

# Bank of America Tower

23929 Valencia Blvd., Valencia, CA 91355

For Lease | Premier Office Space In Valencia



Contact info:

Kevin Fenenbock  
Senior Executive Vice President  
Lic. 01165115  
661.253.5204  
kevin.fenenbock@colliers.com

Colliers  
6324 Canoga Ave  
Suite 100  
Woodland Hills, CA 91367  
[www.colliers.com](http://www.colliers.com)



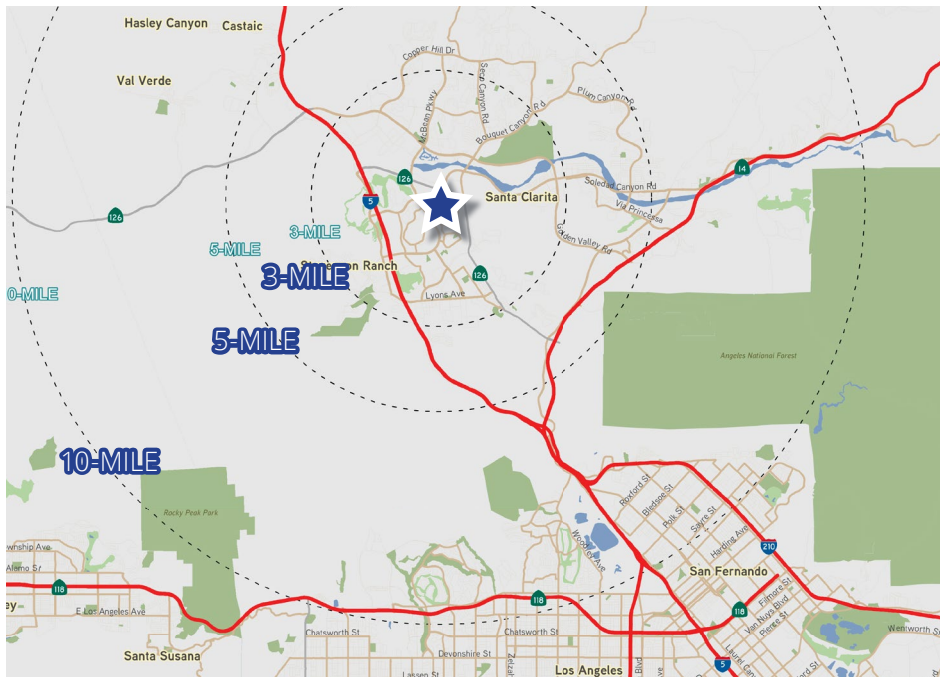
# About

- Class “A” Office Building
- Modernized Lobby
- State of the Art Building HVAC Controls
- Elegantly Renovated Restrooms
- Highly Image Valencia Boulevard Locations
- Immediate Occupancy Available
- Convenient Surface Parking
- Recently Renovated Common Areas
- Efficient Rectangular Floor Plates



# Location

- Central Santa Clarita Valley Location
- Walking Distance to Westfield Town Center Mall
- Immediately Adjacent to City Hall and Courthouse
- Close Proximity to Golden State (5) Freeway
- Abundant Area Amenities (See Amenities Map)

