

26081 Avenue Hall



FOR SALE OR LEASE

68,945 SF HIGHLY
IMPROVED FLEX SPACE

UP TO ±190 CAR PARKING SPACES
AVAILABLE

LOCATED WITHIN THE MASTER
PLANNED VALENCIA INDUSTRIAL
CENTER

DIVISIBLE TO ±45,000 SF
WITH MULTIPLE ALTERNATIVE
CONFIGURATIONS

CBRE

PRIME LOCATION. PRIME TIME.

Surrounded by rolling hills and premium amenities, the highly improved flex office/industrial space at 26081 Avenue Hall offers an unparalleled workplace experience close to where you live and play. This striking facility boasts an enviable address within the Valencia Industrial Center in the highly amenitized and business friendly City of Santa Clarita. The property provides up to 68K SF of limitless potential driven by state-of-the-art features. Features include:

- 100% HVAC, Substantial Tonnage
- Ability to Remove Portion of Second Floor Office Area and Increase Warehouse Space
- Immediate Access to Highway 126 & Interstate 5
- Part of the Master Planned Valencia Industrial Center
- Elevator Served Second Floor



KEY FEATURES INCLUDE:

68,945 SF Available For Lease
Divisible to ±45,000 SF with Multiple
Alternative Configurations to Suit
Includes ±22,181 SF of Second Floor
Office Space

The second floor offices could be leased
separately or a portion of this area could be
removed to allow for more 24' minimum
clear warehouse/manufacturing area

