

# For Lease

124,800 SF Industrial Building

Valencia Commerce Center  
28104 Witherspoon Pkwy  
Valencia, CA 91355



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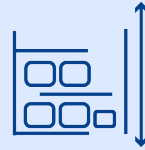
# Building Highlights



High Image Building



21 Dock-High Doors & Concrete Apron



30' Clear Height



Heavy Power



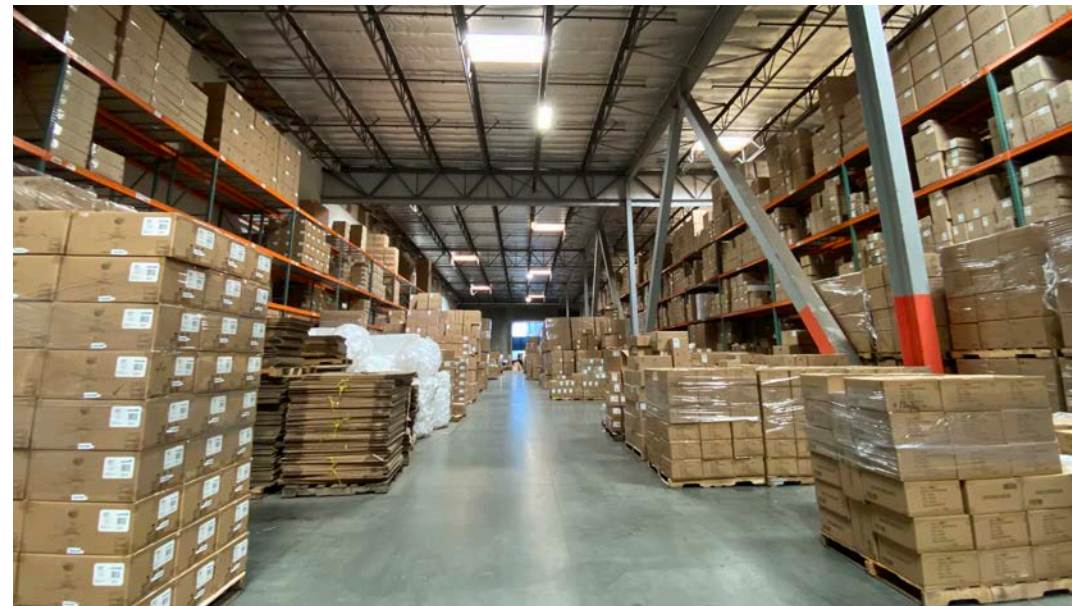
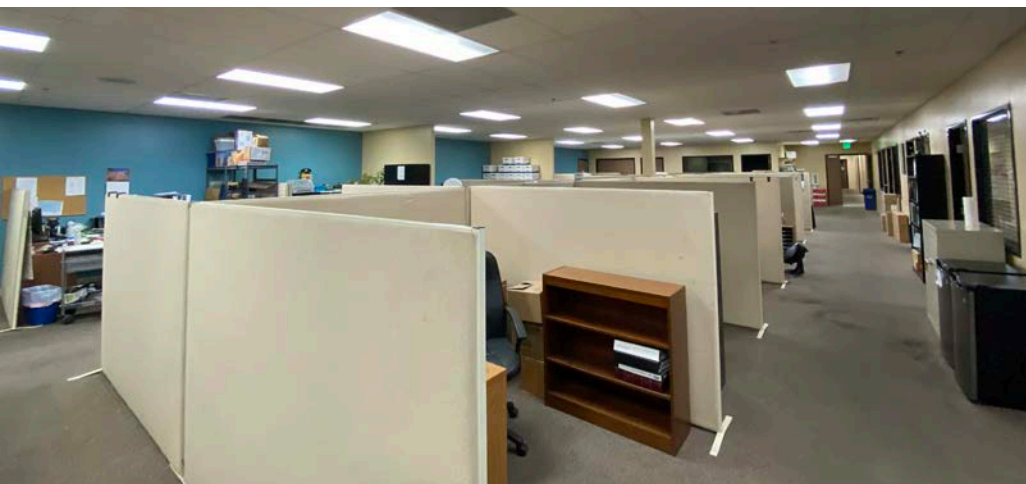
Easy Freeway Access

