

# RETAIL AT THE HEART OF A NEW COMMUNITY

17,000 SQUARE FEET OF  
RETAIL SPACE FOR LEASE





# DESIGNED FOR NEW POSSIBILITIES IN RETAIL

The heart of Vista Canyon’s retail experience will host an inspired group of complementary shopping and dining experiences where the whole is greater than the sum of the parts.

### ELECTRICAL

Main switchgear 3000 amps  
277 / 480 volt

### HVAC

Air-cooled rooftop  
packaged V.A.V. units

### SOLAR

7,700 SF of solar panels

### BROADBAND

Full broadband / fiber  
infrastructure from both  
AT&T and Spectrum

### WORLD-CLASS CONNECTIVITY

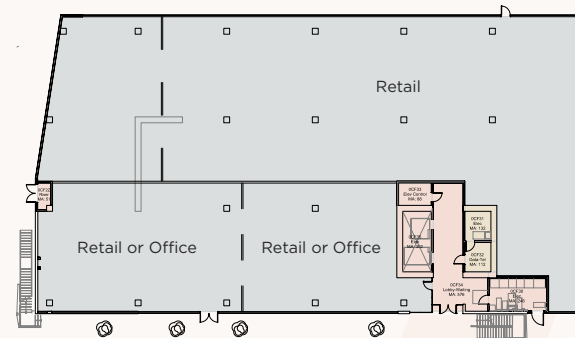
High-speed Internet connectivity  
with triple-redundant electrical  
power supply

### PARKING

5/1000+ parking requirements  
met through extensive shared  
parking program and  
convenient parking options

### TRAVEL YOUR WAY

Vista Canyon’s own Transit  
Center with Metrolink Station  
and Santa Clarita bus transfer  
station will rank it among  
Southern California’s most  
connected communities



Designed by:  
**Gensler**

Masterplan by:  
**JOHNSON FAIN**

Developed by:  
**JSB  
DEVELOPMENT**

# A NEW VISION FOR THE FUTURE OF RETAIL

### RETAIL AS EXPERIENCE

Today, the ceremony and choreography of the retail destination are as important to consumers as choice, value and convenience.

### A HEALTHY LIVING

A variety of active fitness and healthy-living offerings will bring a constant stream of foot traffic to the area, not to mention people eager to refuel from an invigorating workout.

### DINING. REINVENTED.

Most new retail, entertainment and leisure-driven destinations will feature an array of compelling culinary offerings.

### BUILT FOR SUSTAINABILITY

Sustainable spaces for retail and restaurants with solar panels, 30 EV charging stations, a water reclamation plant and more.

### WELL-ROUNDED COMMUNITY

Lincoln Place, Vista Canyon’s “main street” will offer everything from a specialty grocery store, movie theater, studios and boutiques, to dry cleaners, restaurants and more.

### WALKABILITY AND DISCOVERY

A vibrant, friendly environment where you can live, shop and work while remaining active and close to nature — all within walking distance.

## 30%+

Santa Clarita Valley’s average household income of \$119,500 is more than 30% higher than the average of \$90,440 for all households in Los Angeles County.

## 480,000

Within 2 miles of Vista Canyon there is demand for up to 480,000ft<sup>2</sup> of new retail to bring the community up to Santa Clarita and Los Angeles averages.

## 14,000

With 14,000 residents currently living within the immediate local 2-mile trade area of Vista Canyon, local retail offerings are not adequate to support the demand.

## 110,000

State Route 14 (SR14) daily drive-by traffic exceeds 110,000 cars, reflecting an expanded retail demand opportunity.



# THE UNIQUE RETAIL VISION OF VISTA CANYON

## EXCEPTIONAL QUALITY OF LIFE

Santa Clarita enjoys safe neighborhoods, strong schools and community amenities for employees, residents and visitors.

## HIGHLY VALUED WORKFORCE

Santa Clarita is home to a well-educated, talent pool skilled in the areas of technology, business, engineering and more.

## RELAXED URBAN LIFESTYLE

Vista Canyon has the excitement and energy of urban amenities and immediate access to natural beauty, history and recreation.

## SCHOOLS IN CLOSE PROXIMITY

High-performing local schools that consistently rank in the top 10% in California bring a community of existing local families ready to buy.

## BUSINESS FRIENDLY CITY

Santa Clarita was named Most Business Friendly City in 2016 (LAEDC), City of the Future (fDi Magazine) and one of the Best Cities to Live in the US (24/7 Wall Street).

## FOR LEASING INFORMATION:

JOHN Z. CSERKUTI  
Executive Vice President  
Lic. 01267987  
Tel. 661.705.3551  
jcserkuti@naicapital.com



27451 Tourney Road #250, Santa Clarita, CA 91355 / vistacanyon.com

