



## \$100k TI Allowance or Other Leasing Incentives Available!

Subject to Terms Acceptable to Landlord - Call Broker for Details



Excellent Freestanding Building with Efficient Design  
Substantial Power & Functional Loading  
Centrally Located Near Amenities, I-5 & Highway 126  
Institutionally Owned and Managed by Rexford Industrial  
Bonus Loading Deck (Not Included in SF)

**66,130 SF AVAILABLE FOR LEASE**

24935 Avenue Kearny | Valencia, CA 91355

**Extensive Renovations Underway - Full Exterior and Interior Remodel!**



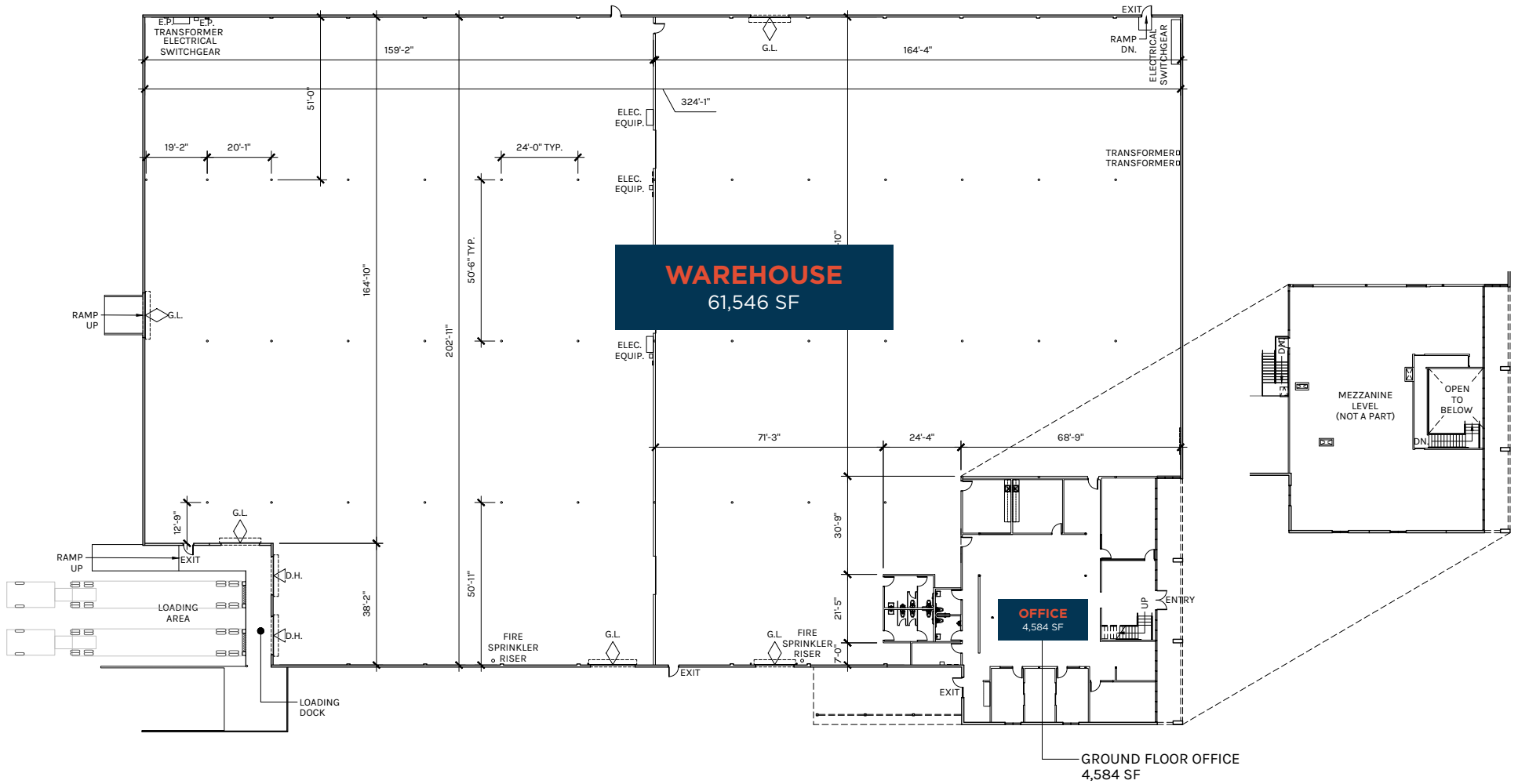
## PROPERTY HIGHLIGHTS

- 66,130 SF Available
- 4,584 SF Office Space
- \$1.20/SF/Month NNN Lease Rate
- \$0.26/SF/Month NNN Expenses
- 21' Minimum Clear Height
- 2 Dock High Doors
- 5 Ground Level Loading Doors
- 87 Parking Spaces
- 1,200 Amps, 277/480 Volt Power
- K-25 ESFR Sprinklers
- 6/1/2026 Estimated Possession Date

