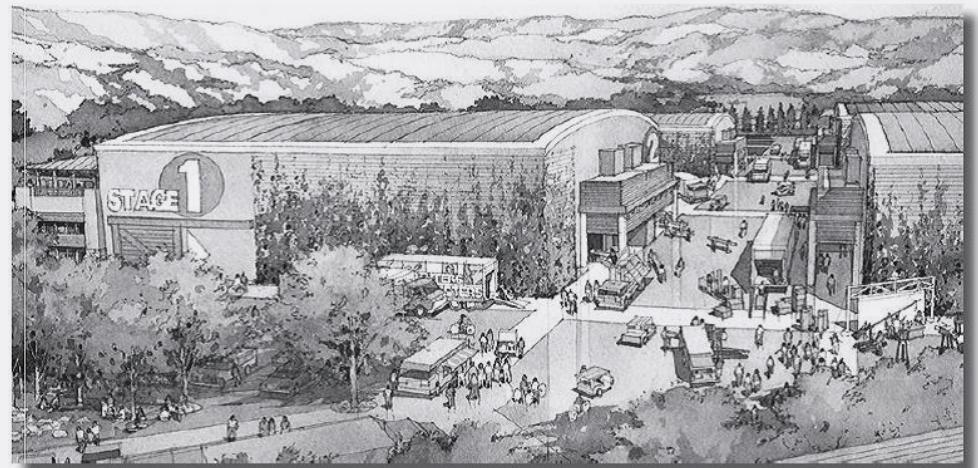
Santa Clarita is often referred to as the most film-friendly city in America. The local state-of-the-art facilities include 31 sound stages and 10 movie ranches, occupying 3,553 acres of land. The City's Film Incentive Program has contributed \$35.25 Million to the community and provided refunds up to 40 different production companies. In 2013, the City generated 1,264 location film days, up 38% from the previous year. In contracts, total shoot days increased by 11% for the Los Angeles area. Stated differently, Santa Clarita has one of the fastest growing market shares in the TMZ zone, increasing about three (3) times the rate of the greater LA area. Local projects generated an estimated \$30.5 million in spending on wages, hotels, catering and other goods and services in the city, up from \$21.7 million in 2012, according to the Santa Clarita film office.

Disney / ABC Studios at the Ranch

The new facility will be constructed on approximately 56-acre of Golden Oak Ranch Property. The development will provide state-of-the-art-studios facilities for a variety of film and television production projects here in the Santa Clarita Valley on a small piece of the development on the westernmost portion of the Ranch.

As of January 2015, there were two (2) alternative construction plans: One plan suggested 8 sound stages and 510,000 square feet of indoor studio facilities, while the other includes 12 sound stages and 555,960 square feet of indoor state-of-the-art studio space.

In August 2013 the County Board of Supervisors granted tentative approval for both versions of the project. The Los Angeles County Board of Supervisors in January of 2014 also granted permission for the construction of either plan. Construction is scheduled to start before the end of 2015, however, no final decision has been made as to which plan will be implemented.



Disney | ABC Studios at the Ranch, 510,000 square feet

Source: <http://www.studiosattheranch.com/tour>

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