Available SF	124,800
Lease Rate/SF	\$1.55 NNN / Op.Ex. \$0.44
Clear Height	30'
DH / GL Doors	21 / 1
Power	2,000 Amps / 480 Volts (Potentially expandable to 3,000 Amps)
Parking Spaces / Ratio	249 / 2.0:1
Sprinklered	Yes (ESFR Capable)
Office SF / #	14,520 / 30
Restrooms	6
Zoning	M1.5
Possession	12/1/2024
To Show	Call Agent

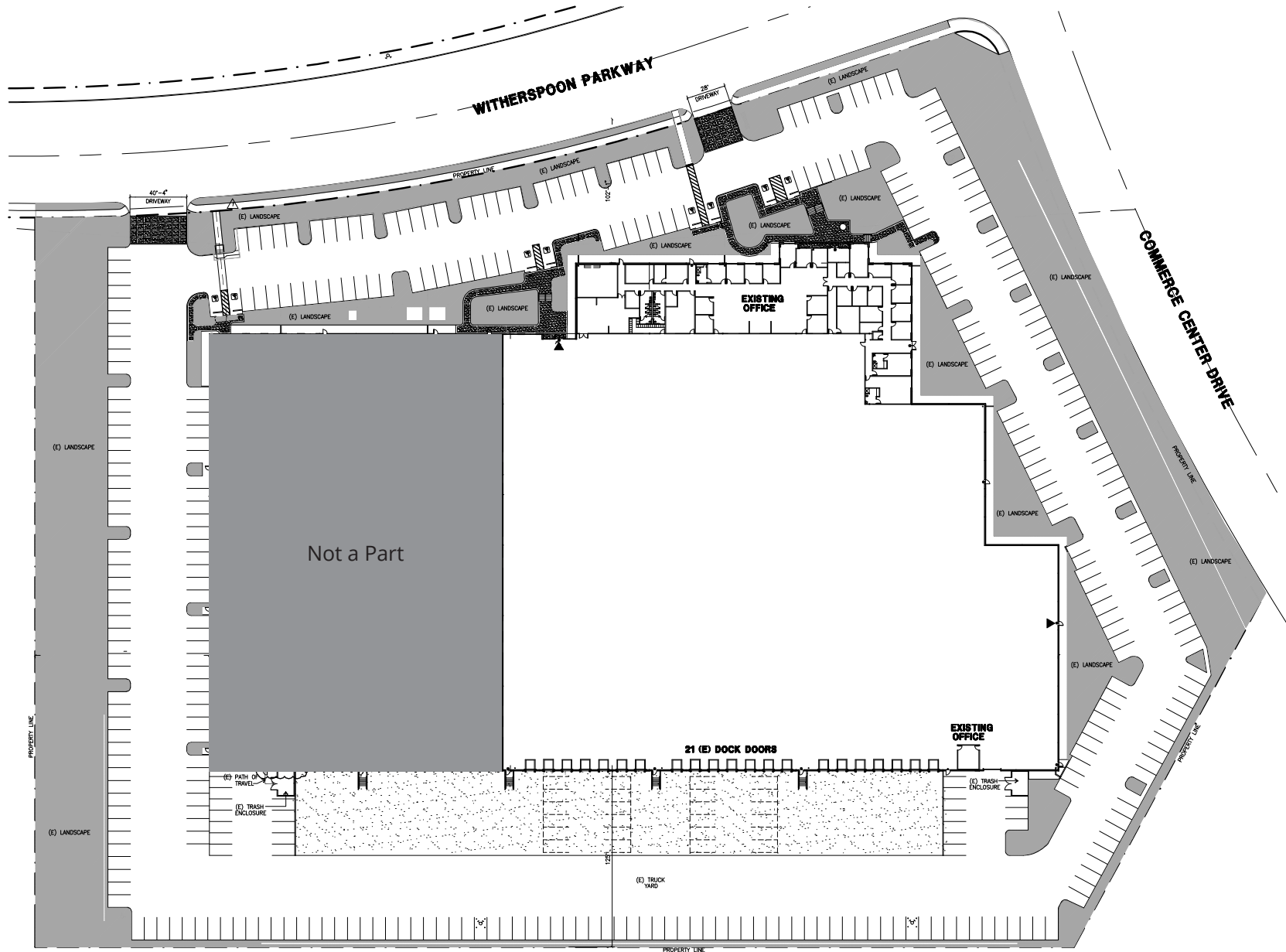


Notes: Some parking in loading area. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

