

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 $\pm 45,000$ 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



ONE FACILITY.
ENDLESS
POSSIBILITIES.

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



Highly Visible Corner Location

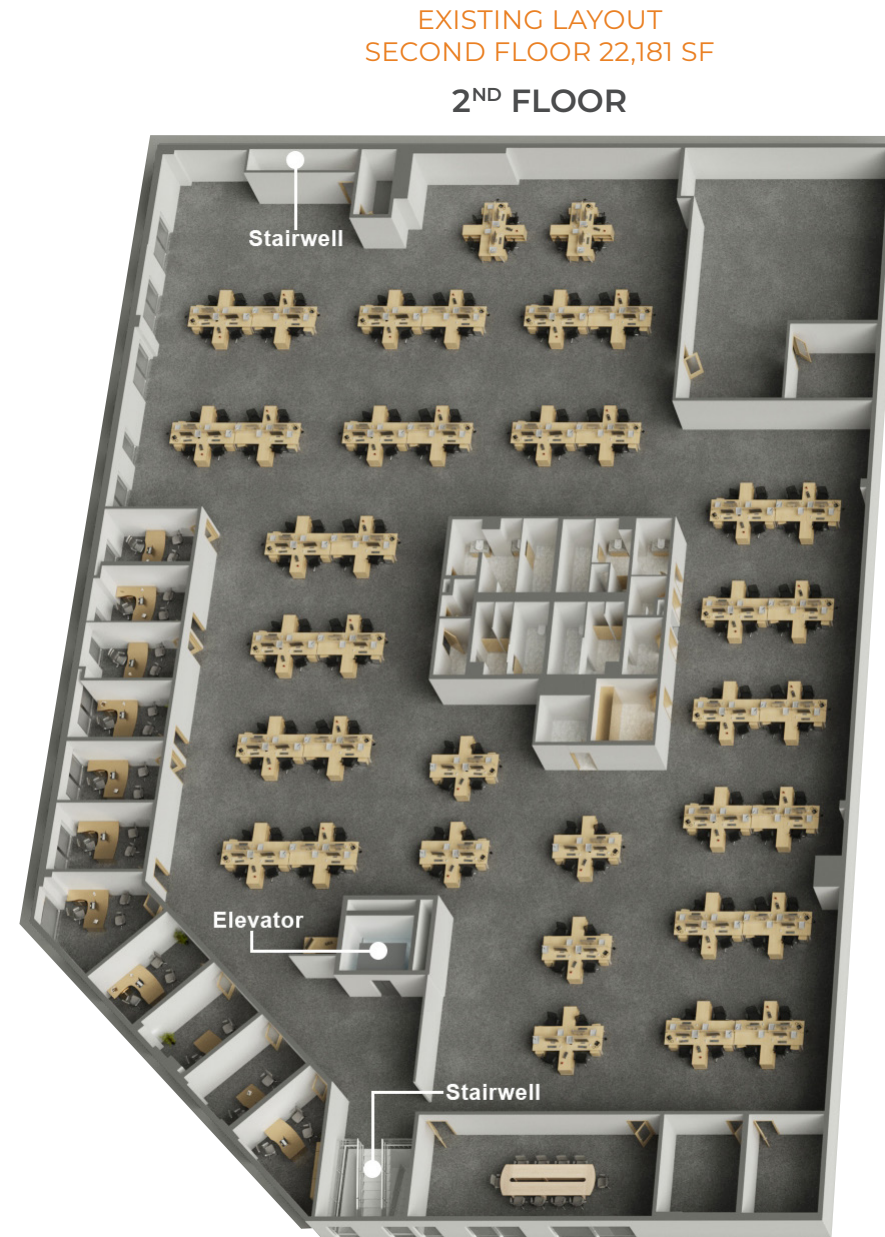


