



26650 THE OLD RD | VALENCIA, CA

SCAN QR CODE FOR
VIRTUAL TOUR



PREMIER OFFICE LOCATION | NEWLY RENOVATED

2,194 SF - 10,591 SF PROFESSIONAL OFFICE SUITES FOR LEASE

CBRE



EXPERIENCE THE WESTRIDGE DIFFERENCE

Abundant natural light floods the modern two-story lobby through Westridge's striking glass facade - an architecturally stunning and recently renovated office building in Valencia, CA. The inviting backdrop complements the premium office suites offered on Westridge's first and second floor. The location is perfect. Strategically positioned, the premier structure is highly visible and flanked by world-class shopping, restaurants and entertainment. Your team will not only have access to countless amenities, but to a thriving and growing population with FivePoint's master planned community in development nearby. The ideal time to expand your business into one of the most enviable and rapidly growing areas of Southern California is right now, here at the Westridge.





PROPERTY HIGHLIGHTS



Prime Location @ Interstate 5 & Valencia Blvd,
Visible to over 206,000 Cars Per Day



Contemporary Professional Office Image



Immediately Available Suites



Potential Moving Incentives/Free Rent



Close proximity to retail services including: Valencia Town Center, Town Center Drive, Hyatt Valencia Hotel and Santa Clarita Conference Center



Recreation opportunities including: Valencia Country Club, The Greens, TPC Stadium Golf Course, and 25 miles of paseos and pedestrian walkways



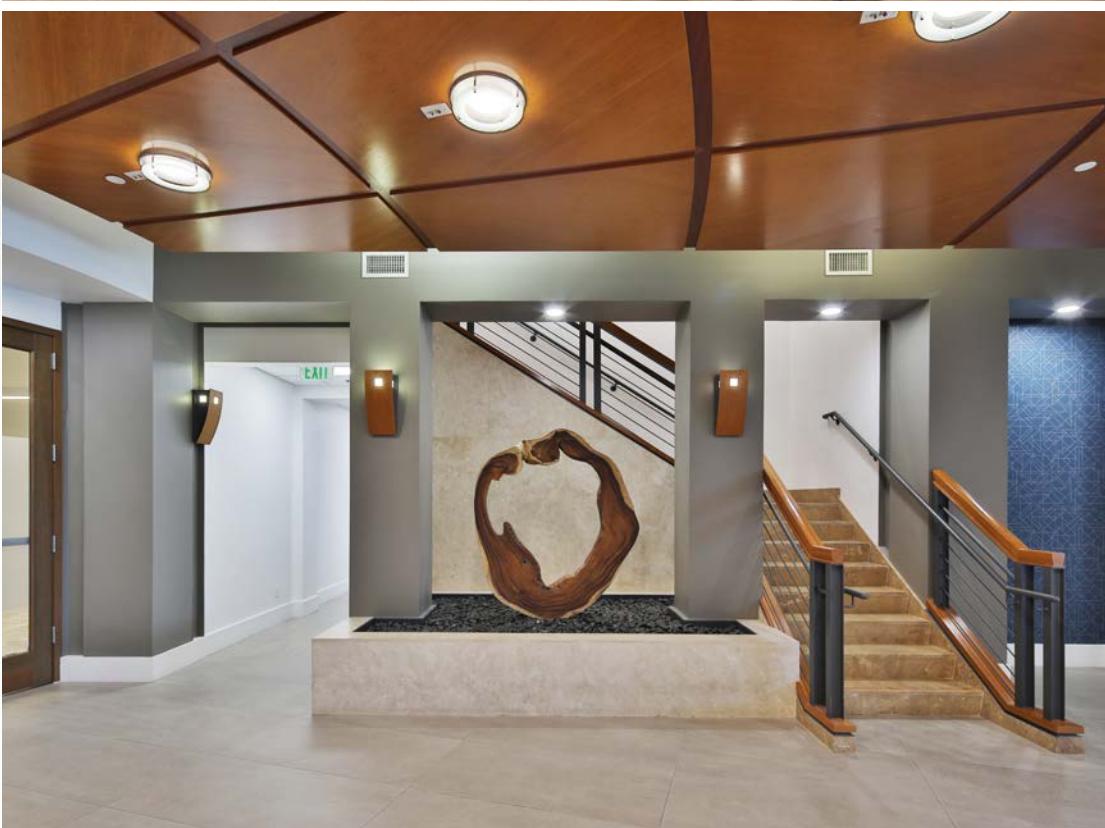
Immediate access to Interstate 5 Freeway via Valencia Boulevard and within 20 minutes of eight major freeways



10 minutes from the San Fernando Valley and within 35 minutes of Los Angeles, Glendale and Pasadena



