

VALENCIA INDUSTRIAL CENTER



OFFERING MEMORANDUM

HIGH-IMAGE FREE-STANDING INDUSTRIAL BUILDING FOR SALE

28258 Avenue Stanford, Valencia, CA 91355

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

OFFERED EXCLUSIVELY BY:

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SECTION 1

INVESTMENT OVERVIEW



THE OFFERING

 **NEGOTIABLE**
SALES PRICE

Property Highlights

- Owner/User Opportunity
- Excellent Location in the Valencia Industrial Center
- Freeway Frontage
- Large, secured yard with roof.
- Two Units



Property Summary

Location	28258 Avenue Stanford, Valencia, CA 91355
Sq. Footage	24,164 SF
Unit A	14,403 SF
Unit B	9,761 SF - Available for Occupancy
Lot Size	1.16 AC
Property Type	Industrial / Warehouse
Zoning	SCBP
APN	2866-013-042

Property Details

Clear Height	17' Minimum
GL Loading Door	4
Power	1,200a 240/480v 3p 4w
Fenced Yard	Yes
HVAC (Unit A)	Fully Air Conditioned
Parking	44 Spaces
Construction	Concrete Tilt-up Construction
Year Built	1984

TENANT INFORMATION — UNIT A

Diversified Fall Protection — Fall Protection Partnership for Life

THE #1 LEADER IN OSHA AND ANSI-COMPLIANT FALL PROTECTION SOLUTIONS

With decades of earned experience & a nationwide network of fall protection experts, we're committed to ensuring workers make it home at the end of each day. Diversified Fall Protection holds itself accountable for your safety and success, and is proud to drive the industry forward. As your fall protection partner, we will ensure compliance with all OSHA regulations, will assume liability for your fall protection systems, and will protect your business from penalties, accidents, and injuries.



Option

Lease through December 2026 - One (1) 5 Year Option - Exercised*

**Details available upon request.*

AVAILABLE FOR OCCUPANCY - UNIT B

Owner/User Opportunity

9,761 SF

±1,000 SF Office (Most Can Be Removed)