Fully Sprinklered and 100% HVAC

24' Min Clear Height in High Bay Area

Up to 3 Grade Level Loading Doors

Up to 4,000 Amps of 277/480V Power

2,000 Amp Backup Generator
Elevator Served Second Floor

Up to 3.0/1,000 SF Parking Available

Building Top Signage

Asking Rate: \$1.45/SF/Month + NNN

Asking Sale Price: \$19,726,000

26081

Avenue

Hall



Visible Corner Location



Generous, recently renovated interior spaces



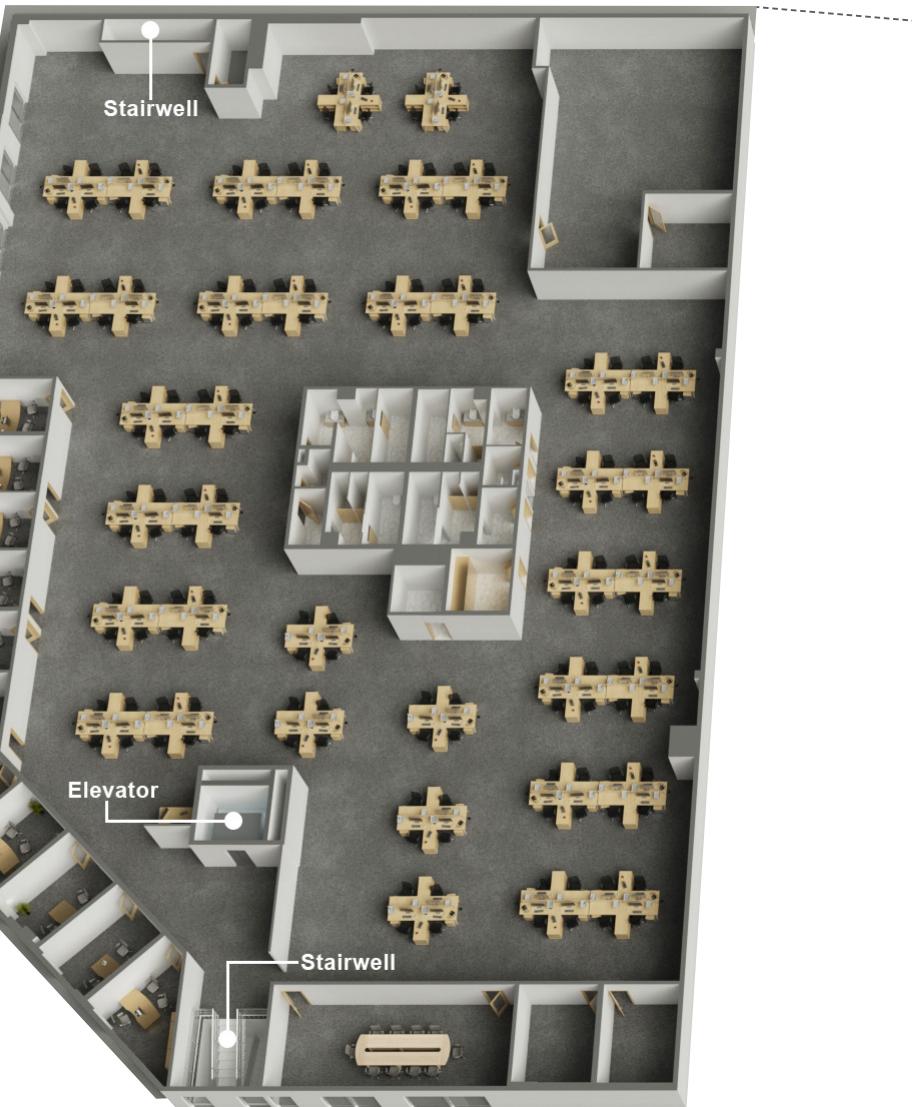
26081

Avenue Hall

OPTION 1:
ENTIRE BUILDING
TOTALING: 68,945 SF

EXISTING LAYOUT
SECOND FLOOR 22,181 SF

2ND FLOOR



OPTION 1: EXISTING LAYOUT

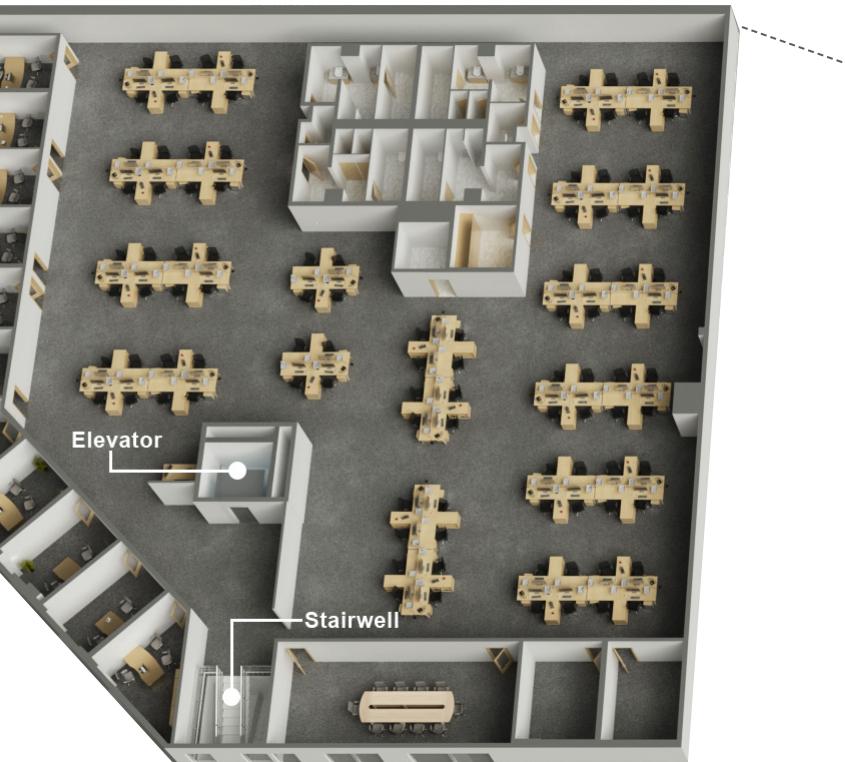
1ST FLOOR



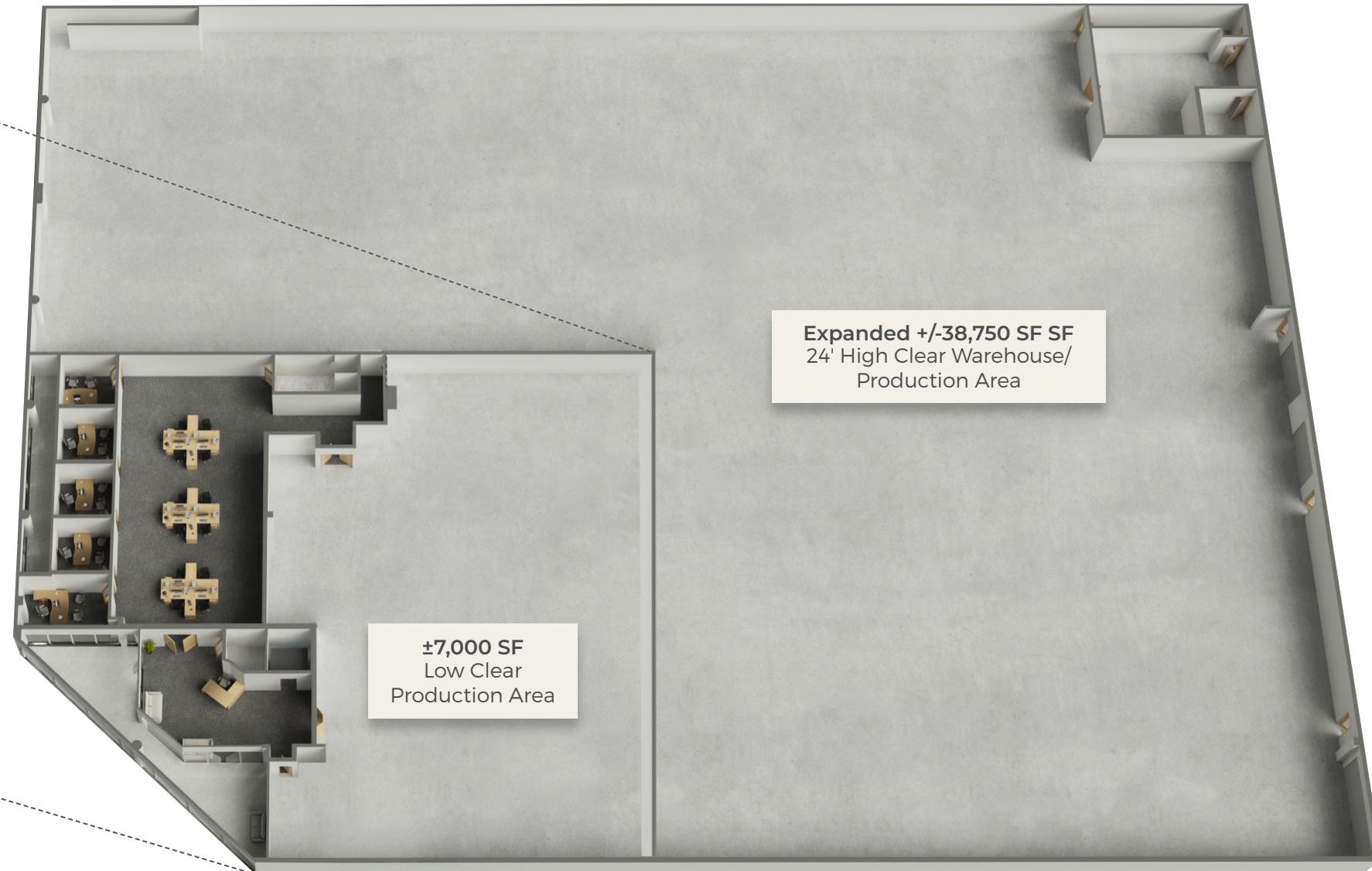
OPTION 2:
ENTIRE BUILDING
with Partial Mezzanine Removed
TOTALING: 56,066 SF