Generous, recently renovated interior spaces



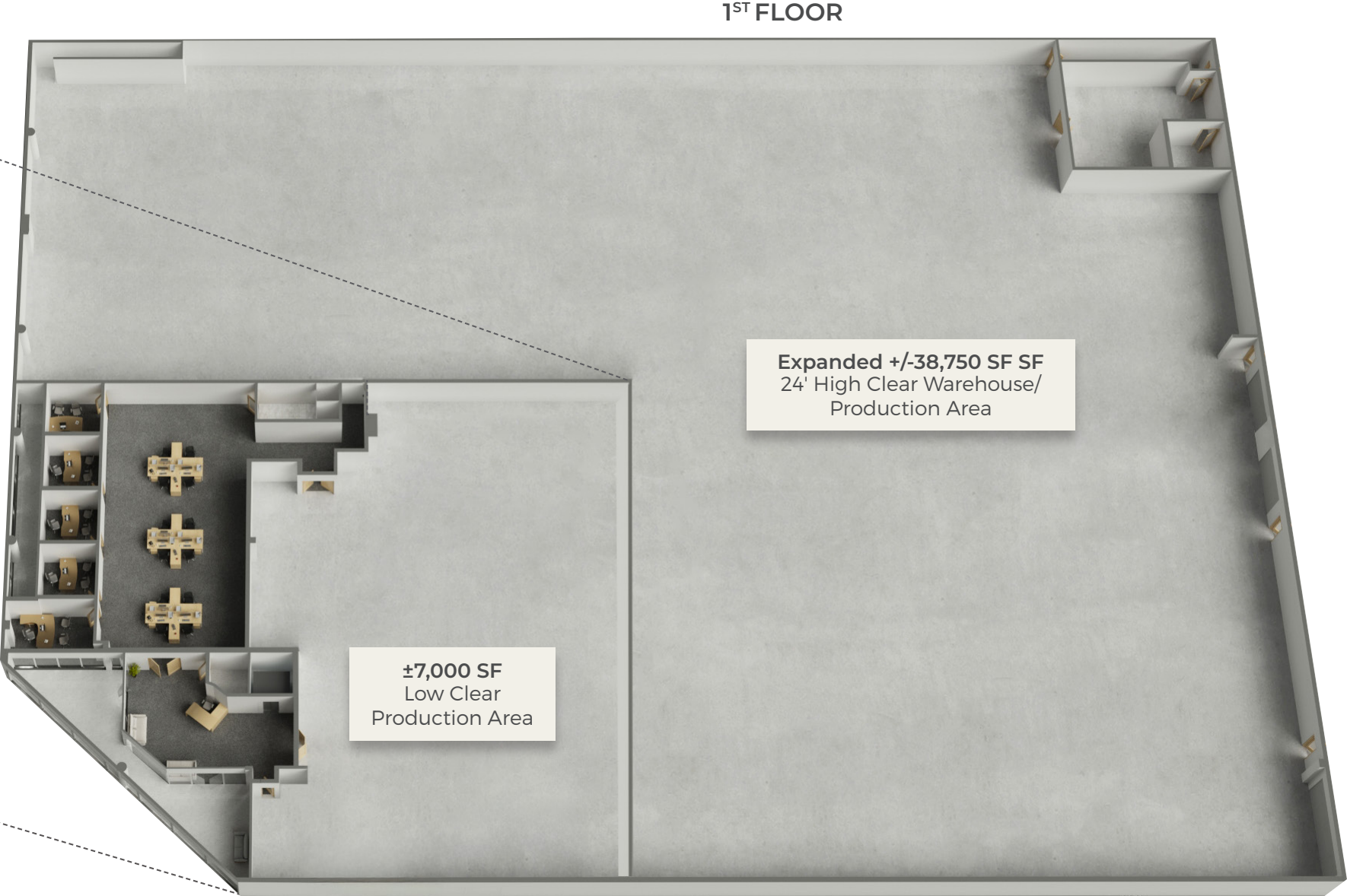
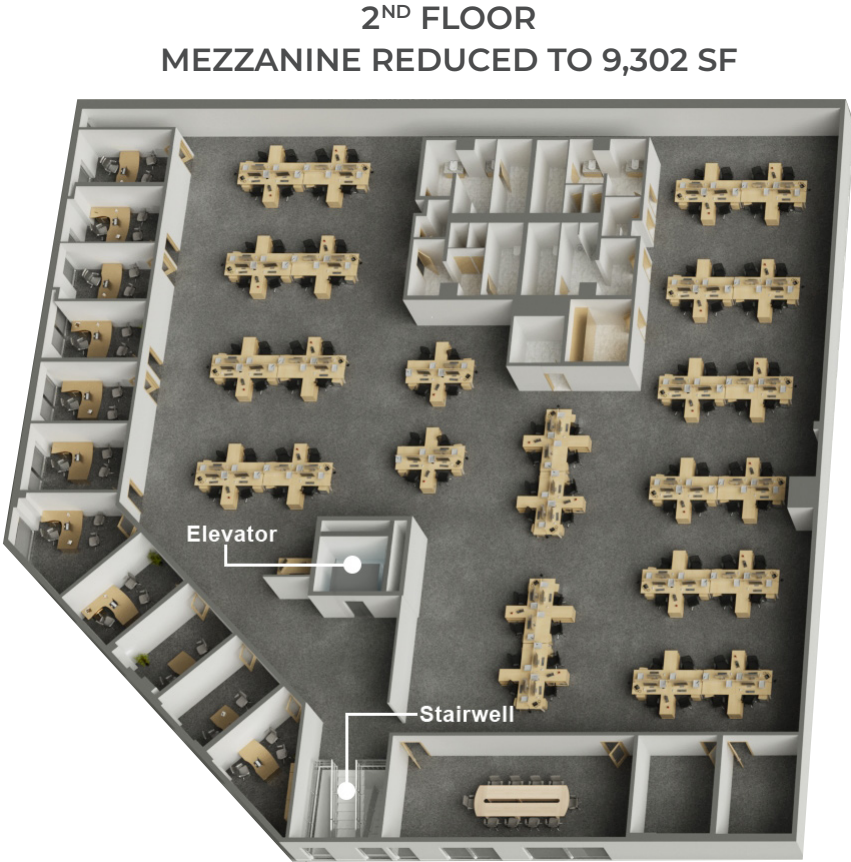
OPTION 1:
ENTIRE BUILDING
TOTALING: 68,945 SF

