

For Lease

CBRE

Valencia Autoplex

±4,412 SF Automotive Service Center

23500 – 23520 Valencia Blvd. | Santa Clarita, CA

CONTACTS

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Drive Your Business *Forward*:

Excellent Location in Valencia Auto Mall

Property Highlights

Availability

Unit	Size	Rate	Availability
23510 Valencia Blvd. (Unit A)	4,412 SF	\$2.50/SF NNN	Immediately



Dedicated showroom space with 5 auto bays equipped for repairs, maintenance and detailing



Heavily trafficked center located in the heart of Valencia Auto Mall



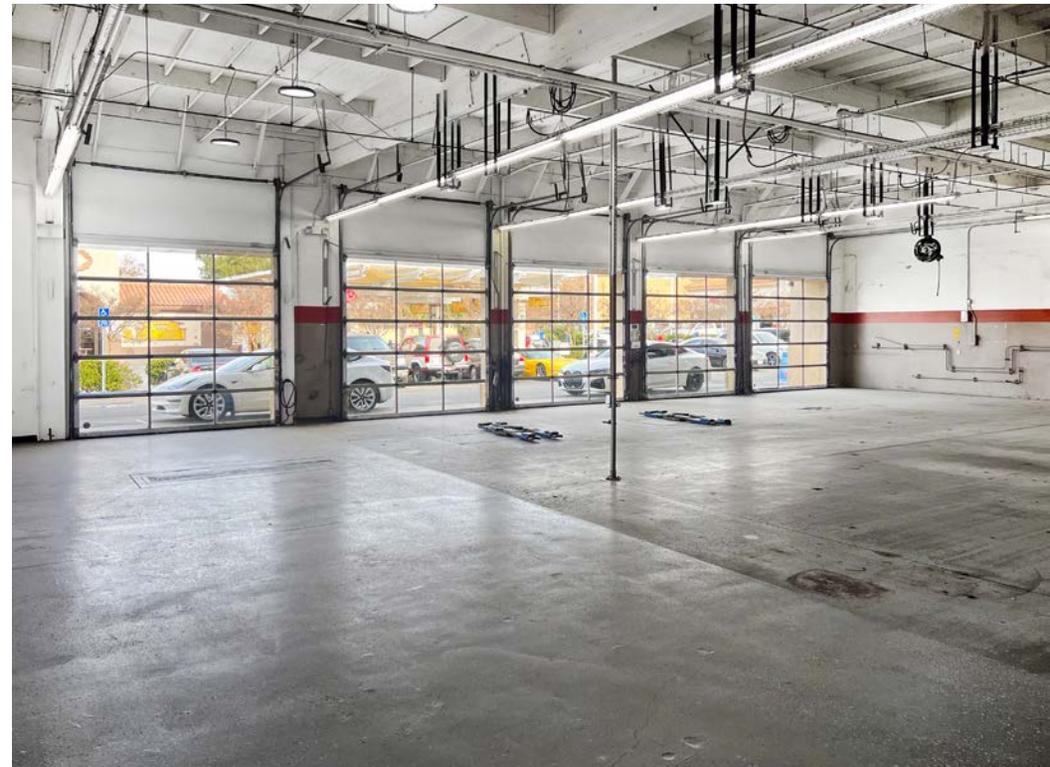
Exceptionally strong demographics



Immediate proximity to 5 & 14 Freeways enhancing visibility for businesses



Parking is available on first come, first serve basis



The Location

23500 – 23520 Valencia Blvd. is strategically situated in Valencia Auto Center, one of Southern California’s largest automotive hubs.

Nestled in the heart of Santa Clarita Valley, this area boasts a vibrant atmosphere with a variety of eateries, shopping options and outdoor spaces.



1 Mile Radius	Businesses	Employees	Sales
Automotive Repair & Maintenance	3.6% (39)	1.3% (176)	0.7% (\$19.8B)

Traffic Counts	Avg Daily Volume
Valencia @ Magic Mtn Pkwy ('12)	20,680*
Valencia @ Soledad Cyn Rd ('12)	46,670*

*Last measured in 2022



Aerial View



23510
Valencia Blvd

Trident Smog



Available

Nearby Tenants Include:

Oil Stop, Trident Smog, 360 Auto Clinic, German Hi Tech, PACC Auto and others in the premier auto related retail/service facility.

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