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2ND FLOOR
MEZZANINE REDUCED TO 9,302 SF



1ST FLOOR



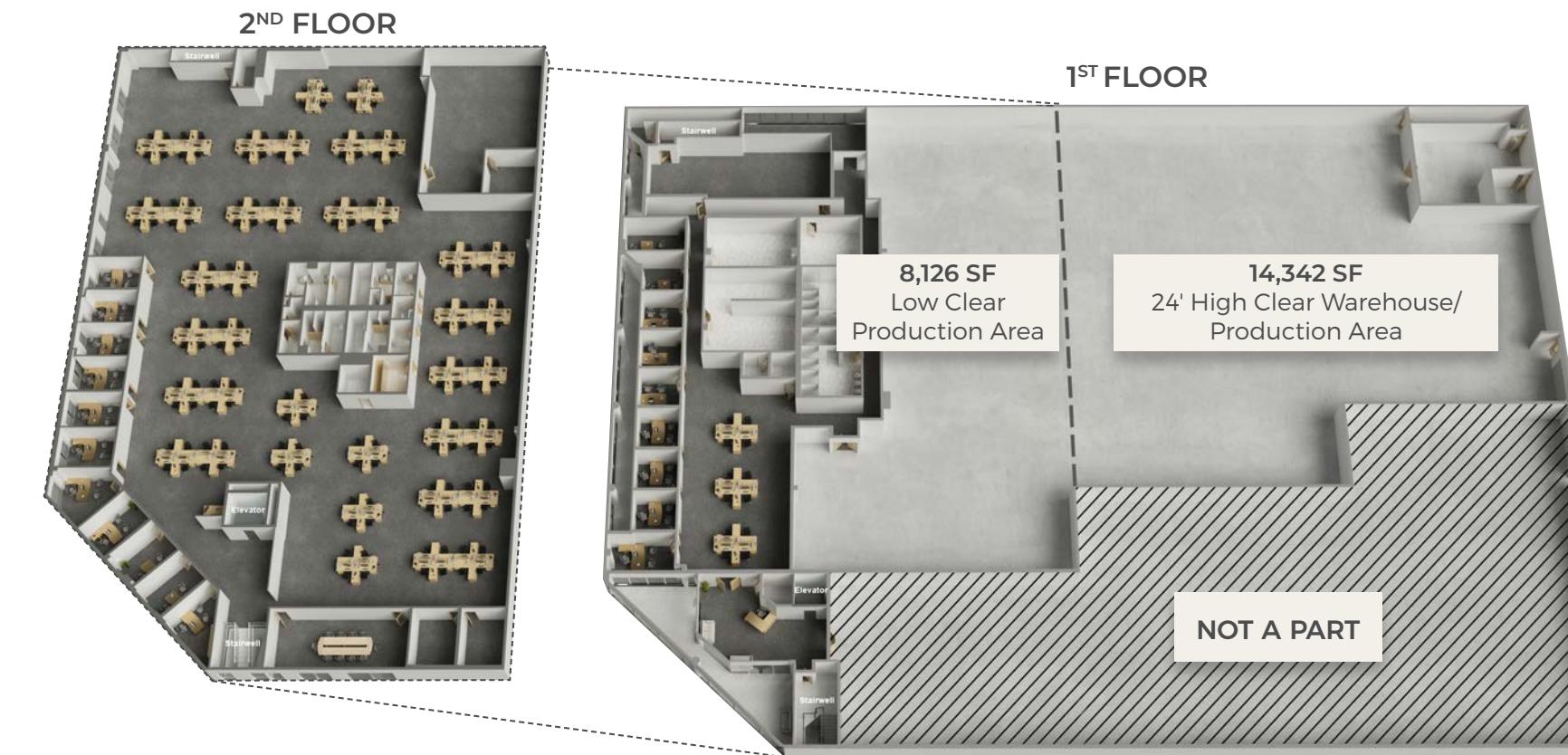
OPTION 3:
PARTIAL BUILDING
TOTALING: 54,634 SF