26081
Avenue
Hall



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

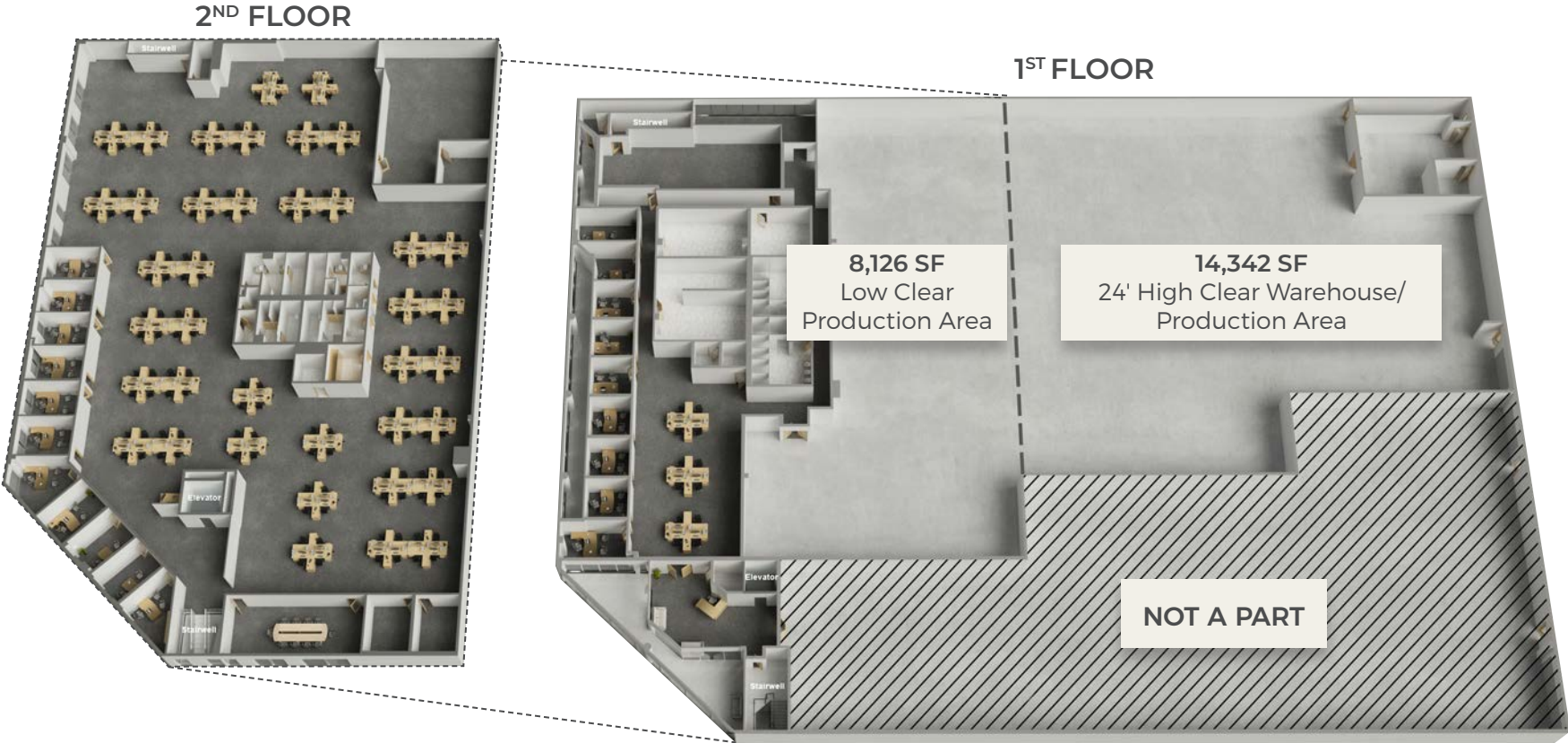
26081
Avenue
Hall



OPTION 3:
PARTIAL BUILDING
TOTALING: 54,634 SF

26081
Avenue
Hall

OPTION 3:
PARTIAL BUILDING
TOTALING: 54,634 SF



FLEXIBLE LAYOUTS

MEZZANINE OPTIONS

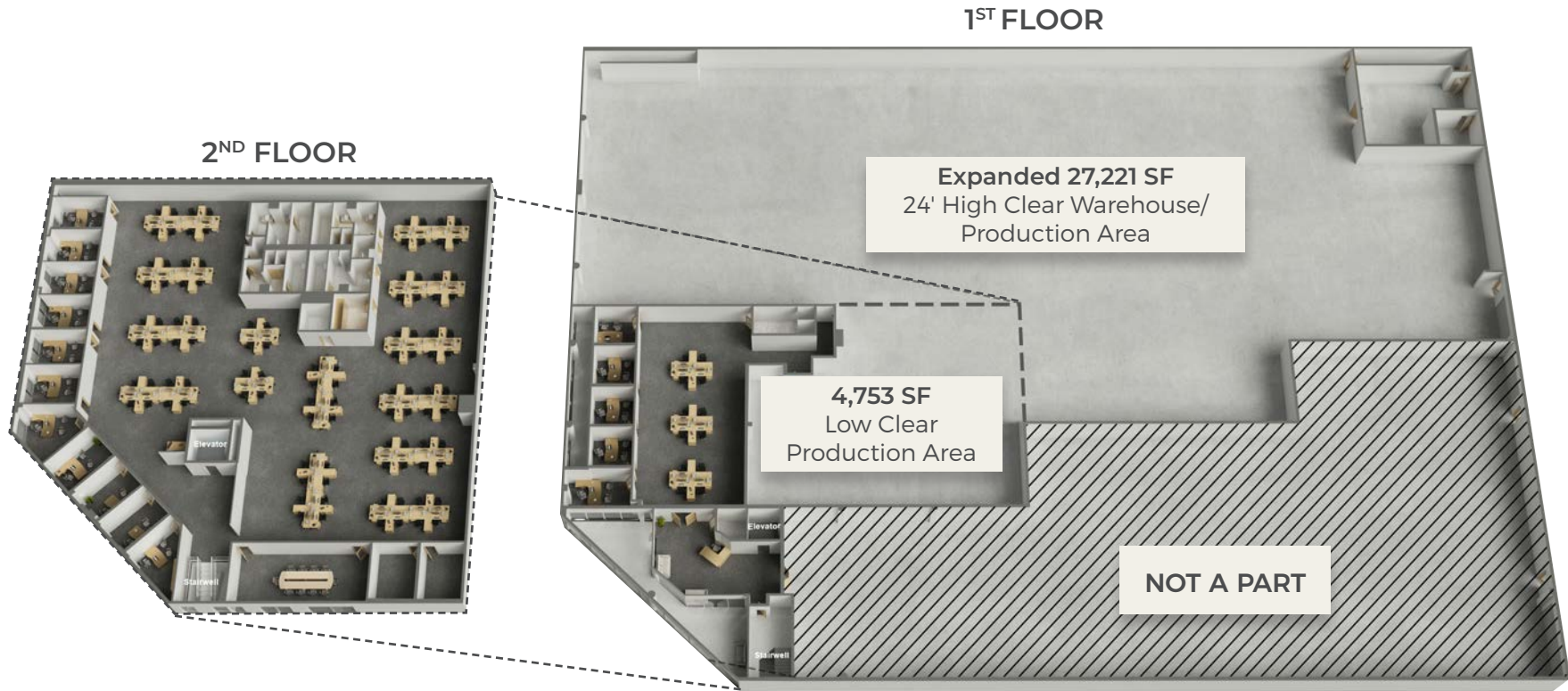
Customize your space to suit your business needs. The second floor offices could be leased separately or a portion of the second floor could be removed to allow for more warehouse/manufacturing area.



OPTION 4: PARTIAL BUILDING

with Partial Mezzanine Removed

SECOND FLOOR REDUCED TO 9,302 SF



POTENTIAL LAYOUT

Total Rentable Area	41,276 SF
Second Floor	9,302 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.

CUT THE COMMUTE

26801 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

Valencia Town Center



Valencia Country Club



LOCATION MAP



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

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	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	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%

Source: SCVEDC.org



26081 Avenue Hall



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:

