

Bank of America Tower

23929 Valencia Blvd., Valencia, CA 91355

For Lease | Premier Office Space In Valencia



Contact info:

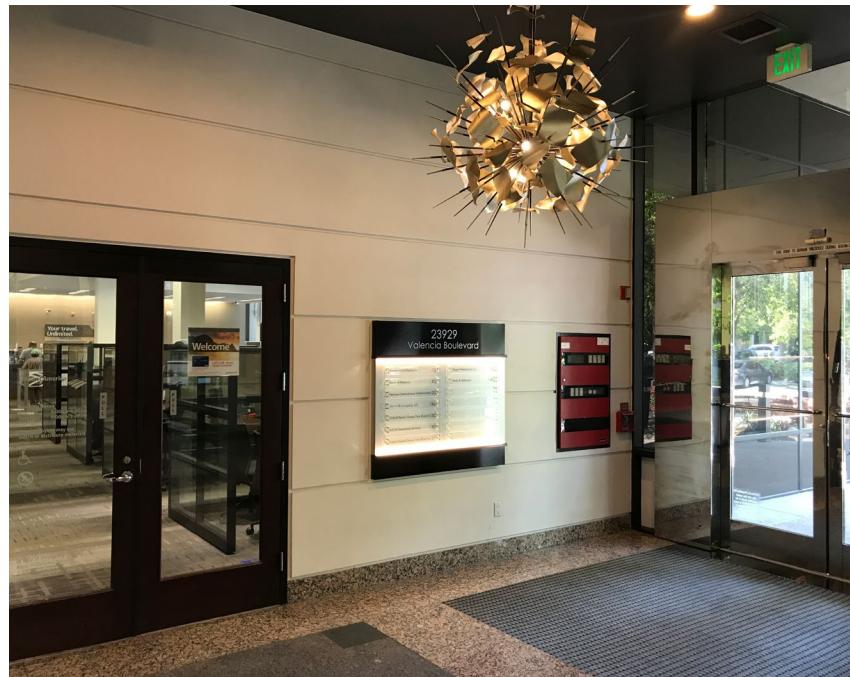
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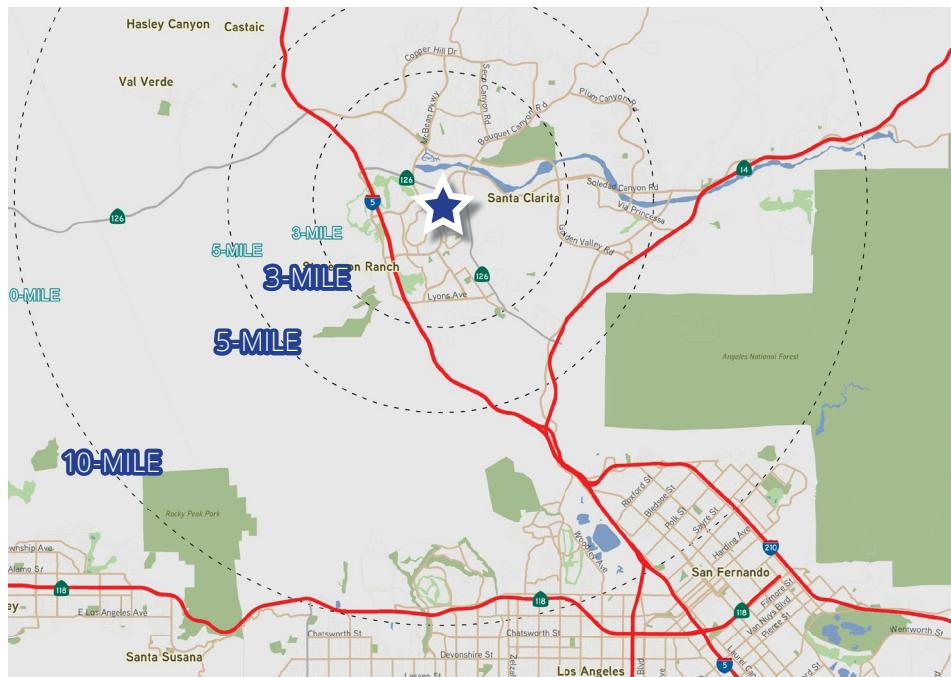
About

- 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)