2 Restrooms

Fully Air Conditioned



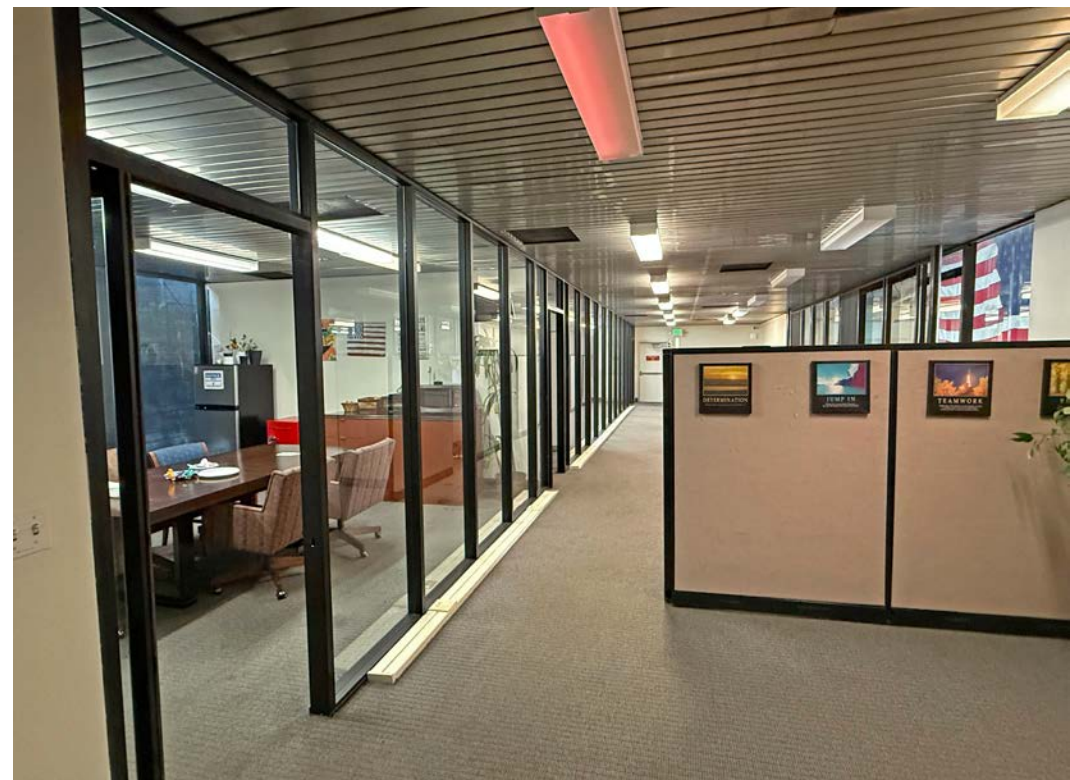
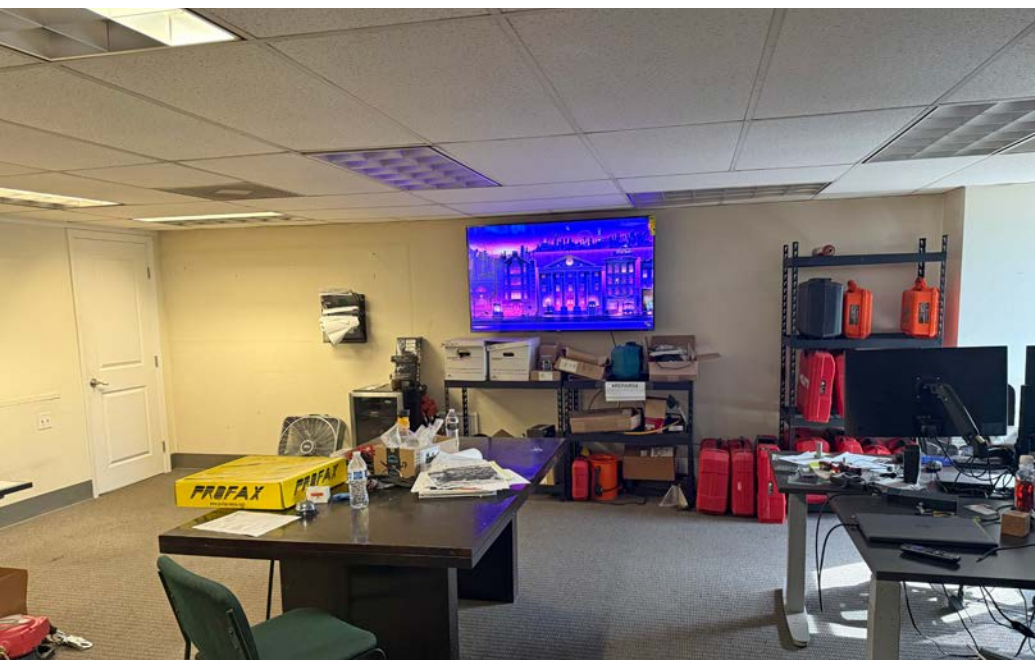