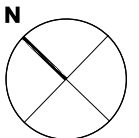
# Exterior Photos

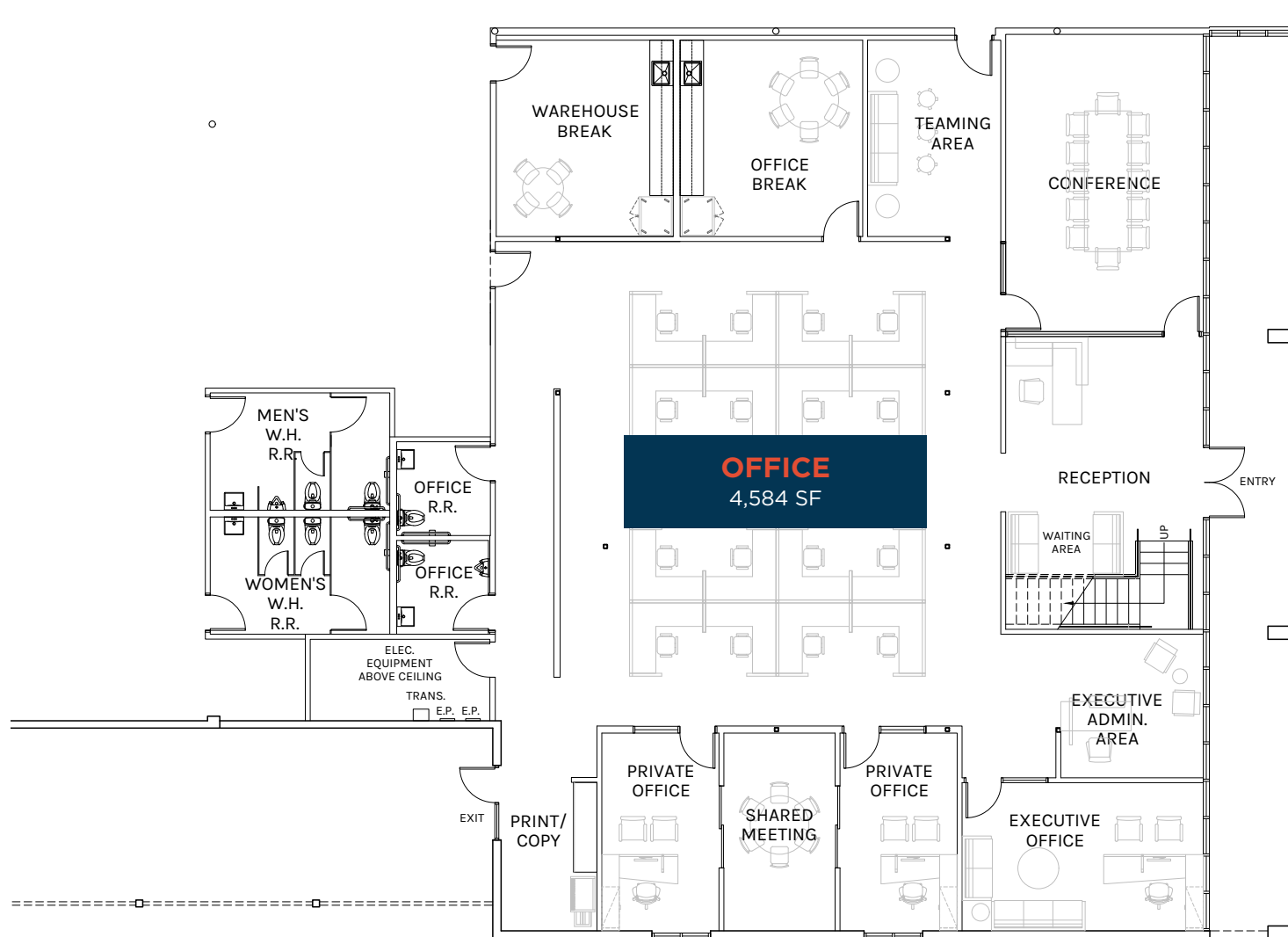
24935 AVENUE KEARNY



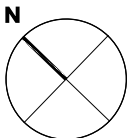


PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A