

Bank of America Tower

23929 Valencia Blvd., Valencia, CA 91355

For Lease | Premier Office Space In Valencia



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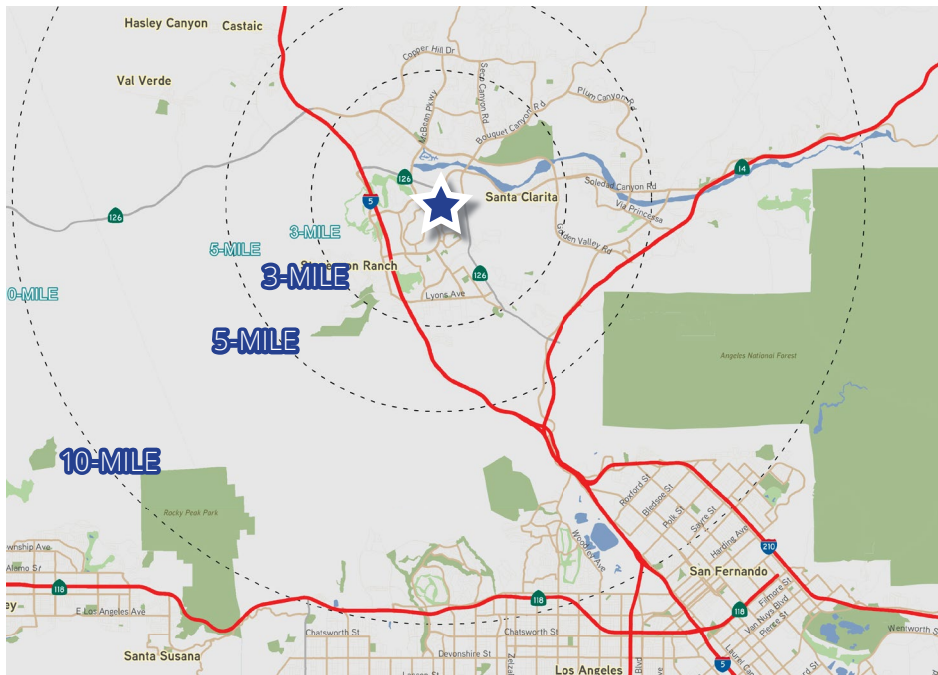
About

- Class “A” Office Building
- Modernized Lobby
- State of the Art Building HVAC Controls
- Elegantly Renovated Restrooms
- Highly Image Valencia Boulevard Locations
- Immediate Occupancy Available
- Convenient Surface Parking
- Recently Renovated Common Areas
- Efficient Rectangular Floor Plates



Location

- Central Santa Clarita Valley Location
- Walking Distance to Westfield Town Center Mall
- Immediately Adjacent to City Hall and Courthouse
- Close Proximity to Golden State (5) Freeway
- Abundant Area Amenities (See Amenities Map)