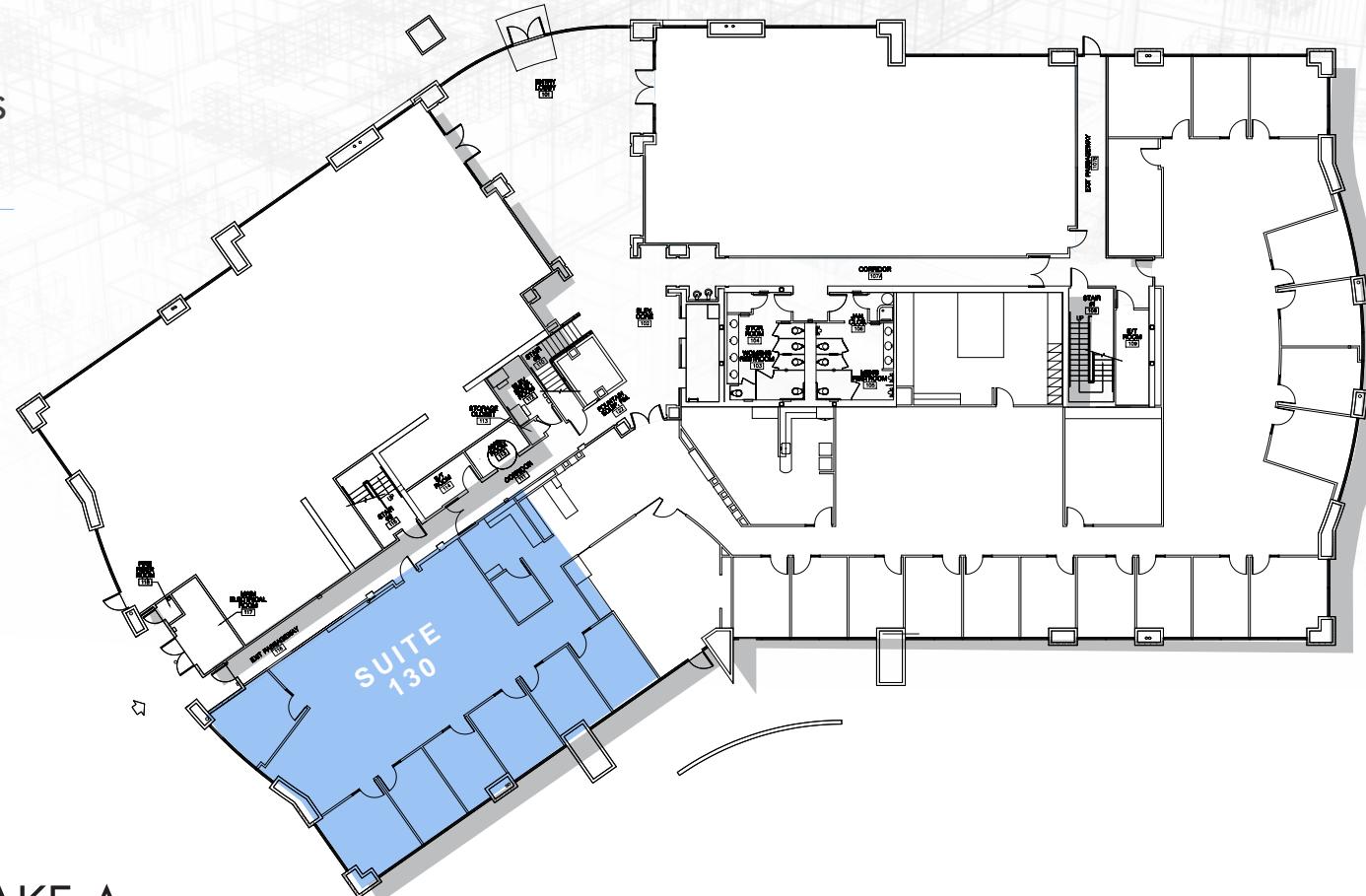
Easy access to Burbank Airport (20 minutes) and LAX (40 minutes)