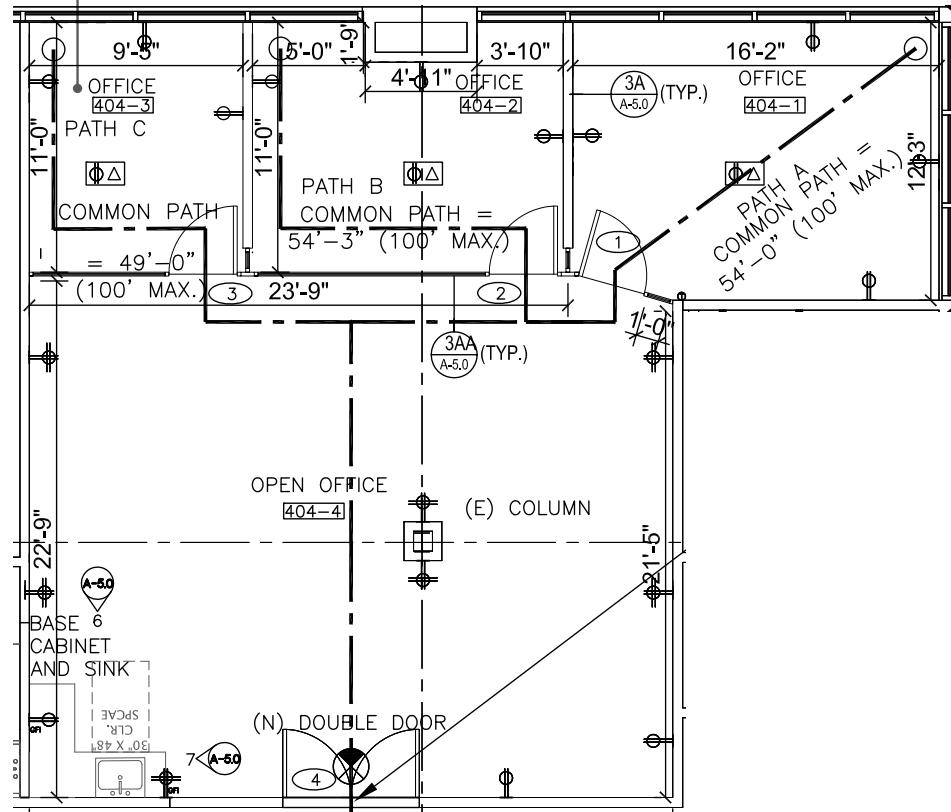
Availability

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

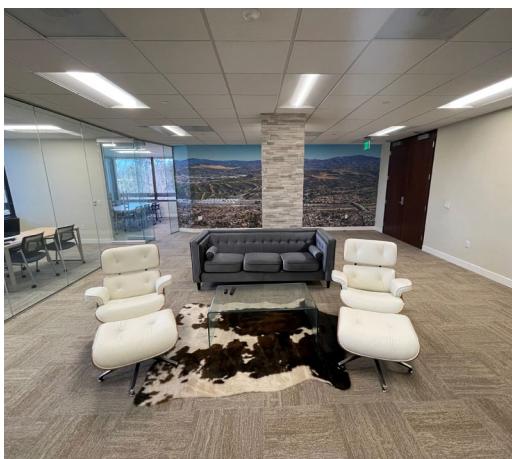


Floor Plan

Suite 404 - 1,378 RSF



Suite 404





Crossroads Shopping Center

Valencia Country Club

Hyatt Hotel

City Hall

Westfield Town Center Mall

Bank of America Tower

Courthouse

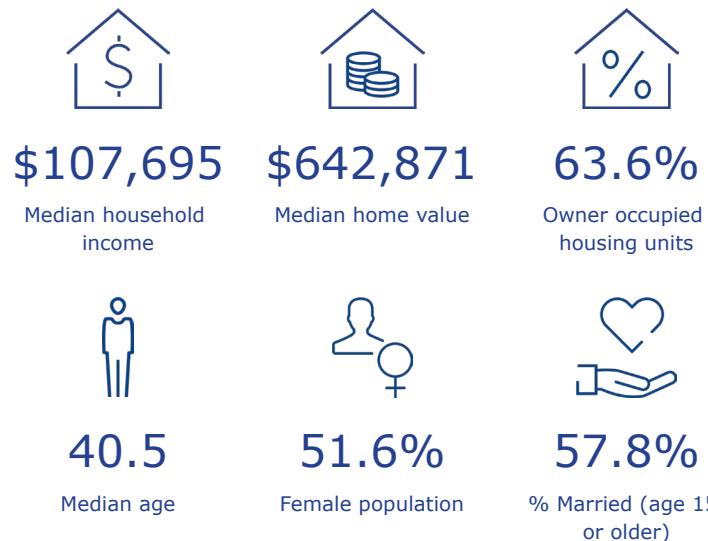
Valencia Blvd

Market Overview

23929 Valencia Blvd, Valencia, California, 91355

1.5 mile radius

Household & population characteristics



Households & population



Education



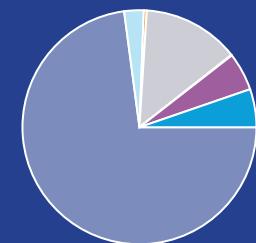