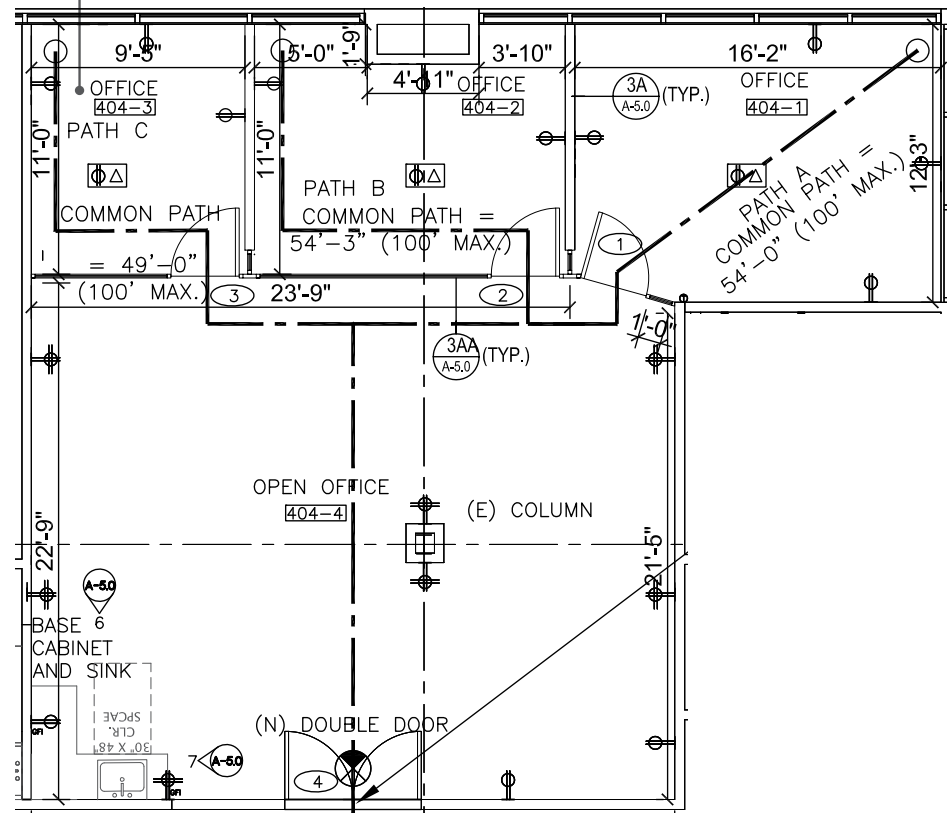
Availability

Suite #	Rsf	Rate/Rsf	Available
404	1,378	\$2.75 FSG	1/1/2026

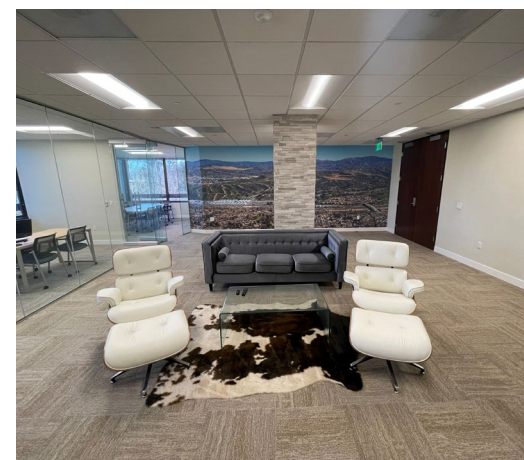


Floor Plan

Suite 404 - 1,378 RSF



Suite 404





Valencia Country Club

Hyatt Hotel

Crossroads Shopping Center

Westfield Town Center Mall

City Hall

Bank of America Tower

Courthouse

Valencia Blvd



Market Overview

23929 Valencia Blvd, Valencia, California, 91355
1.5 mile radius

Household & population characteristics



\$107,695

Median household income



\$642,871

Median home value



63.6%

Owner occupied housing units



40.5

Median age



51.6%

Female population



57.8%

% Married (age 15 or older)

Annual lifestyle spending



\$3,775

Travel



\$127

Theatre/operas/concerts



\$127

Movies/museums/parks



\$98

Sports events



\$8

Online games

Households & population



26,907

Current total population



26,731

5 Year total population



10,696

Current total households



10,570

5 year total households

Education

4%

No high school diploma



13%

High school graduate



34%

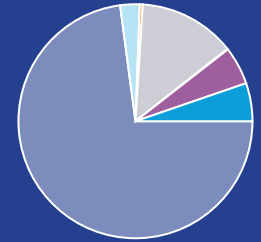
Some college



48%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



1,804

Total businesses



24,582

Total employees

Employment



81%

White collar



10%

Blue collar



9%

Services

7.0%

Unemployment rate

Annual household spending



\$2,975

Apparel & services



\$248

Computers & hardware



\$5,334

Eating out



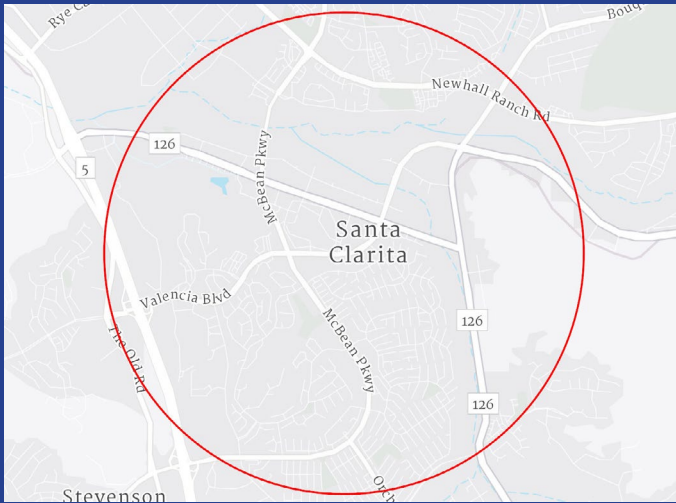
\$7,432

Groceries



\$8,104

Health care



Population Trends & Key Indicators

23929 Valencia Blvd, Valencia, California, 91355 | 1.5 mile radius

26,907	10,696	2.50	40.5	\$107,695	\$642,871	159	90	62
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