# Photos



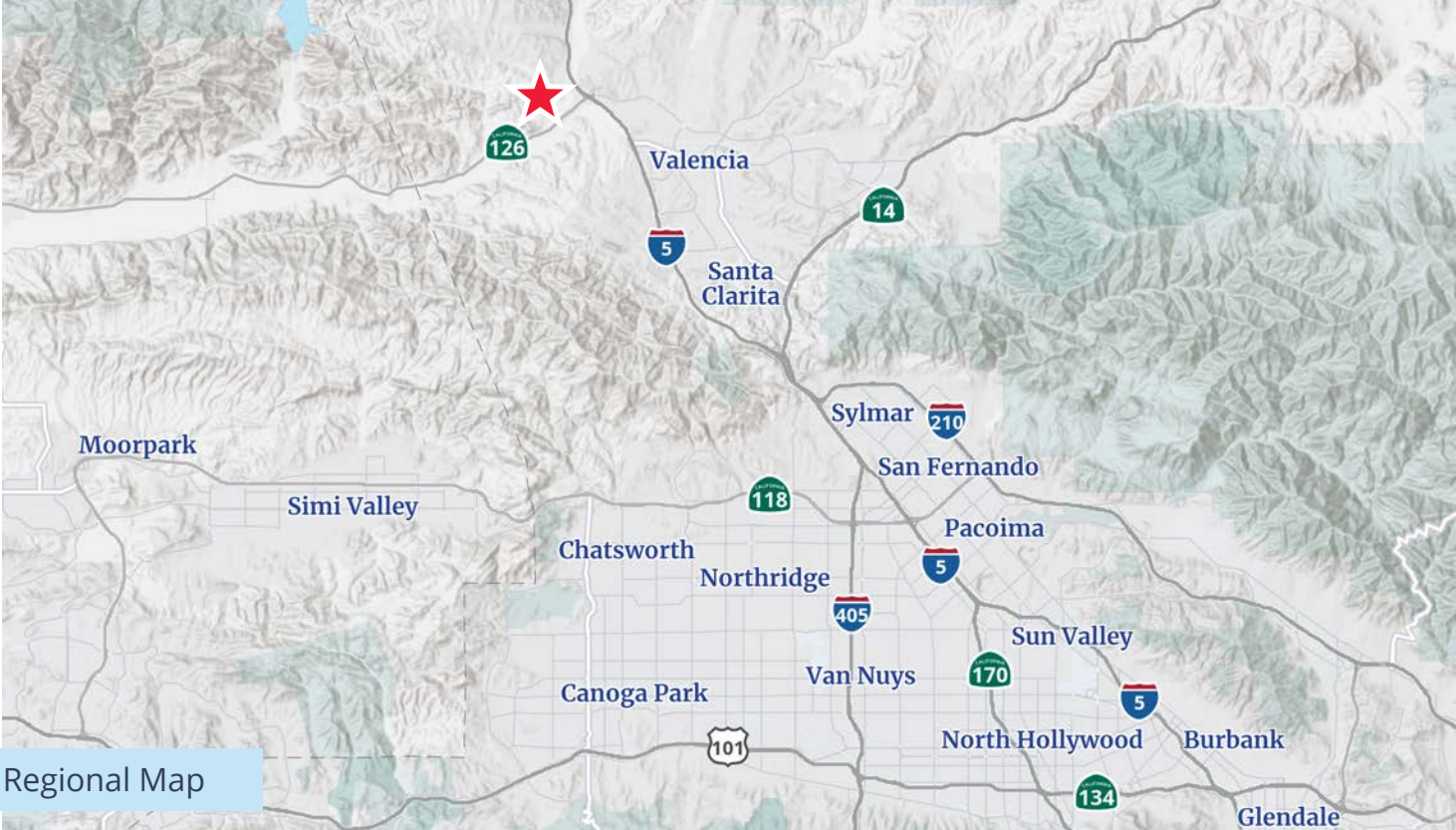
# Layout



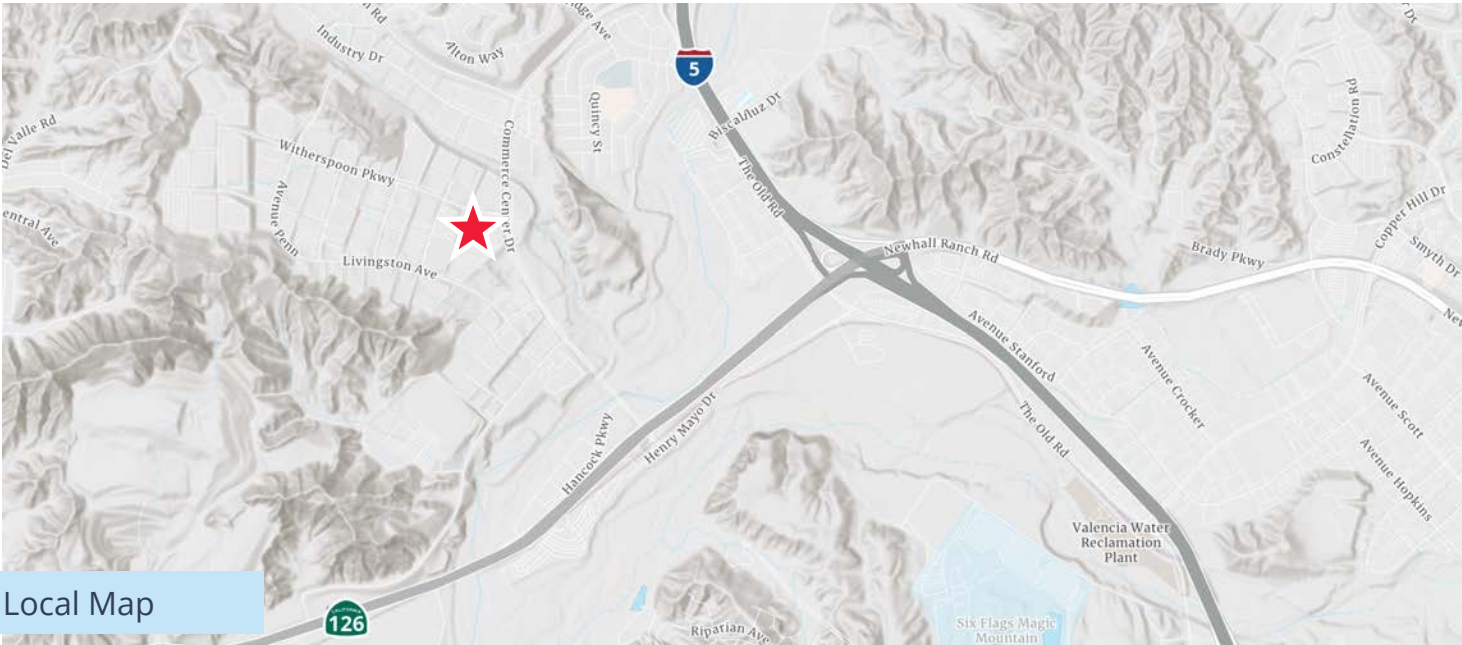
# Amenity Map



# Location Maps



Regional Map



Local Map

# Market Overview

7 Mile Radius

## Household & population characteristics



\$124,735

Median household income



\$737,144

Median home value



73.4%

Owner occupied housing units



37.8

Median age



49.2%

Female population



55.1%

% Married (age 15 or older)

## Annual lifestyle spending



\$3,519

Travel



\$44

Tickets to Movies



\$86

Theatre/Operas/Concerts



\$94

Admission to Sports Events



\$14

Online Gaming Services

## Households & population



162,543

Current total population



159,887

5 Year total population



53,351

Current total households



52,825

5 year total households

## Education

7%

No high school diploma



17%

High school graduate



30%  
Some college



46%

Bachelor's/graduate/prof degree

## Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

## Business



7,387

Total businesses



81,141

Total employees

## Annual household spending



\$3,282

Apparel & Services



\$393

Computers & Hardware



\$5,572

Eating Out



\$9,804

Groceries



\$10,329

Health Care

## Employment



77%

White collar



12%

Blue collar



11%

Services

4.5%

Unemployment rate



Accelerating success.

#### Contact Info

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