FIRST FLOOR PLAN

AVAILABLE SUITES

| SUITE | SQ FT |
|-------|-------|
| 130 | 3,006 |



TAKE A
TOUR
360°

\$2.95 FSG/SF/MO
PROFESSIONAL OFFICE SUITES
ON THE FIRST FLOOR

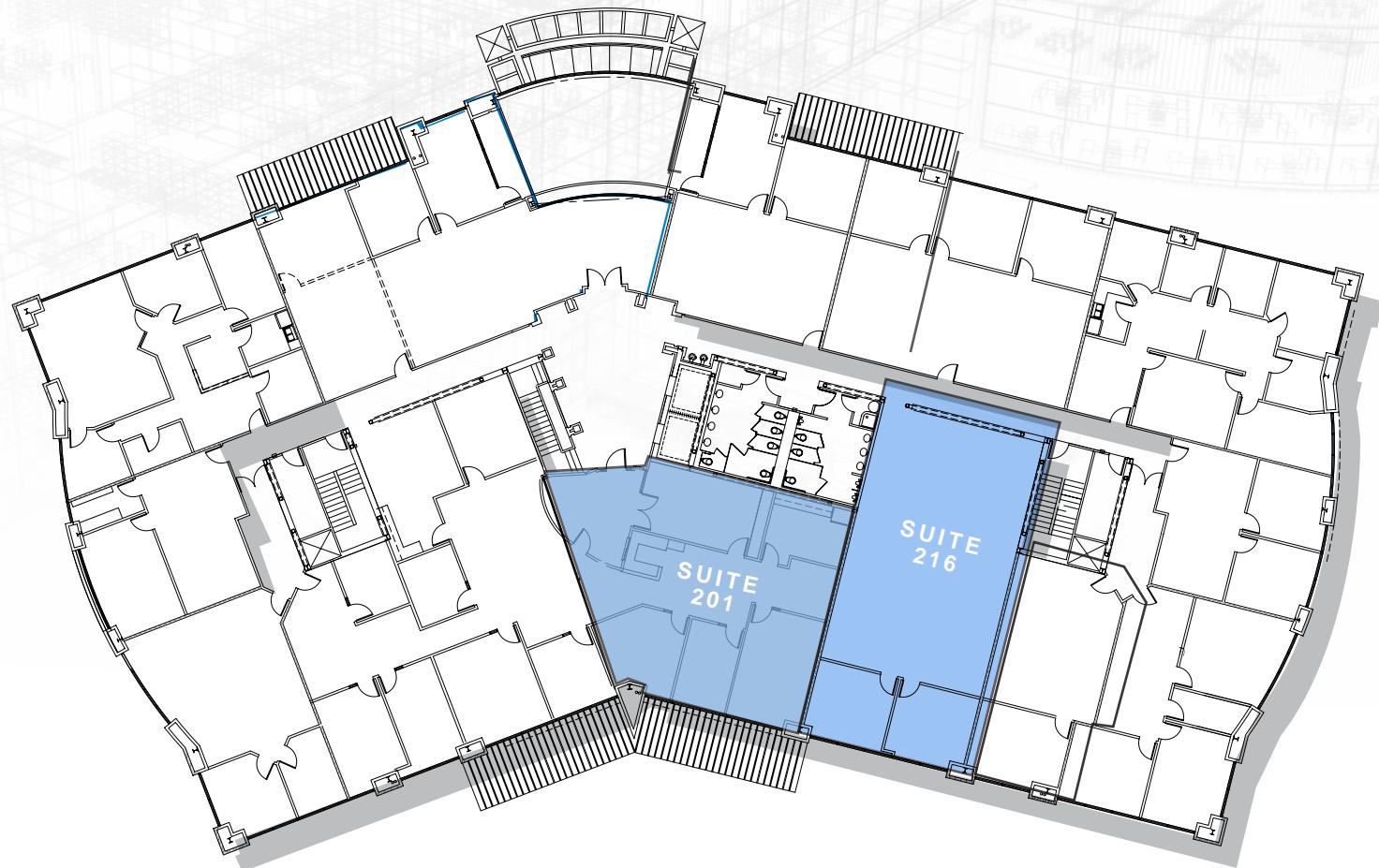
SECOND FLOOR PLAN

■ AVAILABLE SUITES

| SUITE | SQ FT |
|-------|-------|
| 201 | 2,194 |
| 216 | 2,197 |

COMBO SUITE OPTIONS

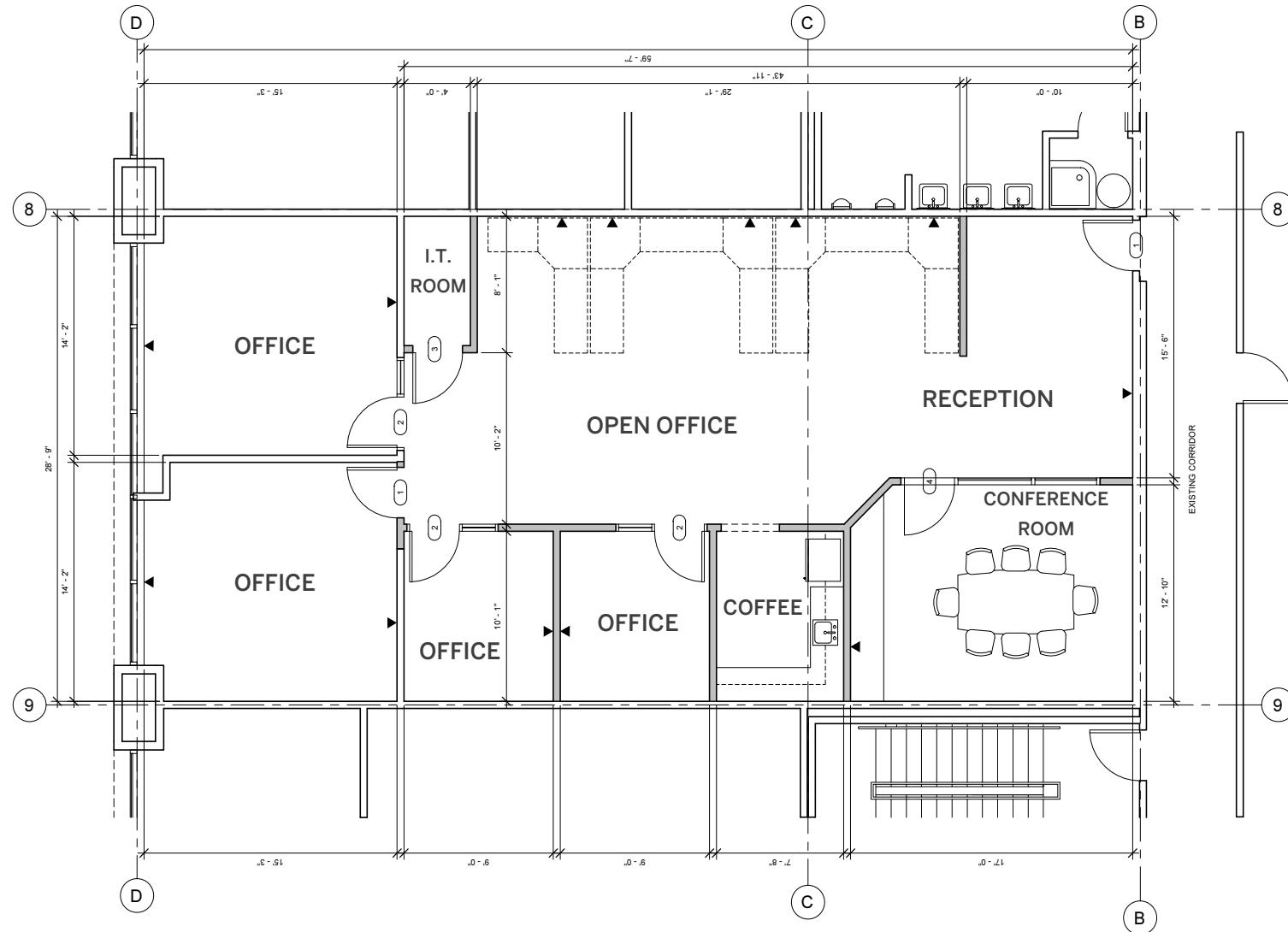
| SUITE | SQ FT |
|---------|-------|
| 201/216 | 4,391 |