PROPERTY PHOTOS



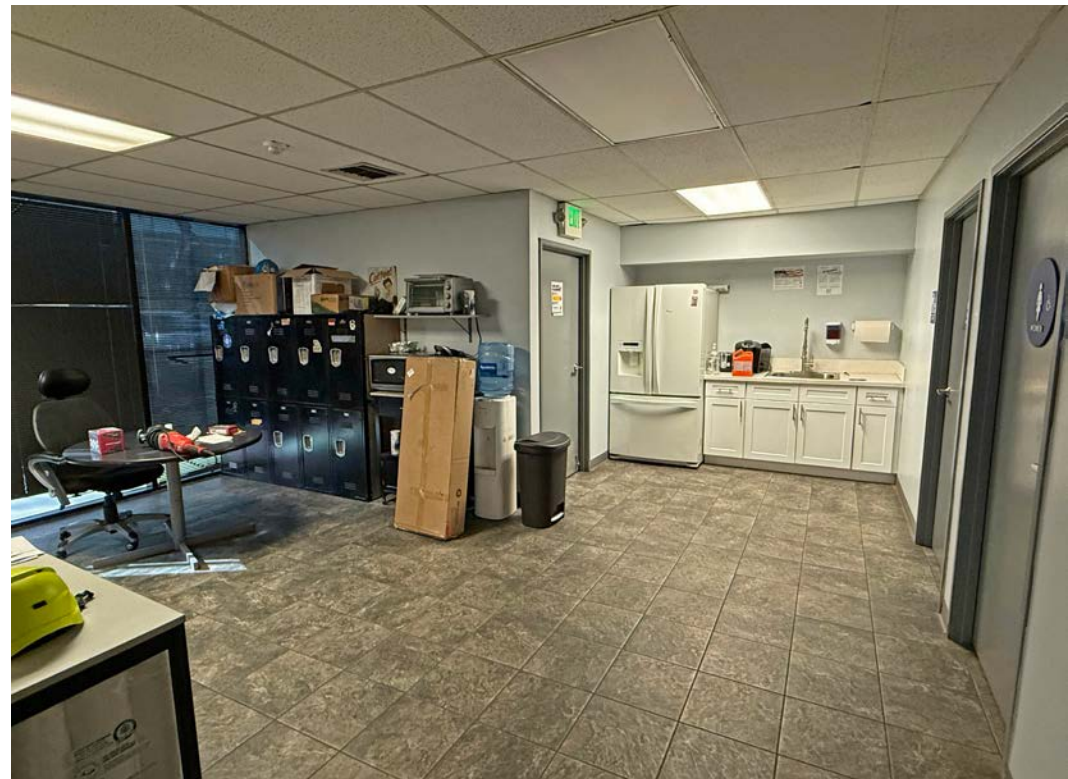
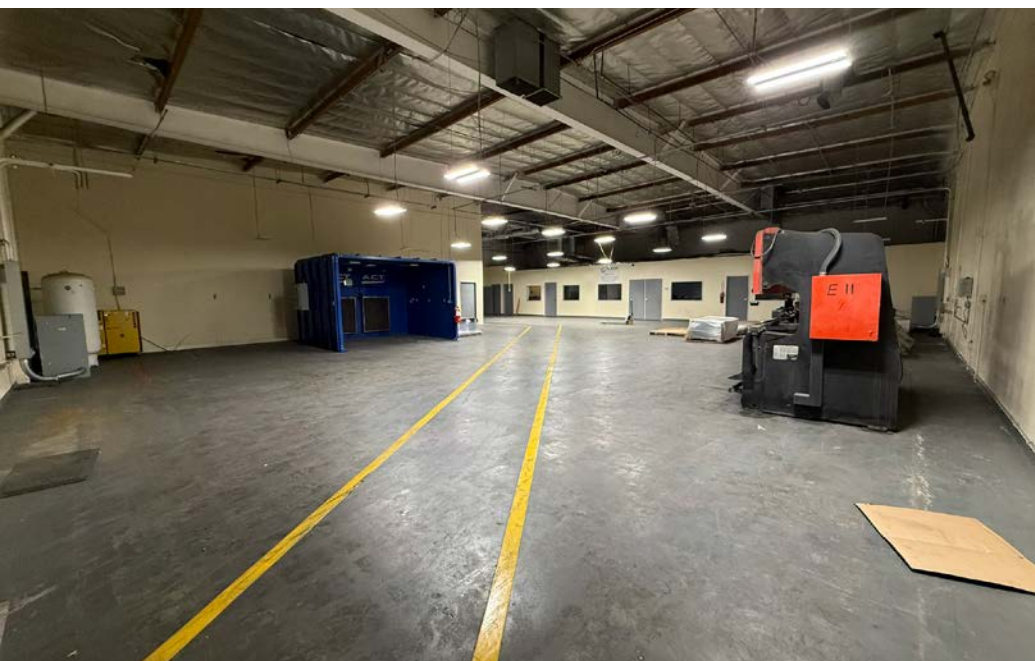


PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS



SECTION 2

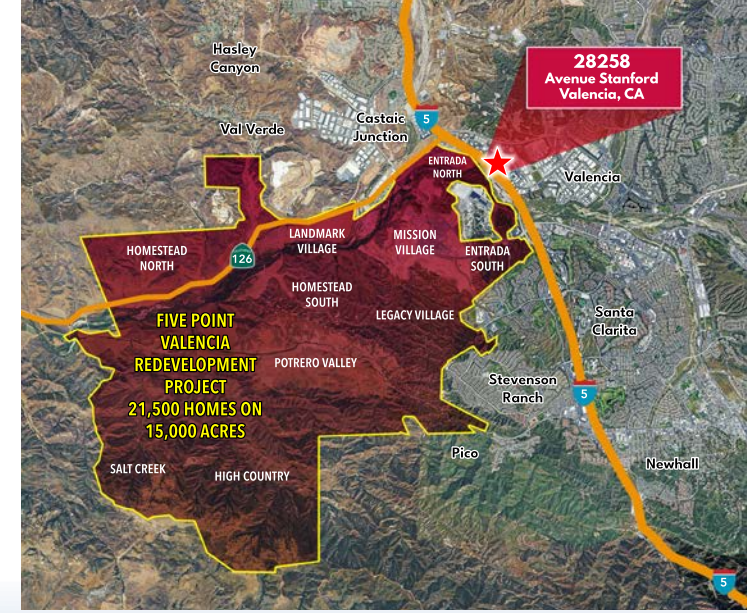
LOCATION OVERVIEW



LOCATION OVERVIEW

Situated within the Santa Clarita Valley just north of the San Fernando Valley and framed by the foothills of the Santa Susana Mountains, Valencia—known for its master-planned communities—offers much including an educated local workforce. With freeway access via the I-5 and SR-126, plus strong residential appeal, Valencia continues to attract families and professionals seeking both connectivity and an outdoor lifestyle.

Valencia presents a compelling investment opportunity due to its strategic location within northern Los Angeles County, offering direct access to major freeways that connect the Santa Clarita Valley with the rest of Southern California. The area blends economic stability with consistent population growth, generating strong demand for residential and commercial real estate. Valencia attracts investors seeking long-term value. Its proximity to regional employment hubs, combined with ongoing infrastructure investment and abundant recreational amenities, positions Valencia as a market well suited for sustained regional long-term stability and growth.