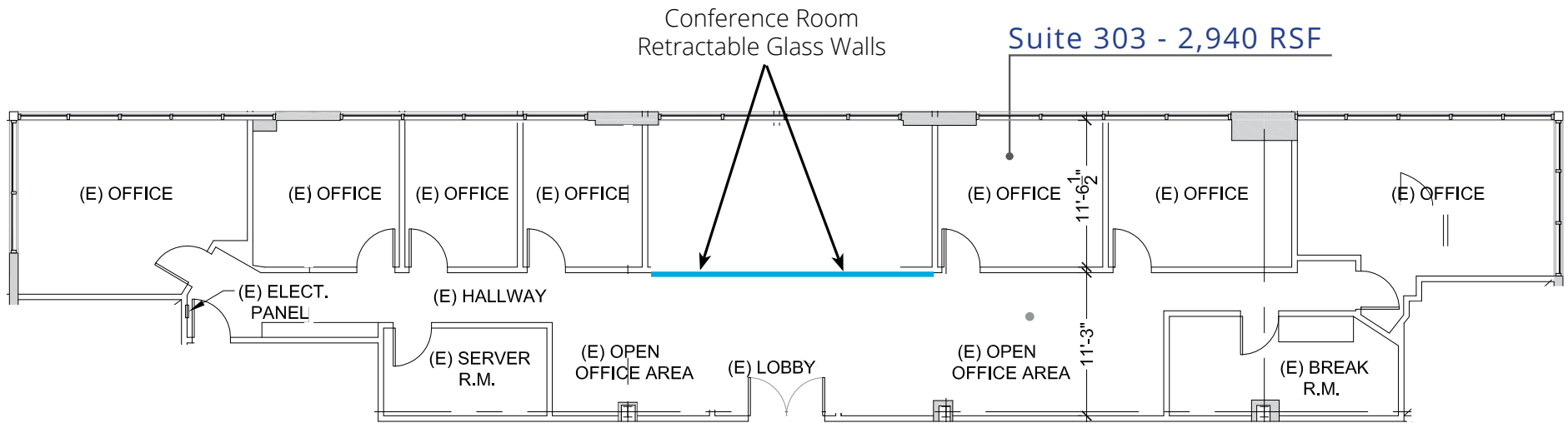


# Availability

Suite #	Rsf	Rate/Rsf	Available
303	2,940	\$2.90 FSG	4/1/2026



# Floor Plan



# Suite 303





Valencia Country Club

Hyatt Hotel

Crossroads Shopping Center

Westfield Town Center Mall

City Hall

Bank of America Tower

Courthouse

Valencia Blvd



# Market Overview

23929 Valencia Blvd, Valencia, California, 91355  
1.5 mile radius

## Household & population characteristics



**\$107,695**

Median household income



**\$642,871**

Median home value



**63.6%**

Owner occupied housing units



**40.5**

Median age



**51.6%**

Female population



**57.8%**

% Married (age 15 or older)

## Annual lifestyle spending



**\$3,775**

Travel



**\$127**

Theatre/operas/concerts



**\$127**

Movies/museums/parks



**\$98**

Sports events



**\$8**

Online games

## Households & population



**26,907**

Current total population



**26,731**

5 Year total population



**10,696**

Current total households



**10,570**

5 year total households

## Education



No high school diploma



**13%**

High school graduate



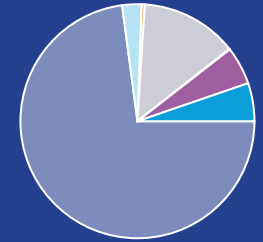
**34%**  
Some college



**48%**

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



**1,804**

Total businesses



**24,582**

Total employees

## Employment



**81%**

White collar



**10%**

Blue collar



**9%**

Services

**7.0%**

Unemployment rate

## Annual household spending



**\$2,975**

Apparel & services



**\$248**

Computers & hardware



**\$5,334**

Eating out



**\$7,432**

Groceries

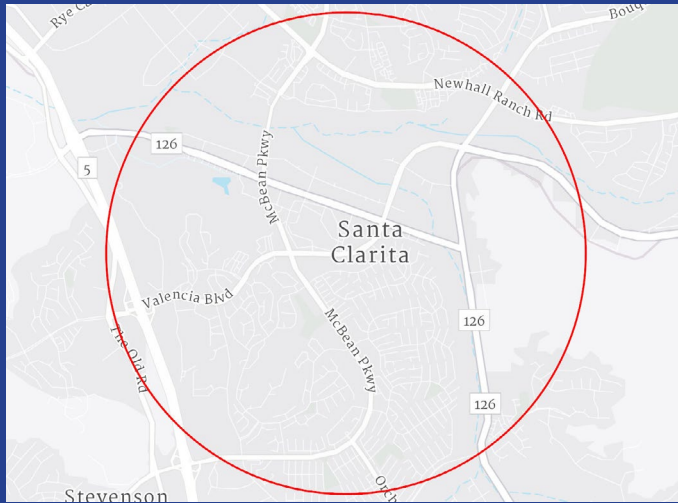


**\$8,104**

Health care

# Population Trends & Key Indicators

23929 Valencia Blvd, Valencia, California, 91355 | 1.5 mile radius



26,907	10,696	2.50	40.5	\$107,695	\$642,871	159	90	62
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