\$2.95 FSG/SF/MO
NEW COMBO SUITE OPTIONS
AVAILABLE UP TO 4,391 SF

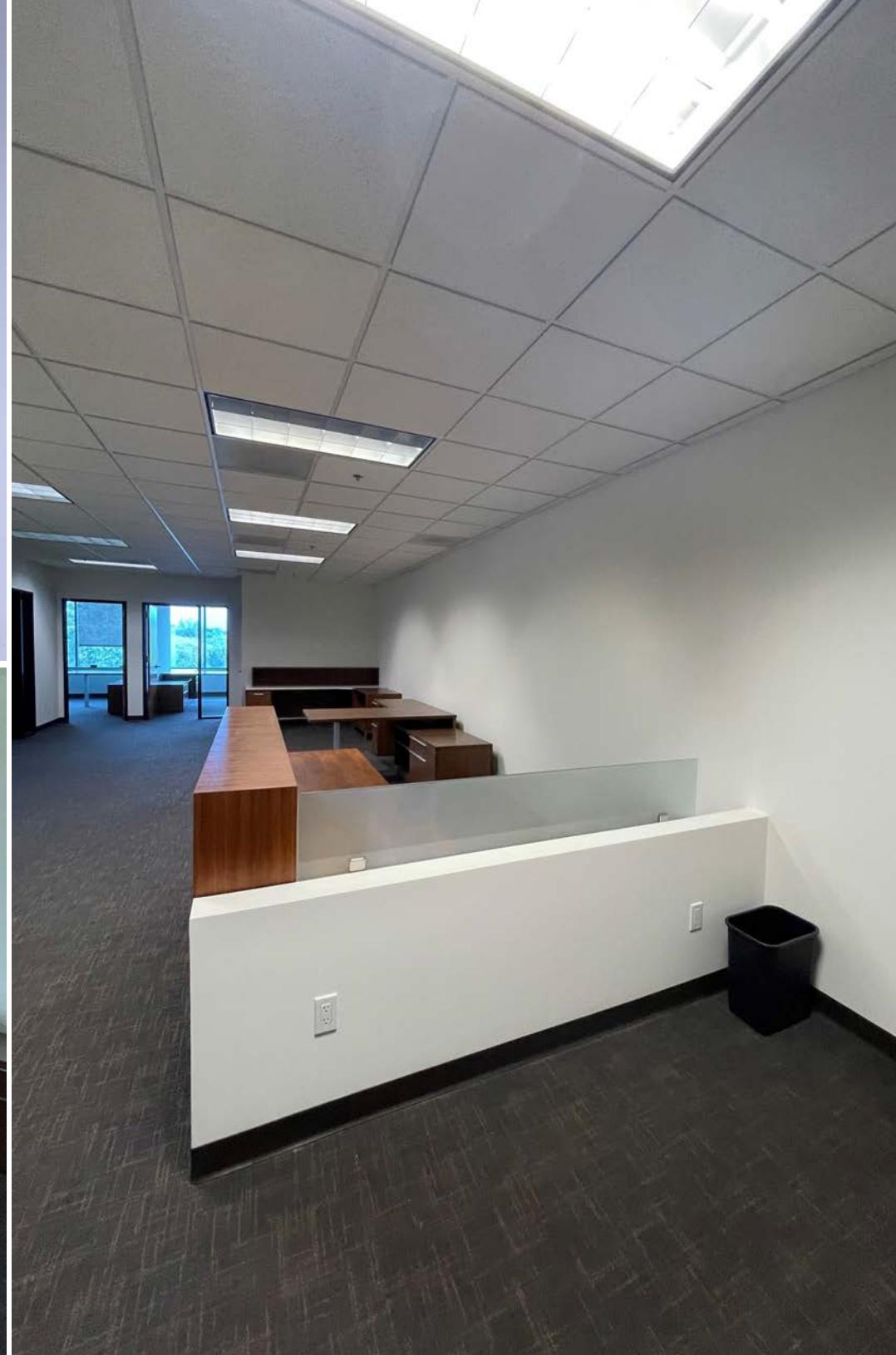
SUITE 216

FURNISHED & MOVE-IN READY