VALENCIA, CA
KNOWN FOR ITS EXTENSIVE
PASEOS & GREENBELT TRAILS



AMENITIES MAP

**Five Point Valencia
Redevelopment
Project**
21,500 Homes on
15,000 Acres

5

126

5

**28258
Avenue Stanford
Valencia, CA**



**Westfield Valencia
Town Center**

Valencia

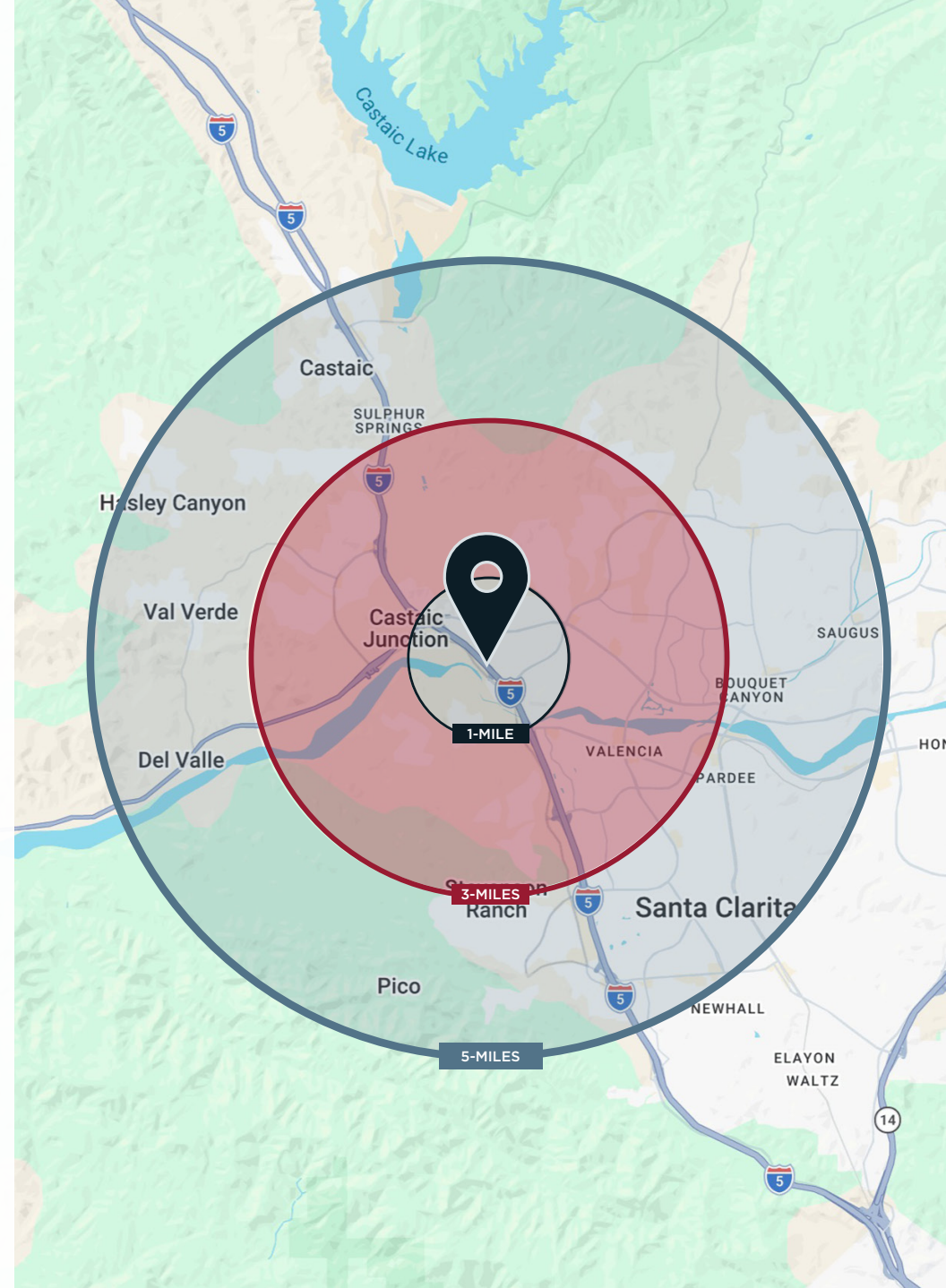
DEMOGRAPHICS

28258 AVENUE STANFORD | VALENCIA, CA 91355

 POPULATION	1-MILE	3-MILES	5-MILES
2025 Population	1,031	54,286	150,950
% Female	41.2%	50.7%	51.5%
% Male	52.3%	54.1%	51.2%
2030 Population	1,139	53,424	145,446

 HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2025 Total Households	429	17,663	50,679
2025 Median Housing Value	\$306,772	\$147,718	\$142,435
2030 Total Households	490	17,861	49,986

 HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2025 Average HH Income	\$231,386	\$189,501	\$177,197
2025 Per Capita Income	\$96,276	\$61,685	\$59,586
2030 Average HH Income	\$308,492	\$148,367	\$142,925



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