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OPTION 3:
PARTIAL BUILDING

TOTALING: 54,634 SF



FLEXIBLE LAYOUTS

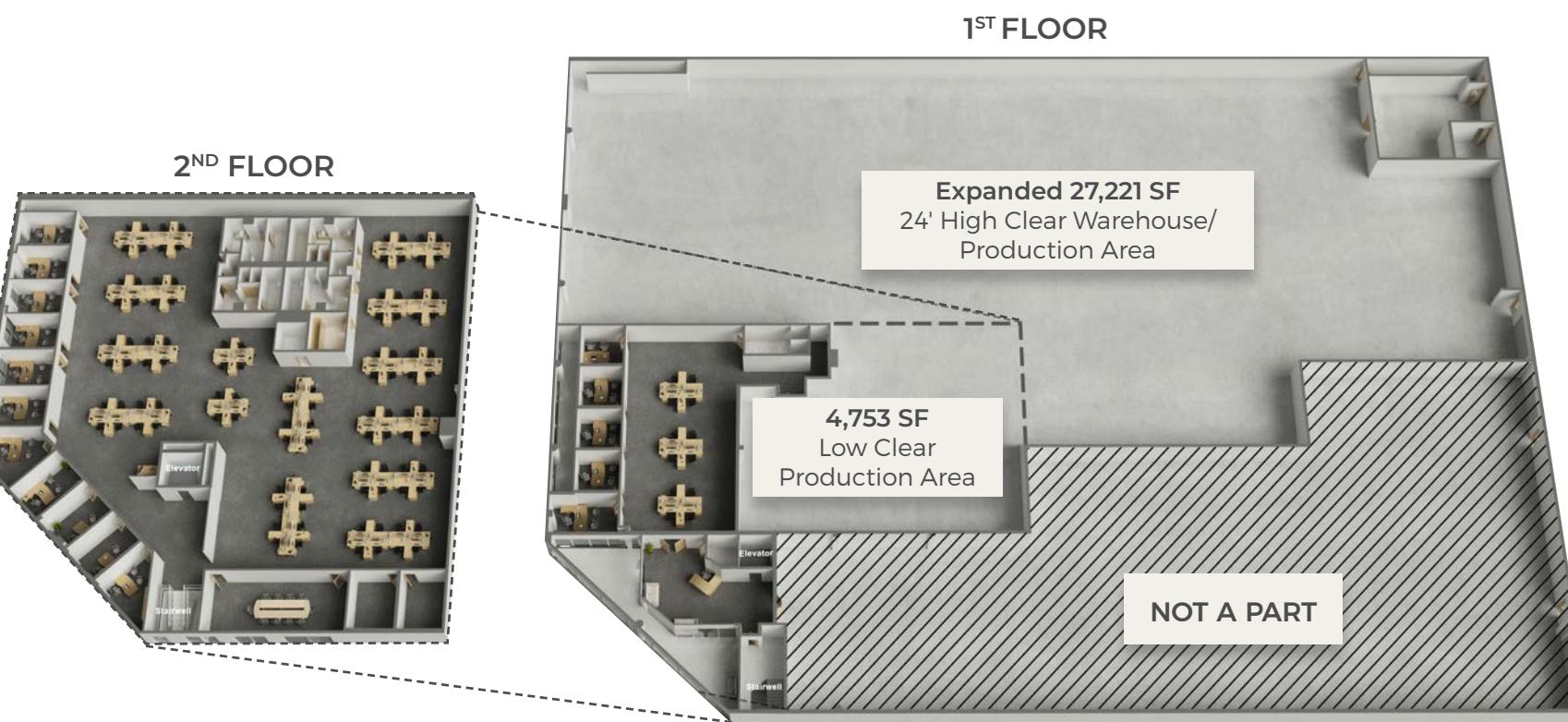
MEZZANINE OPTIONS

Customize your space to suit your business needs. The second floor offices could be leased separately or a portion of the second floor could be removed to allow for more warehouse/manufacturing area.



OPTION 4: PARTIAL BUILDING with Partial Mezzanine Removed

SECOND FLOOR REDUCED TO 9,02 SF



POTENTIAL LAYOUT

Total Rentable Area	4,276 SF
Second Floor	9,02 SF

This floor plan is an example of how the second floor could be removed. The ownership is open to removing more of the second floor or a different portion to fit a tenant's needs.

THE SANTA CLARITA VALLEY

AREA OVERVIEW

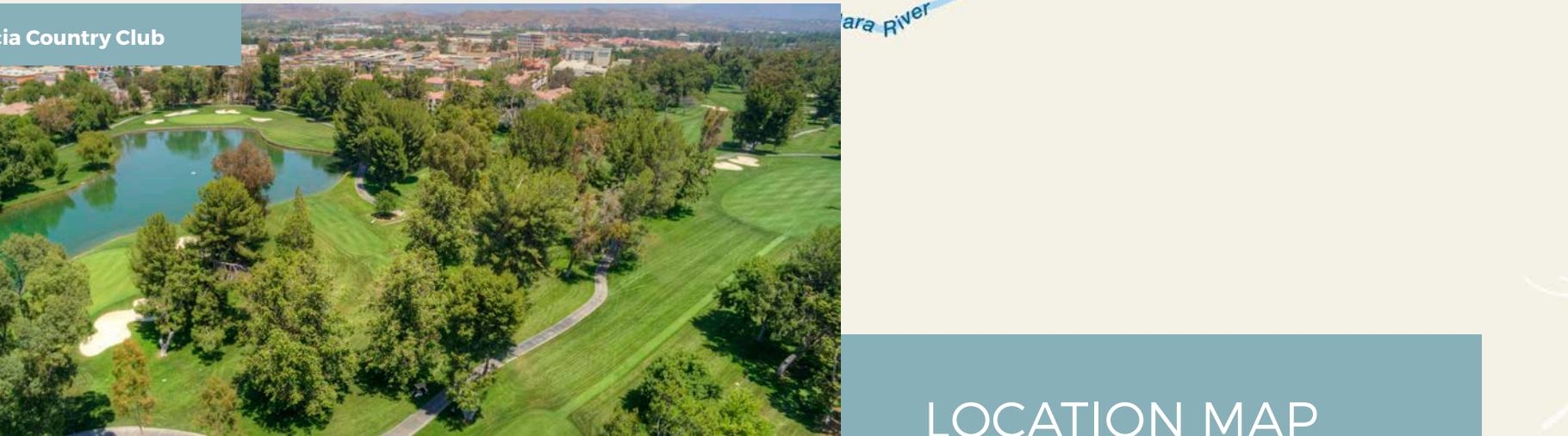
The Santa Clarita Valley is magnetic. Hugged by greenery, rolling hills, and endless amenities, this celebrated region of Southern California is a seamless gathering of big city and big community. The area's success is driven by steady, thoughtful reinvention, stunning landscapes, and an unparalleled quality of life. Unsurprisingly, it is also one the most sought after submarkets in the country.