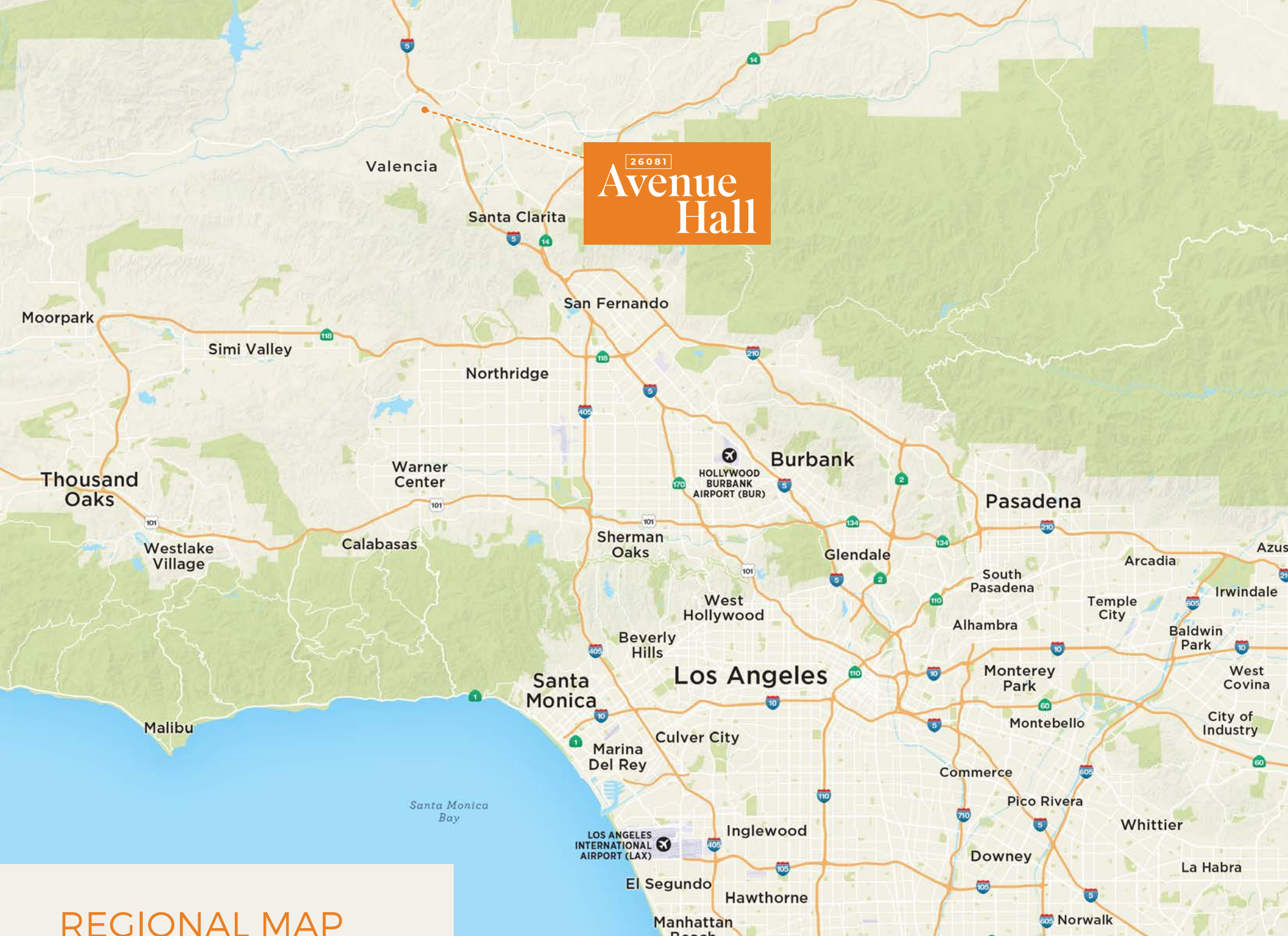
- Logix Federal Credit Union
- Advanced Bionics
- NBCUniversal
- ITT Aerospace
- Lief Labs
- Boston Scientific
- PCC Aerospace
- Samsung
- Pharmavite
- Remo Percussion



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

26081

Avenue Hall

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 | 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 Greater 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 BSC 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