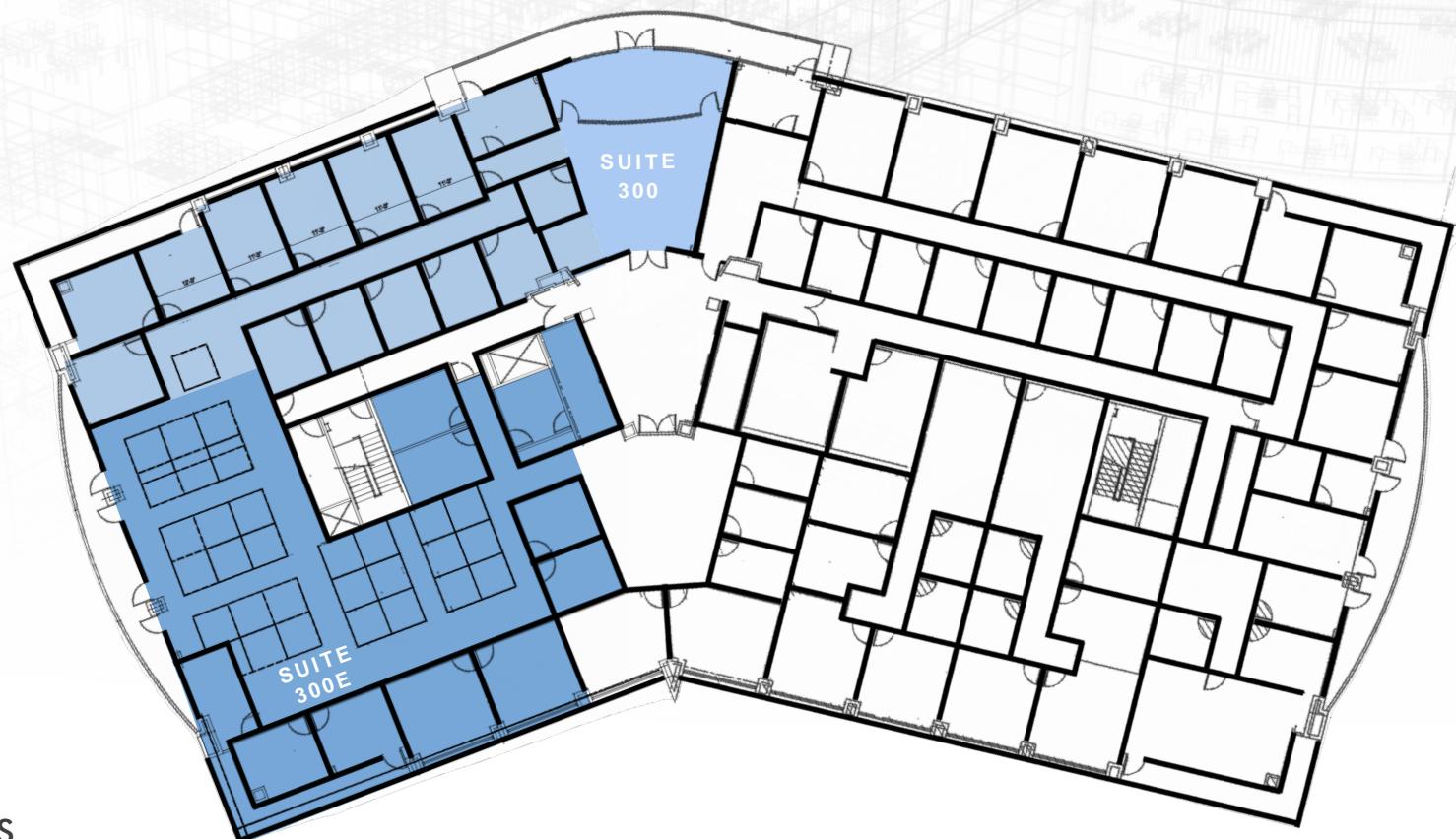




Move-In Ready Suite 216



THIRD FLOOR PLAN

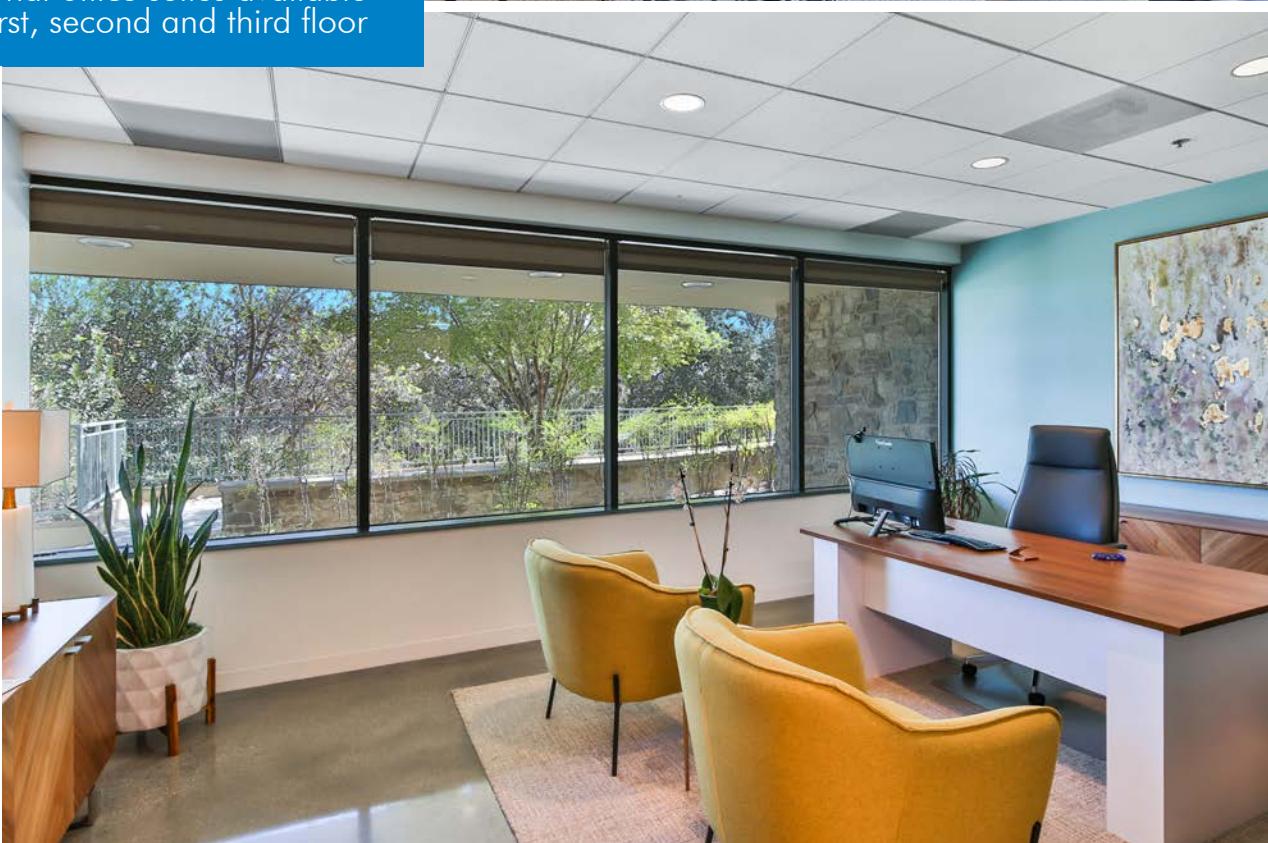
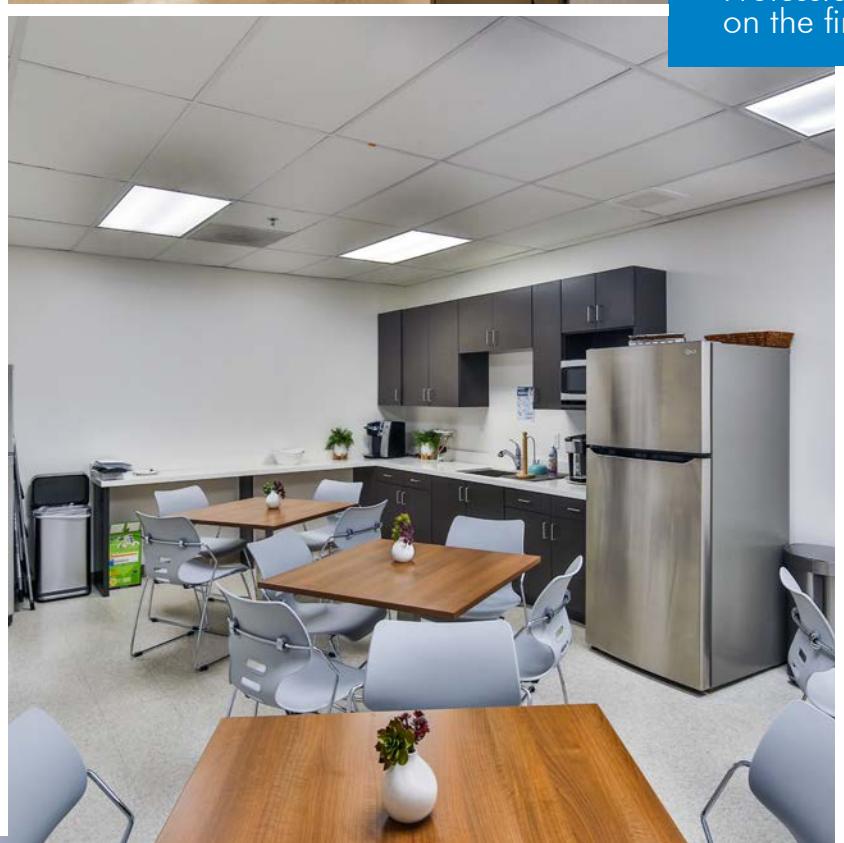