The local scene is thriving. 26081 Avenue Hall, located within the City of Santa Clarita, places you in the center of countless amenities, including diverse upscale dining and retail options at the Westfield Valencia Town Center- a 1.1 million square feet premier lifestyle destination. In addition, Old Town Newhall, locally known as Santa Clarita's arts and entertainment district, is booming with shopping, dining and entertainment. No other area fuses big city sophistication and small town charm as seamlessly as the Santa Clarita Valley and just minutes from home.

Valencia Town Center



Valencia Country Club



CUT THE COMMUTE

26081 AVENUE HALL IS CLOSE TO EVERYTHING AND JUST MINUTES FROM HOME

DESTINATIONS

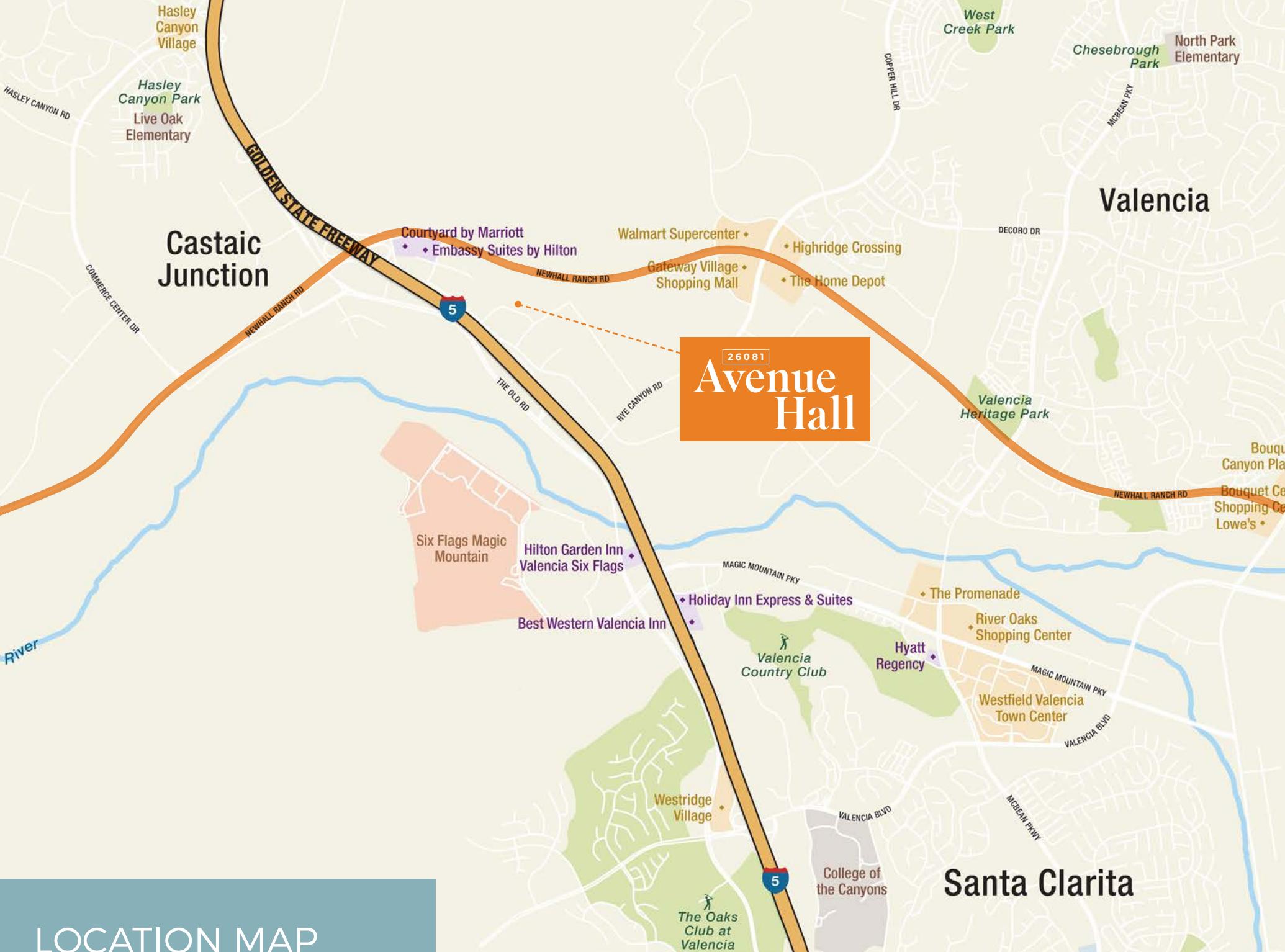
DISTANCE

San Fernando Valley	5 Minute Drive
Beverly Hills	20 Minute Drive
Hollywood	20 Minute Drive
Downtown Los Angeles	30 Minute Drive
Los Angeles Intl. Airport	30 Minute Drive
Port of Los Angeles	50 Minute Drive
Port of Long Beach	50 Minute Drive

SANTA CLARITA VALLEY

2023 DEMOGRAPHICS

Total Population	298,731
Median Age	37
Household Income (Average)	\$152,118
Household Income (Median)	\$121,352





YOUR BUSINESS. BETTER. LOCATION. LOCATION. LOCATION.