SALE OR LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.





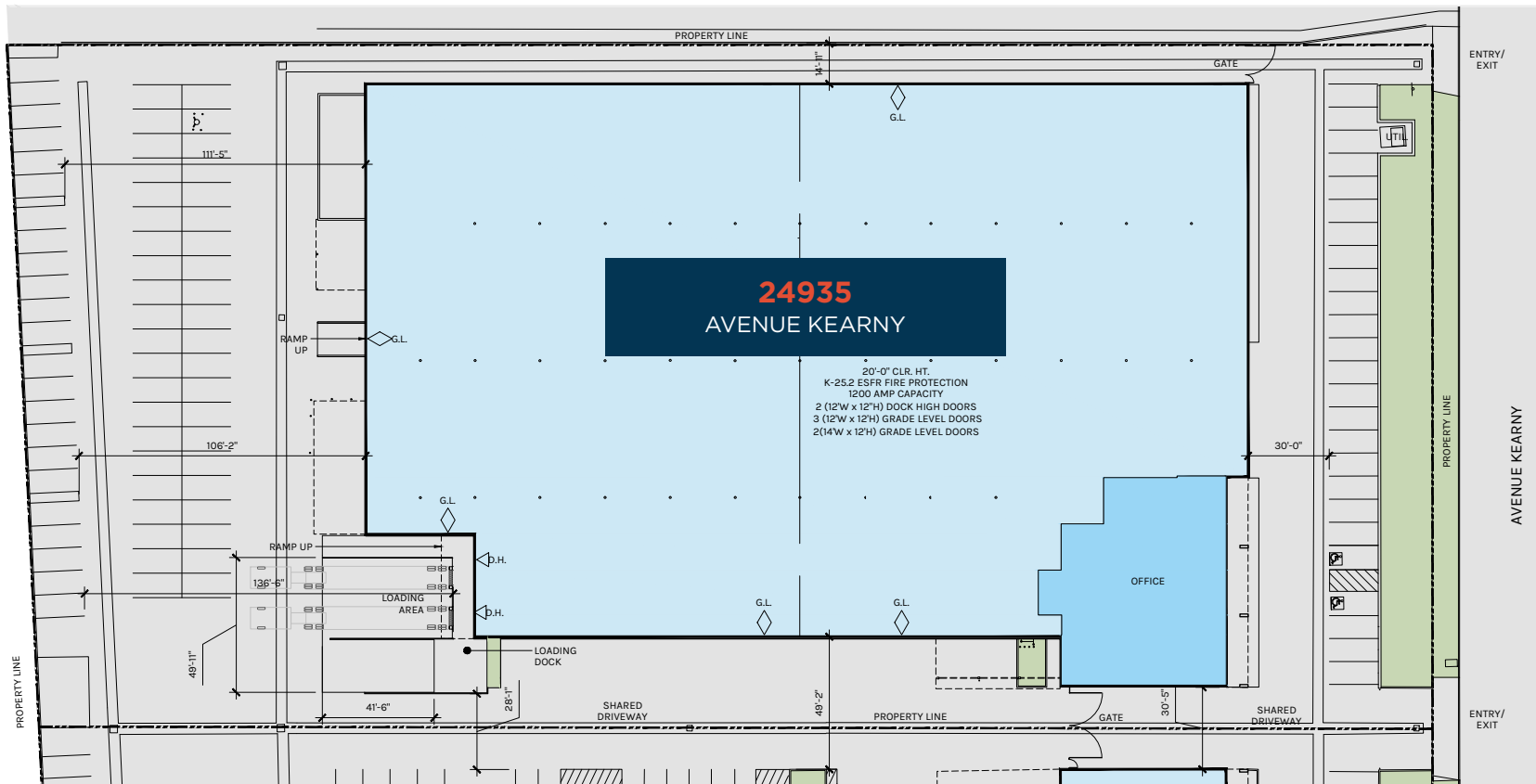
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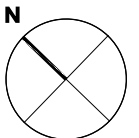