## Mortgage indicators



\$16,235

Avg spent on mortgage & basics



25.0%

Percent of income for mortgage

## Population by generation



5.0%

Greatest gen:  
born 1945/earlier



22.4%

Baby boomer:  
born 1946 to 1964



22.0%

Generation x:  
born 1965 to 1980



25.0%

Millennial:  
born 1981 to 1998



20.6%

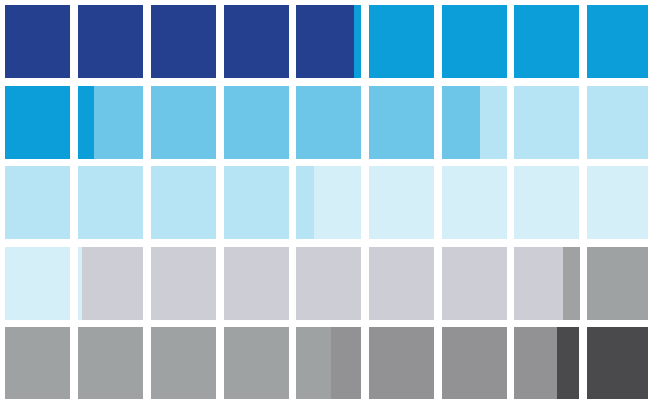
Generation z:  
born 1999 to 2016



5.1%

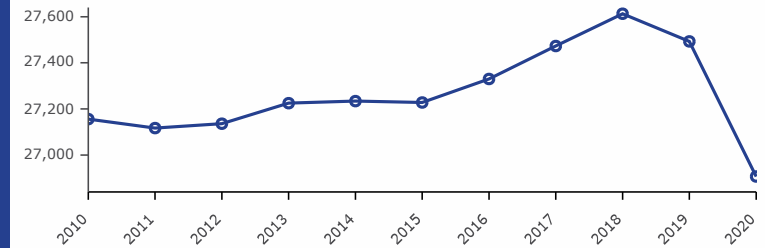
Alpha: born  
2017 to present

## Population by age

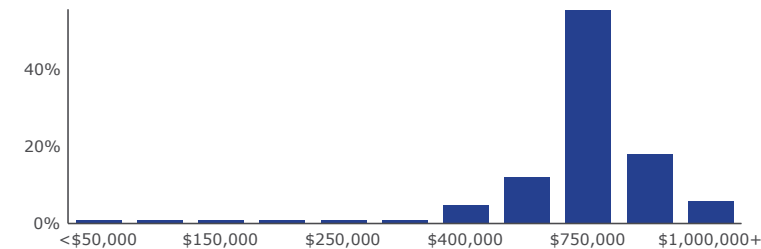


Age 0-9 (%)	(11%)	Age 10-19 (%)	(12%)	Age 20-29 (%)	(12%)
Age 30-39 (%)	(15%)	Age 40-49 (%)	(13%)	Age 50-59 (%)	(15%)
Age 60-69 (%)	(13%)	Age 70-79 (%)	(7%)	Age 80+ (%)	(3%)

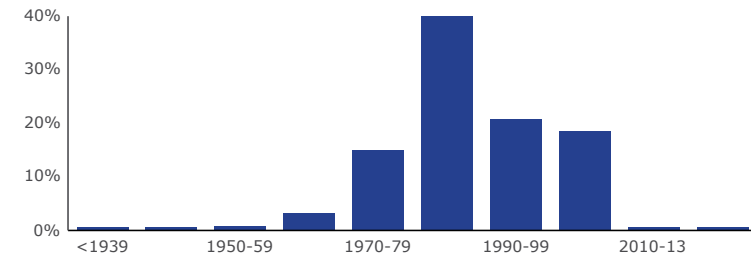
## Historical trends: population



## Home value



## Housing: year built



U.S. Census Bureau, Esri forecasts for 2021 and 2026, Esri Vintage 2021 Time Series



Contact Info.

**Kevin Fenenbock**

Senior Executive Vice President

Lic. 01165115

661.253.5204

[kevin.fenenbock@colliers.com](mailto:kevin.fenenbock@colliers.com)

6324 Canoga Ave

Suite 100

Woodland Hills, CA 91367

[www.colliers.com](http://www.colliers.com)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.