The City of Santa Clarita is the premier location for business, as evidenced by the major employers attracted to the area such as Advanced Bionics, ITT Aerospace, Sunkist and Logix to name just a few. And there is a reason for that. There are so many advantages to doing business here. A few of the attributes that make the Santa Clarita Valley the preferred destination for business development in Southern California include:

- Pro Business City
- Film and Television Production Credit
- Tax Incentive Credit Program
- Worksource Center
- Industry Cluster Attraction Incentive



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

ANALYSIS OF POTENTIAL COST SAVINGS	Our Taxes / Fees		Their Taxes / Fees			
	TAXES & FEES	CITY OF SANTA CLARITA	LOS ANGELES/ SFV	PASADENA	GLENDALE	BURBANK
Business Taxes	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
	UTILITY USER TAX RATES*					
Electric	Electric	0	12.50%	15.1%	7.00%	7.00%
Gas	Gas	0	10.00%	7.90%	7.00%	7.00%
Water	Water	0	0	7.67%	7.00%	0
Telephone	Telephone	0	9.00%	8.28%	7.00%	7.00%
Cellular	Cellular	0	9.00%	8.28%	0	7.00%
Parking Tax	Parking Tax	0	10.00%	0	0	12.00%

Source: SCVEDC.org



CORPORATE NEIGHBORS YOU'RE IN GOOD COMPANY

26081 Avenue Hall enjoys an enviable address within the prestigious Valencia Industrial Center. The strategic location within this established professional business park places your company at the center of an influential corporate community that's both prominent and expansive. Corporate neighbors include:

- Logix Federal Credit Union
- Boston Scientific
- PCC Aerospace
- Advanced Bionics
- Samsung
- NBCUniversal
- Pharmavite
- ITT Aerospace
- Remo Percussion
- Lief Labs

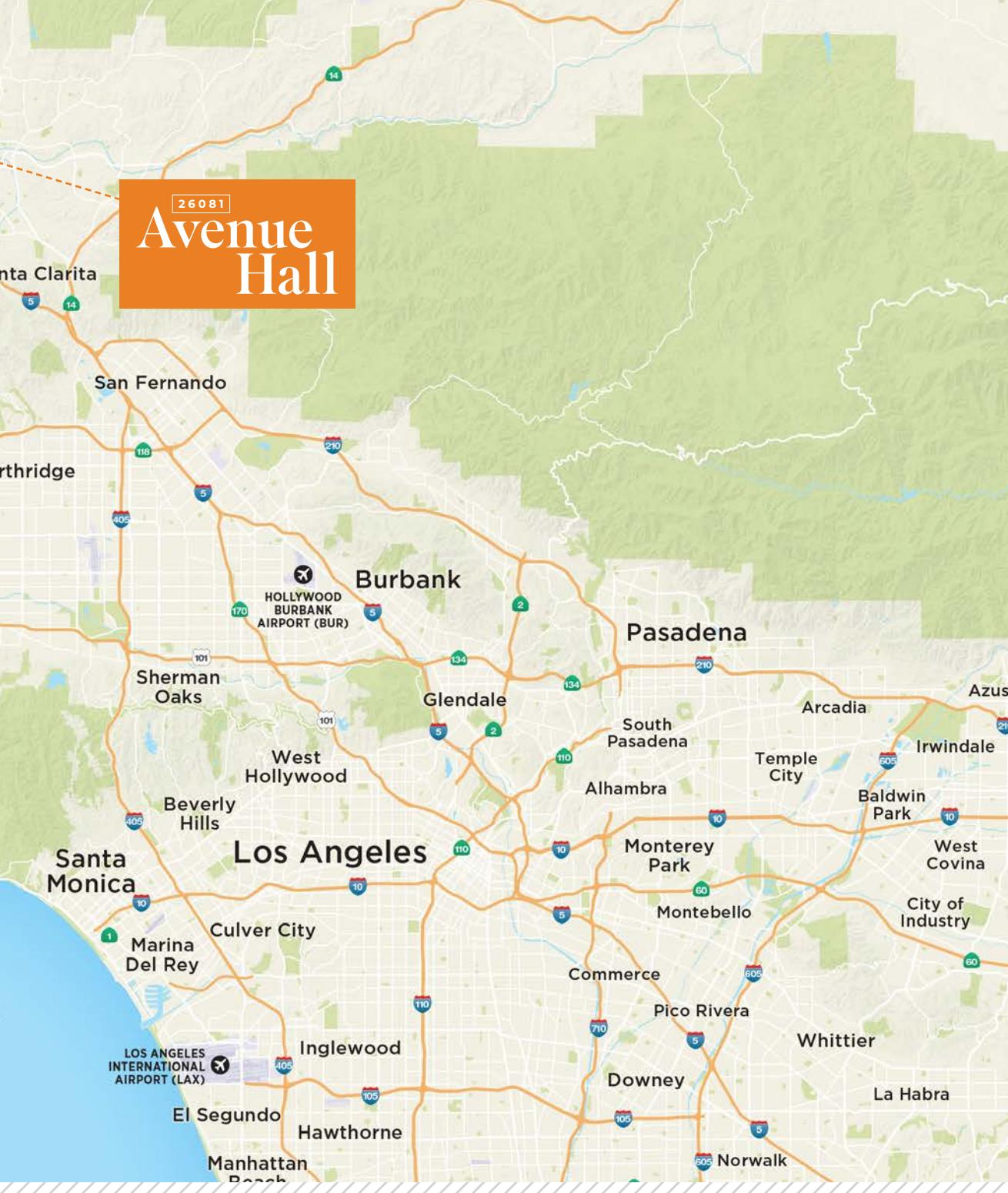


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AWARD WINNING NEIGHBORHOOD

CITY OF SANTA CLARITA
RECENTLY NAMED

1. Most Business Friendly City (LAEDC)
2. One of the Safest Cities in US (National Council for Home Safety and Security)
3. City of the Future (fDi Magazine)
4. Best Cities to Live in the US (24/7 Wall Street)