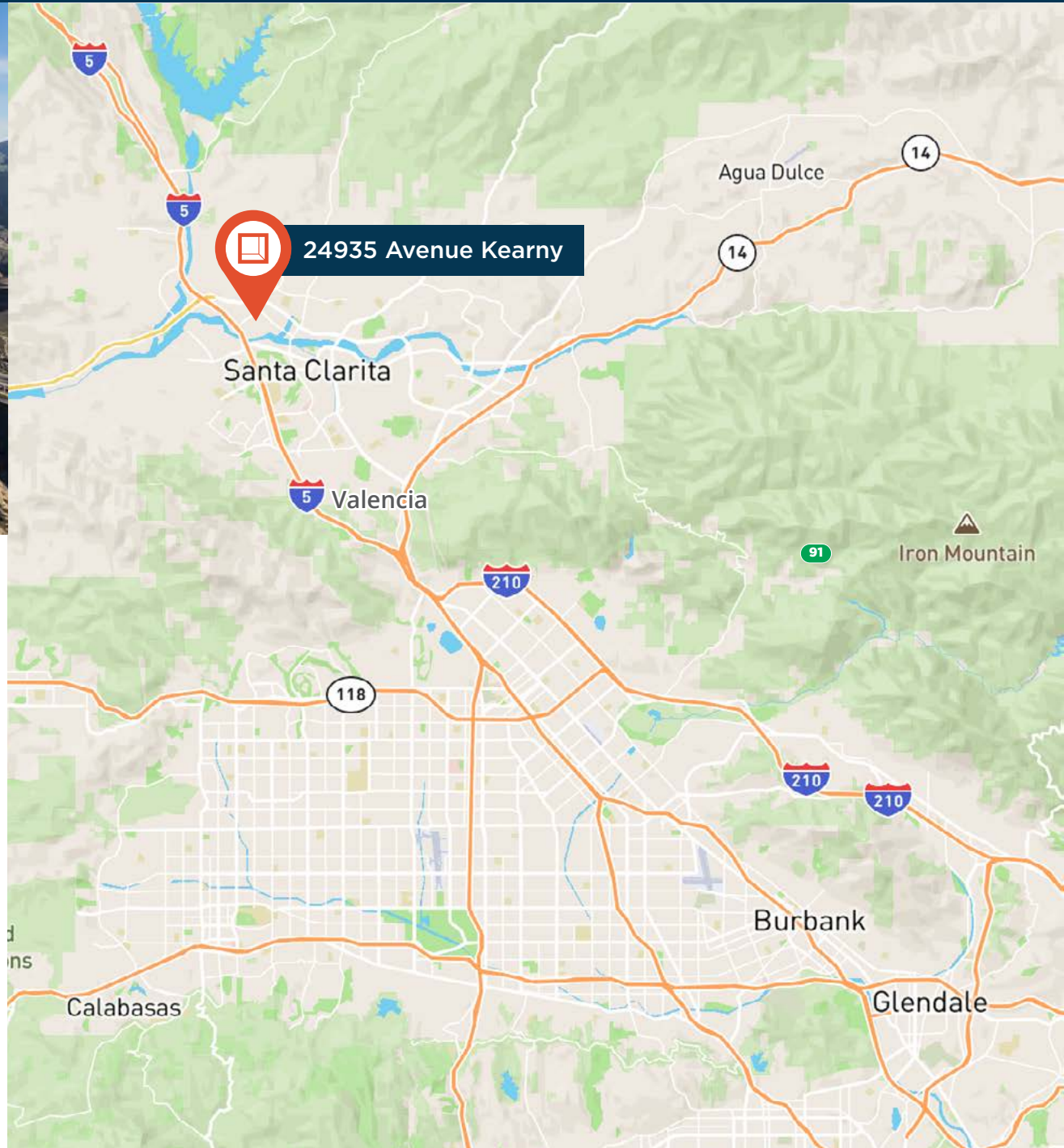
PLAN LEGEND	
	GRADE LEVEL DOOR SYMBOL
	DOCK HIGH DOOR SYMBOL