\$16,235

Avg spent on mortgage & basics



25.0%

Percent of income for mortgage

Population by generation



5.0%

Greatest gen: born 1945/earlier



22.4%

Baby boomer: born 1946 to 1964



22.0%

Generation x: born 1965 to 1980



25.0%

Millennial: born 1981 to 1998



20.6%

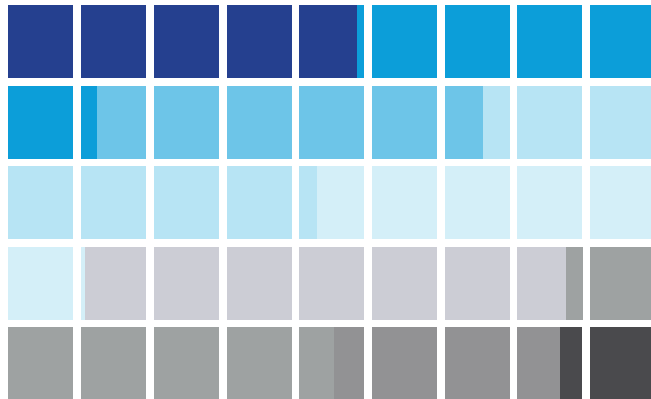
Generation z: born 1999 to 2016



5.1%

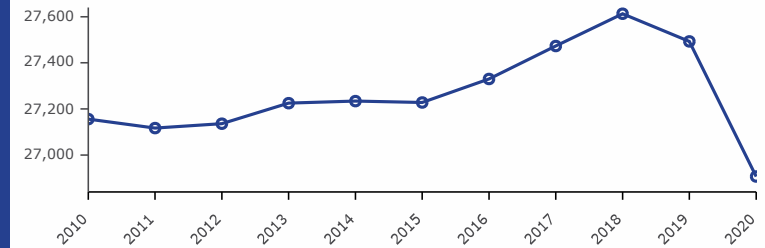
Alpha: born 2017 to present

Population by age

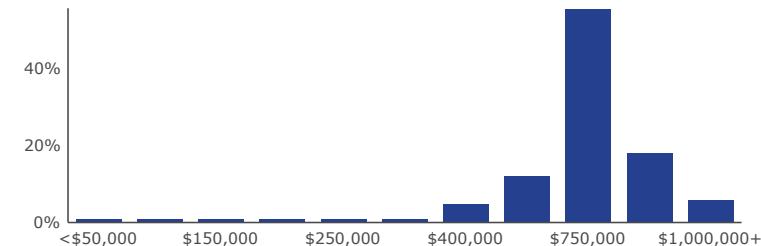


Age 0-9 (%)	(11%)	Age 10-19 (%)	(12%)	Age 20-29 (%)	(12%)
Age 30-39 (%)	(15%)	Age 40-49 (%)	(13%)	Age 50-59 (%)	(15%)
Age 60-69 (%)	(13%)	Age 70-79 (%)	(7%)	Age 80+ (%)	(3%)

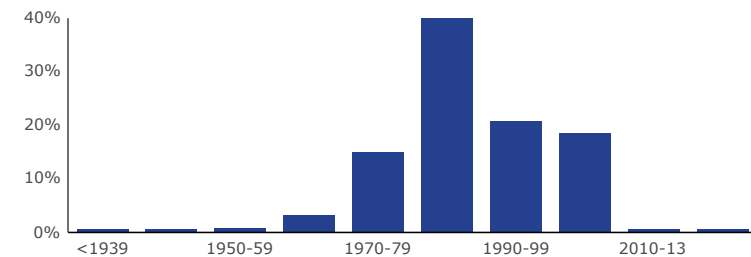
Historical trends: population



Home value



Housing: year built



U.S. Census Bureau, Esri forecasts for 2021 and 2026, Esri Vintage 2021 Time Series



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