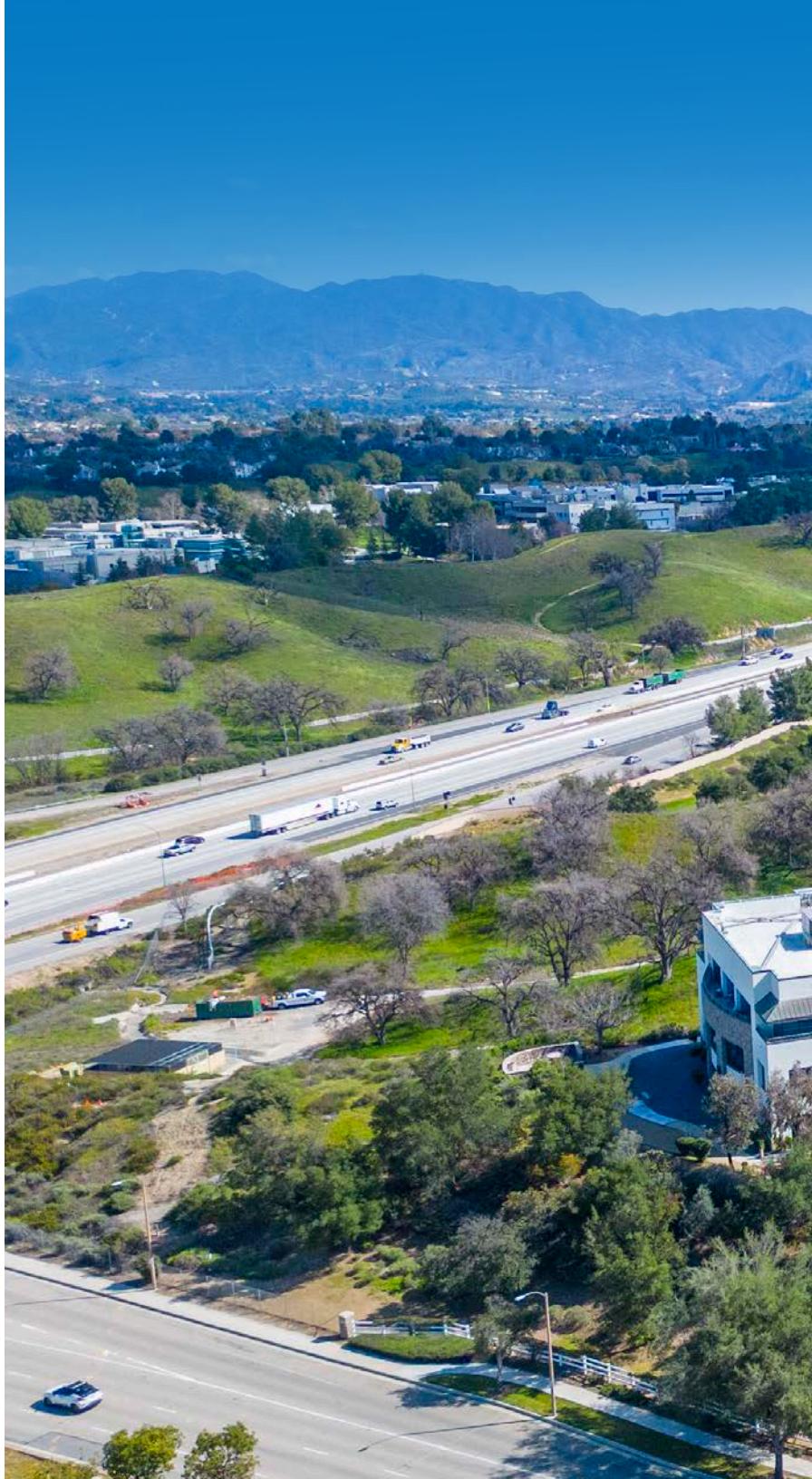
AVAILABLE SUITES

| SUITE | SQ FT | RATE/SF/MO | SPACE NOTES |
|-------|--------|------------|--|
| 300 | 10,591 | \$2.95 FSG | AVAILABLE FOR OCCUPANCY ±JULY 2025. ±22 OFFICES, CONFERENCE ROOM, BREAK ROOM & BULLPEN |
| 300E | 5,781 | \$2.95 FSG | DOUBLE DOOR ENTRANCE OFF 3RD FLOOR LOBBY. RECENTLY RENOVATED SUITE. 7 OFFICES, CONFERENCE ROOM, BULLPEN, PRIVATE BALCONIES AND EXPANSIVE VIEWS |