AUTO PARKING: 87 STALLS



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## THE CITY OF SANTA CLARITA

### A SEAMLESS BLEND OF BIG CITY SOPHISTICATION AND SMALL TOWN CHARM

24935 Avenue Kearny, in Santa Clarita, California represents a rare opportunity to expand your business in one of the most desirable submarkets in California. Thriving, energetic and densely amenitized, this award-winning area seamlessly blends big city sophistication and small town charm. It is no wonder why so many are flocking here to experience its beauty and business incentives.



## EATERIES

- |                           |                                |
|---------------------------|--------------------------------|
| 1 Jack In the Box         | 32 Chick-fil-A                 |
| 2 Original Tommy's        | 33 Chipotle                    |
| 3 Del Taco                | 34 Crab N' Spice               |
| 4 Jimmy Deans             | 35 Salt Creek Grille           |
| 5 McDonald's              | 36 BJ's Restaurant             |
| 6 Teen Titans Tower Pizza | 37 Creater Pacific             |
| 7 Wendy's                 | 38 The Cheesecake Factory      |
| 8 Red Lobster             | 39 Black 'N Blue               |
| 9 In-N-Out Burger         | 40 Buca di Beppo               |
| 10 Denny's                | 41 California Pizza Kitchen    |
| 11 Sam's Flaming Grill    | 42 Marston's Restaurant        |
| 12 Crazy Otto's Diner     | 43 Sabor Cocina Mexicana       |
| 13 Azul Tequila           | 44 Eggs n' Things              |
| 14 Tokyo Sushi            | 45 Q&Q Hawaiian bbq            |
| 15 Crumbl Cookies         | 46 Italia                      |
| 16 Chop Stop              | 47 Pizza Di Marco              |
| 17 Masa Ramen             | 48 Maria's Italian Deli        |
| 18 Red Robin              | 49 Leo's Grill                 |
| 19 Jamba                  | 50 The Habit Burger Grill      |
| 20 Rubio's                | 51 Olive Terrace Bar & Grill   |
| 21 Olive Garden           | 52 Teriyaki Madness            |
| 22 Madre Restaurant       | 53 Chronic Tacos               |
| 23 Ooh La La Panini       | 54 Paik's Noodle               |
| 24 Cold Stone Creamery    | 55 Panda Express               |
| 25 Zankou Chicken         | 56 Taco Bell                   |
| 26 85C Bakery Café        | 57 Popeyes                     |
| 27 Jersey Mike's          | 58 Las Delicias Sport Taqueria |
| 28 Presto Pasta           | 59 Ameci Pizza & Pasta         |
| 29 Hook Burger            | 60 Wingstop                    |
| 30 See's Candies          | 61 Pizza Hut                   |
| 31 Mimi's Cafe            | 62 Fatburger                   |