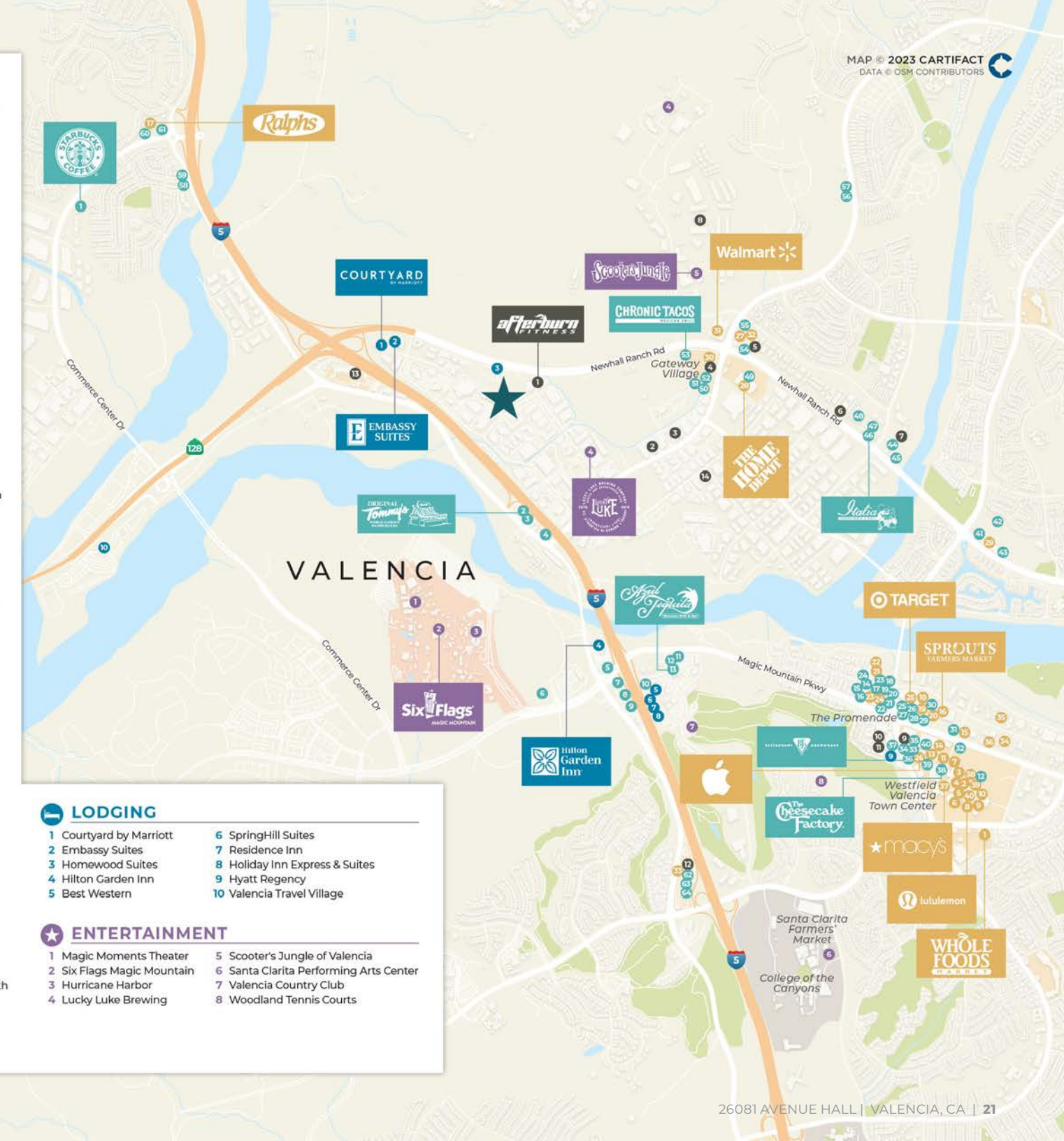
- | | |
|-------------------------------|--------------------------------|
| 1 Afterburn Fitness | 8 My Gym |
| 2 CrossFit Rye Canyon | 9 Gold's Gym |
| 3 Santa Clarita Sports Center | 10 Henry Mayo Fitness & Health |
| 4 LA Fitness | 11 Flex 'N Burn |
| 5 9Round | 12 Get Sweat Studio |
| 6 Ekata Training 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 |





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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CBRE

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