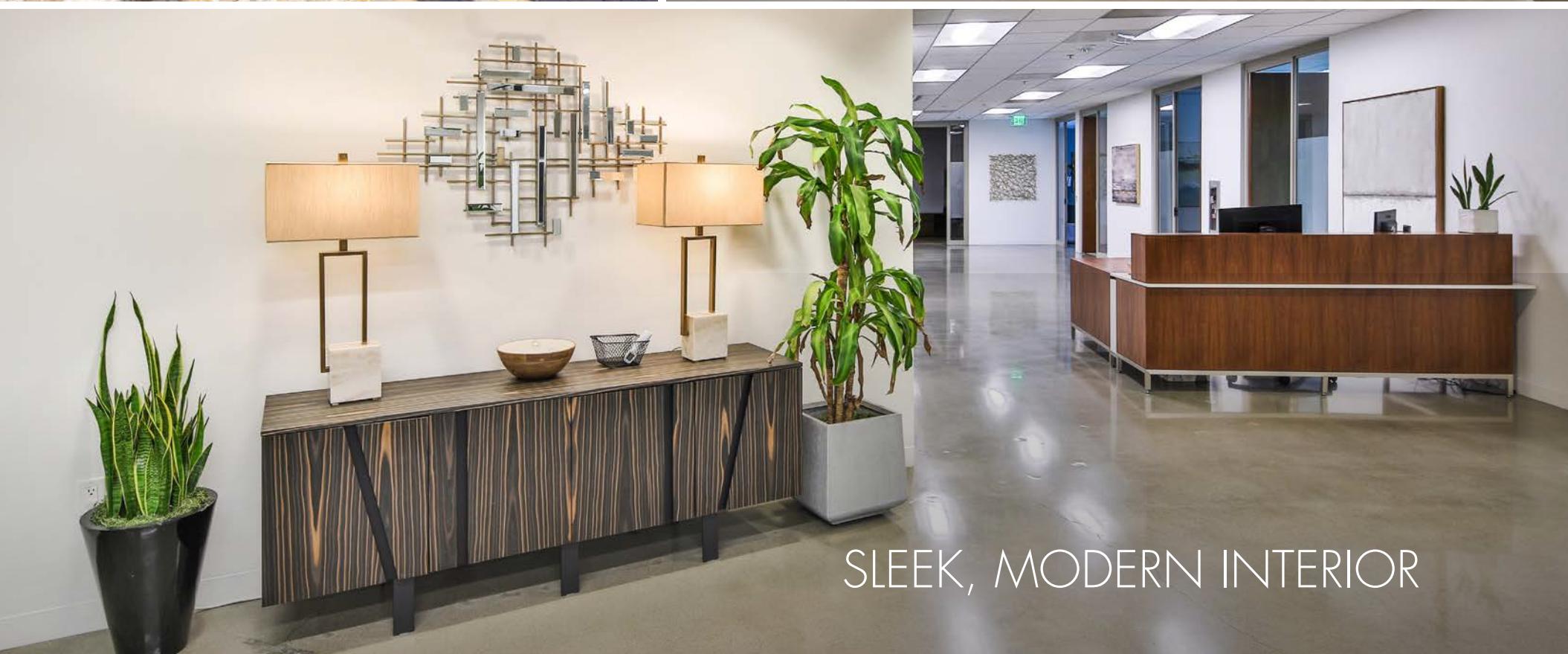
Professional office suites available
on the first, second and third floor





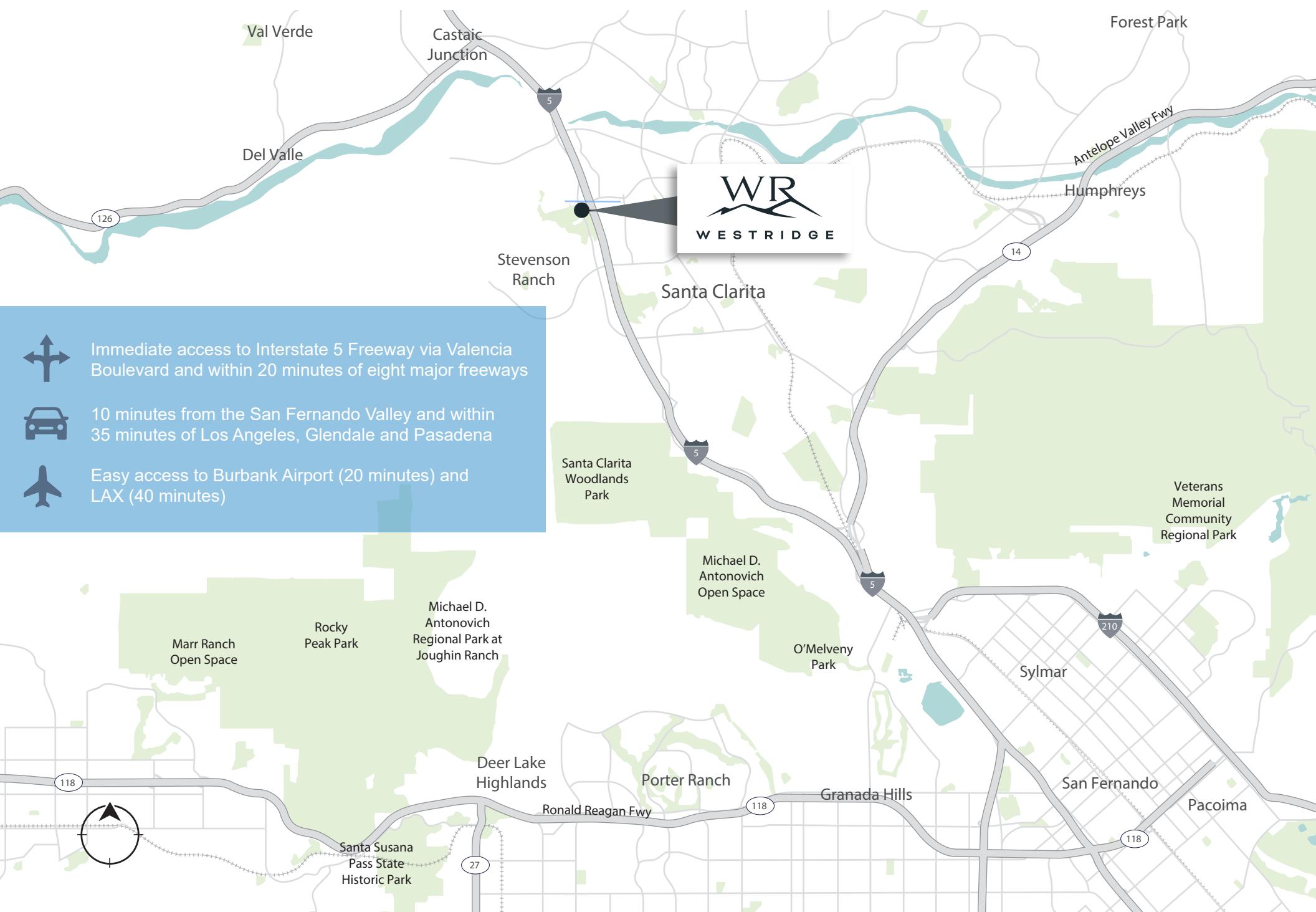
EXCELLENT VISIBILITY FOR
SIGNAGE AND BRAND IDENTITY