## SHOPPING

- |                           |                         |
|---------------------------|-------------------------|
| 1 Whole Foods Market      | 21 HomeGoods            |
| 2 Gap                     | 22 Nordstrom Rack       |
| 3 Claire's                | 23 Tillys               |
| 4 Finish Line             | 24 T-Mobile             |
| 5 Forever 21              | 25 Target               |
| 6 Express                 | 26 Apple                |
| 7 Bath & Body Works       | 27 Chase Bank           |
| 8 Lululemon               | 28 The Home Depot       |
| 9 Sephora                 | 29 Valley Produce       |
| 10 Lovesac                | 30 Smart & Final Extra! |
| 11 Vans                   | 31 Walmart              |
| 12 Zumiez                 | 32 Office Depot         |
| 13 Pottery Barn           | 33 BevMo!               |
| 14 Color Me Mine          | 34 Subaru Dealership    |
| 15 Men's Wearhouse        | 35 Lexus                |
| 16 Sprouts Farmers Market | 36 Infiniti             |
| 17 Ralphs                 | 37 Macy's               |
| 18 The UPS Store          | 38 JCPenney             |
| 19 Five Below             | 39 H&M                  |
| 20 Big 5 Sporting Goods   | 40 Carter's             |

## FITNESS

- |                               |                                |
|-------------------------------|--------------------------------|
| 1 Afterburn Fitness           | 8 My Gym                       |
| 2 CrossFit Rye Canyon         | 9 Gold's Gym                   |
| 3 Santa Clarita Sports Center | 10 Henry Mayo Fitness & Health |
| 4 LA Fitness                  | 11 Flex 'N Burn                |
| 5 9Round                      | 12 Get Sweat Studio            |
| 6 Ekata Training Center       | 13 True Barre                  |
| 7 The Paseo Club              | 14 Mind Body & Soul            |

## LODGING

- |                         |                                |
|-------------------------|--------------------------------|
| 1 Courtyard by Marriott | 6 SpringHill Suites            |
| 2 Embassy Suites        | 7 Residence Inn                |
| 3 Homewood Suites       | 8 Holiday Inn Express & Suites |
| 4 Hilton Garden Inn     | 9 Hyatt Regency                |
| 5 Best Western          | 10 Valencia Travel Village     |

## ENTERTAINMENT

- |                            |  |
|----------------------------|--|
| 1 Magic Moments Theater    | 5 Scooter's Jungle of Valencia         |
| 2 Six Flags Magic Mountain | 6 Santa Clarita Performing Arts Center |
| 3 Hurricane Harbor         | 7 Valencia Country Club                |
| 4 Lucky Luke Brewing       | 8 Woodland Tennis Courts               |





## THE BENEFITS OF DOING BUSINESS IN THE CITY OF SANTA CLARITA

### YOUR NEXT SMART BUSINESS MOVE

The City of Santa Clarita is the premier location for business, as evidenced by the major employers attracted to the area. There are so many advantages to doing business here. A few of the attributes that make the City of Santa Clarita the preferred destination for business development in Southern California include:

- Pro Business Environment
- Tax Incentive Credit Program
- Industry Cluster Attraction Incentive
- Film and Television Production Credit
- Not Subject to ULA Transfer Tax

Relocating your business to the City of Santa Clarita means a lower cost of doing business as compared to surrounding areas

	OUR TAXES / FEES		THEIR TAXES / FEES				
	TAXES & FEES	THE CITY OF SANTA CLARITA	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK	
ANALYSIS OF POTENTIAL COST SAVINGS	Business Taxes	0	\$1.01/\$1,000 in gross receipts	\$388.95 + \$194.47 /professional employee + \$29.17 /other employee	\$0	\$71.75+ \$6.75/employee	
	<b>UTILITY USER TAX RATES</b>						
	Electric	0	12.50%	15.1%	7.00%	7.00%	
	Gas	0	10.00%	7.90%	7.00%	7.00%	
	Water	0	0	7.67%	7.00%	0	
	Telephone	0	9.00%	8.28%	7.00%	7.00%	
	Cellular	0	9.00%	8.28%	0	7.00%	
	Parking Tax	0	10.00%	0	0	12.00%	



**Rexford  
Industrial**

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