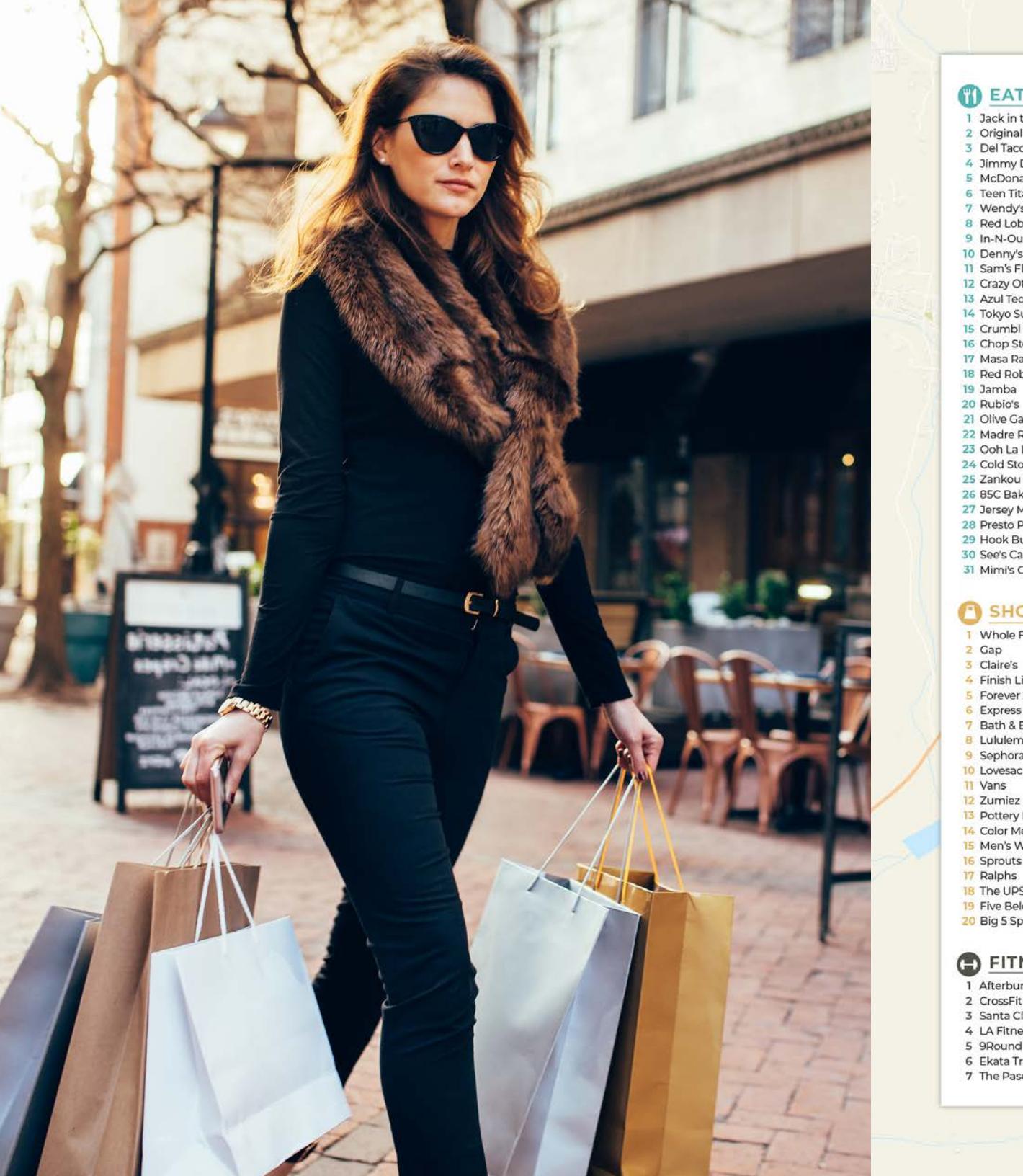


REGIONAL MAP

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LOCATION IS
EVERYTHING AND
THIS LOCATION HAS
EVERYTHING.