Annual lifestyle spending



Annual household spending



Race



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

Business

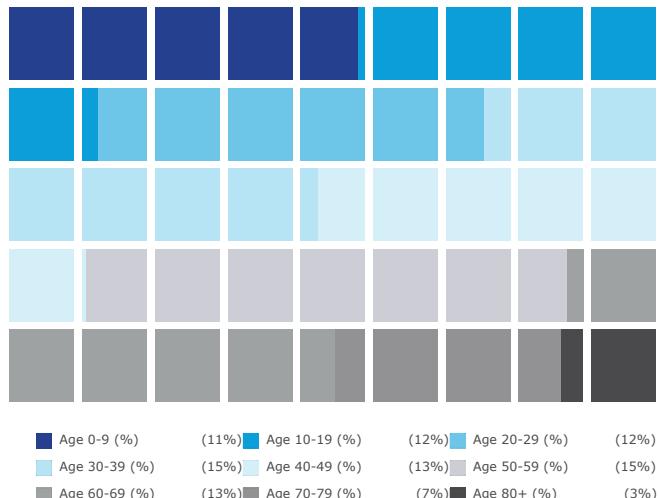


Employment





Population by age



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

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



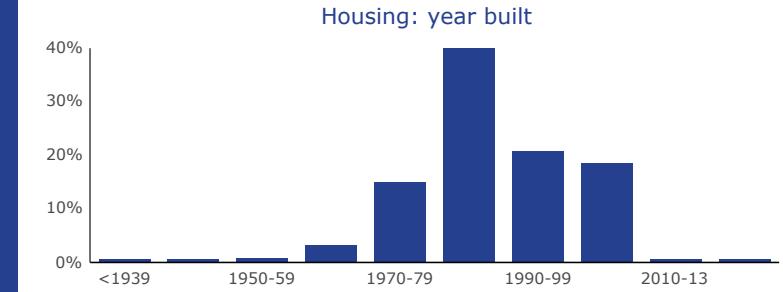
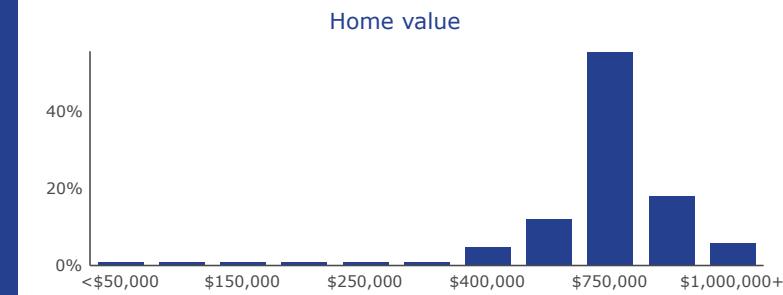
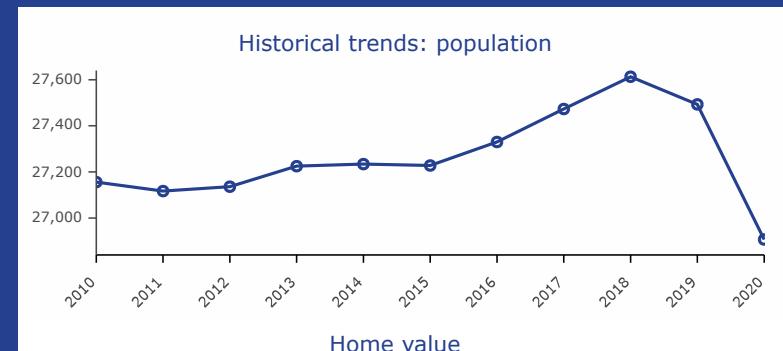
20.6%

Generation z:
born 1999 to 2016



5.1%

Alpha: born
2017 to present





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