SLEEK, MODERN INTERIOR

REGIONAL MAP



AMENITIES MAP

EATERIES

- 1 The LOCAL Pub & Grill
- 2 Ooh La La Panini
- 3 Fatburger
- 4 Corner Bakery Cafe
- 5 Pei Wei
- 6 Cafe Rio Mexican Grill
- 7 Chop Stop
- 8 Islands Restaurant
- 9 Lucille's Smokehouse Bar-B-Que
- 10 Five Guys
- 11 Lazy Dog
- 12 Wokcano
- 13 Solita
- 14 BJ's Restaurant & Brewhouse
- 15 The Cheesecake Factory
- 16 Salt Creek Grille
- 17 Buca di Beppo
- 18 Gyu-Kaku
- 19 Crazy Otto's Diner
- 20 Masa Ramen
- 21 Rubio's
- 22 Olive Garden
- 23 The Road Grill and Pizza
- 24 Cold Stone Creamery
- 25 Red Robin
- 26 Starbucks
- 27 Zankou Chicken
- 28 85C Bakery Cafe
- 29 Jersey Mike's Subs
- 30 Presto Pasta
- 31 Hook Burger
- 32 Mimi's Cafe
- 33 Chick-fil-A
- 34 Panda Express
- 35 Larsen's Steakhouse
- 36 The Habit Burger Grill
- 37 Alamo Restaurant
- 38 Jimmy John's
- 39 Dinks Deli & Bagel Bakery
- 40 Chili's Grill & Bar
- 41 Urbane Cafe
- 42 Pick Up Stix
- 43 Red Lobster
- 44 Denny's
- 45 Azul Tequila
- 46 Sam's Flaming Grill
- 47 Nealie's Skillet
- 48 Drifters Bar and Pizzeria

SHOPPING

- 1 BevMo!
- 2 Kohl's
- 3 Val Surf
- 4 Whole Foods Market
- 5 Apple
- 6 Tillys
- 7 Target
- 8 Big 5 Sporting Goods
- 9 Sprouts Farmers Market
- 10 SEPHORA
- 11 Ulta Beauty
- 12 HomeGoods
- 13 Nordstrom Rack
- 14 Macy's
- 15 Forever 21
- 16 LOFT
- 17 MAC Cosmetics
- 18 JCPenney
- 19 H&M
- 20 Free People
- 21 lululemon
- 22 T.J. Maxx
- 23 Barnes & Noble
- 24 Urban Outfitters
- 25 Ralphs
- 26 CVS
- 27 Sunrise Spirits & Food Co
- 28 Foot Locker
- 29 Sally Beauty
- 30 Vons

OTHER

- 1 Six Flags Magic Mountain
- 2 Hilton Garden Inn
- 3 Holiday Inn Express & Suites
- 4 Best Western Valencia Inn
- 5 Hyatt Regency
- 6 Regal Edwards Valencia
- 7 Gold's Gym
- 8 Get Sweat Studio
- 9 College of the Canyons
- 10 California Institute of the Arts

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AREA HIGHLIGHTS

The Valencia lifestyle is unmatched. Thriving, energetic and densely amenitized, the area seamlessly blends big city sophistication and small town charm. Its ideal location places you at the core of a well-educated workforce while offering fast access to key destinations throughout greater Los Angeles, including Downtown, LAX and Burbank Airport and the ports of Los Angeles and Long Beach. And with unbeatable access to major highways and premium amenities just minutes away, this is your next smart business move.

THE AREA SEAMLESSLY BLENDS
BIG CITY SOPHISTICATION
AND SMALL TOWN CHARM.





VALENCIA, CA

CONTACT US

CRAIG PETERS
VICE CHAIRMAN
+1 818 907 4616
craig.peters@cbre.com
Lic. 00906542

RICHARD RAMIREZ
FIRST VICE PRESIDENT
+1 818 907 4639
richard.ramirez@cbre.com
Lic. 01792270

MIKE ZUGSMITH
SENIOR ASSOCIATE
+1 818 907 4683
mike.zugsmith@cbre.com
Lic. 02056362

CBRE

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