26081 AVENUE HALL
IS CLOSE TO PRIME
RETAIL, DINING +
ENTERTAINMENT
OPTIONS



EATERIES

- 1 Jack in the Box
- 2 Original Tommy's
- 3 Del Taco
- 4 Jimmy Deans
- 5 McDonald's
- 6 Teen Titans Tower Pizza
- 7 Wendy's
- 8 Red Lobster
- 9 In-N-Out Burger
- 10 Denny's
- 11 Sam's Flaming Grill
- 12 Crazy Otto's Diner
- 13 Azul Tequila
- 14 Tokyo Sushi
- 15 Crumbl Cookies
- 16 Chop Stop
- 17 Masa Ramen
- 18 Red Robin
- 19 Jamba
- 20 Rubio's
- 21 Olive Garden
- 22 Madre Restaurant
- 23 Ooh La La Panini
- 24 Cold Stone Creamery
- 25 Zankou Chicken
- 26 85C Bakery Café
- 27 Jersey Mike's
- 28 Presto Pasta
- 29 Hook Burger
- 30 See's Candies
- 31 Mimi's Cafe
- 32 Chick-fil-A
- 33 Chipotle
- 34 Crab N' Spice
- 35 Salt Creek Grille
- 36 B3's Restaurant
- 37 Greater Pacific
- 38 The Cheesecake Factory
- 39 Black 'N Blue
- 40 Buca di Beppo
- 41 California Pizza Kitchen
- 42 Marston's Restaurant
- 43 Sabor Cocina Mexicana
- 44 Eggs 'n Things
- 45 Q&Q Hawaiian bbq
- 46 Italia
- 47 Pizza Di Marco
- 48 Maria's Italian Deli
- 49 Leo's Grill
- 50 The Habit Burger Grill
- 51 Olive Terrace Bar & Grill
- 52 Teriyaki Madness
- 53 Chronic Tacos
- 54 Paik's Noodle
- 55 Panda Express
- 56 Taco Bell
- 57 Popeyes
- 58 Las Delicias Sport Taqueria
- 59 Armei Pizza & Pasta
- 60 Wingstop
- 61 Pizza Hut
- 62 Fatburger

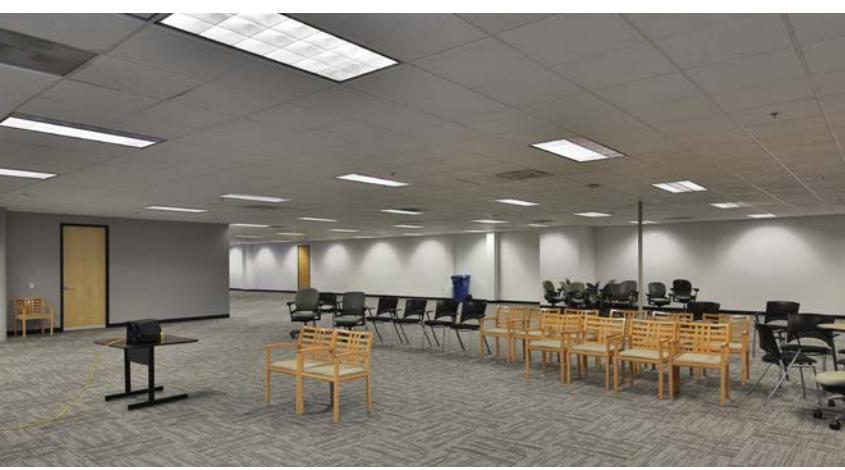
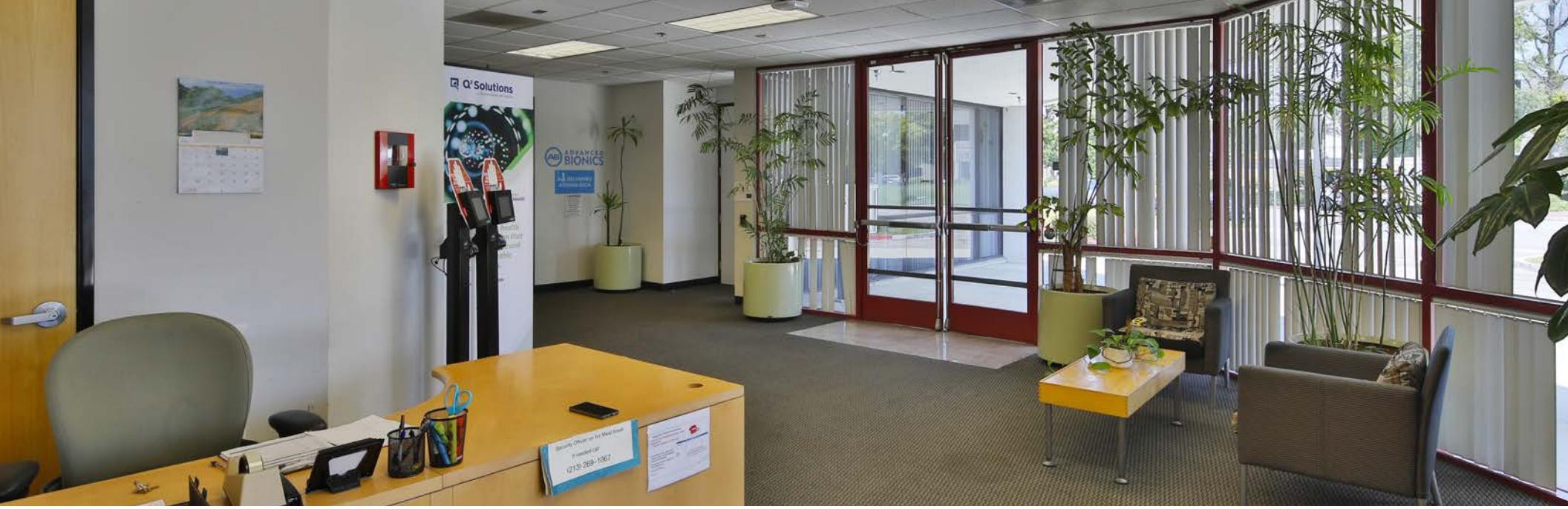
SHOPPING

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

FITNESS

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





FORTUNE COMPANIES

LOCAL EXPERTISE. NATIONWIDE REACH.

Fortune Companies is a family office involved in the development and management of real estate since 1984. Fortune Companies have developed, re-positioned, and managed a variety of unique mixed-use, residential, retail, commercial, health-med, and industrial properties in California, Colorado, New Mexico, North Carolina, and Texas.



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