



Prime Visibility on Rye Canyon Road

Located Within Master Planned Business Park

Immediate Access to Interstate 5 and Highway 126

Full Interior and Exterior Renovation Recently Completed

28,970 SF AVAILABLE FOR LEASE

25425 Rye Canyon Road | Valencia, CA 91355

Complete Remodel Recently Completed

Building Features

25425 RYE CANYON ROAD



PROPERTY HIGHLIGHTS

- ±28,970 SF Available

- ±2,479 SF Office Space

- \$1.30/SF/month NNN Lease Rate

- ±\$0.31/SF/month NNN Expenses

- 22' - 24' Minimum Clear Height

- 2 Dock High Positions

- 2 Ground Level Loading Doors

- 35 Parking Spaces

- 400 Amps, 277/480 Volt Power

- 100% Ground Floor Space

- Upgraded Sprinklers

Renovations Recently Completed

- 2,479 SF of Brand New, Class A Office Improvements

- 4 Brand New Restrooms

- Repainted the Entire Interior

- Brand New LED Warehouse Lighting

Exterior Photos

25425 RYE CANYON ROAD



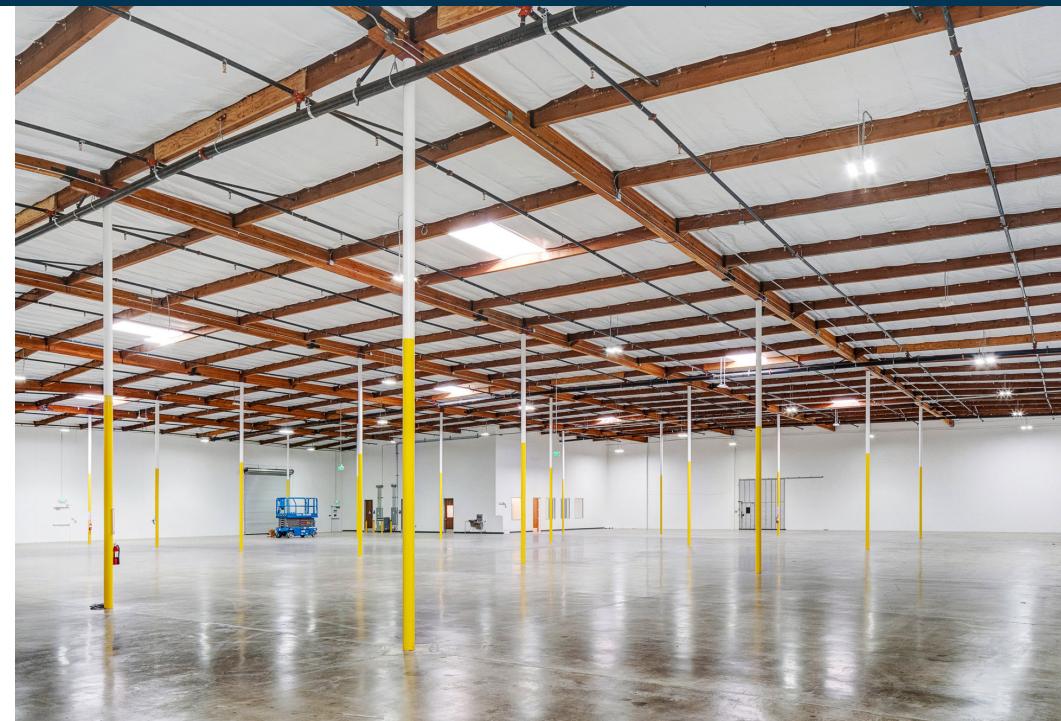
Interior Photos

25425 RYE CANYON ROAD



Interior Photos

25425 RYE CANYON ROAD

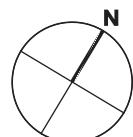


Warehouse Floor Plan

25425 RYE CANYON ROAD

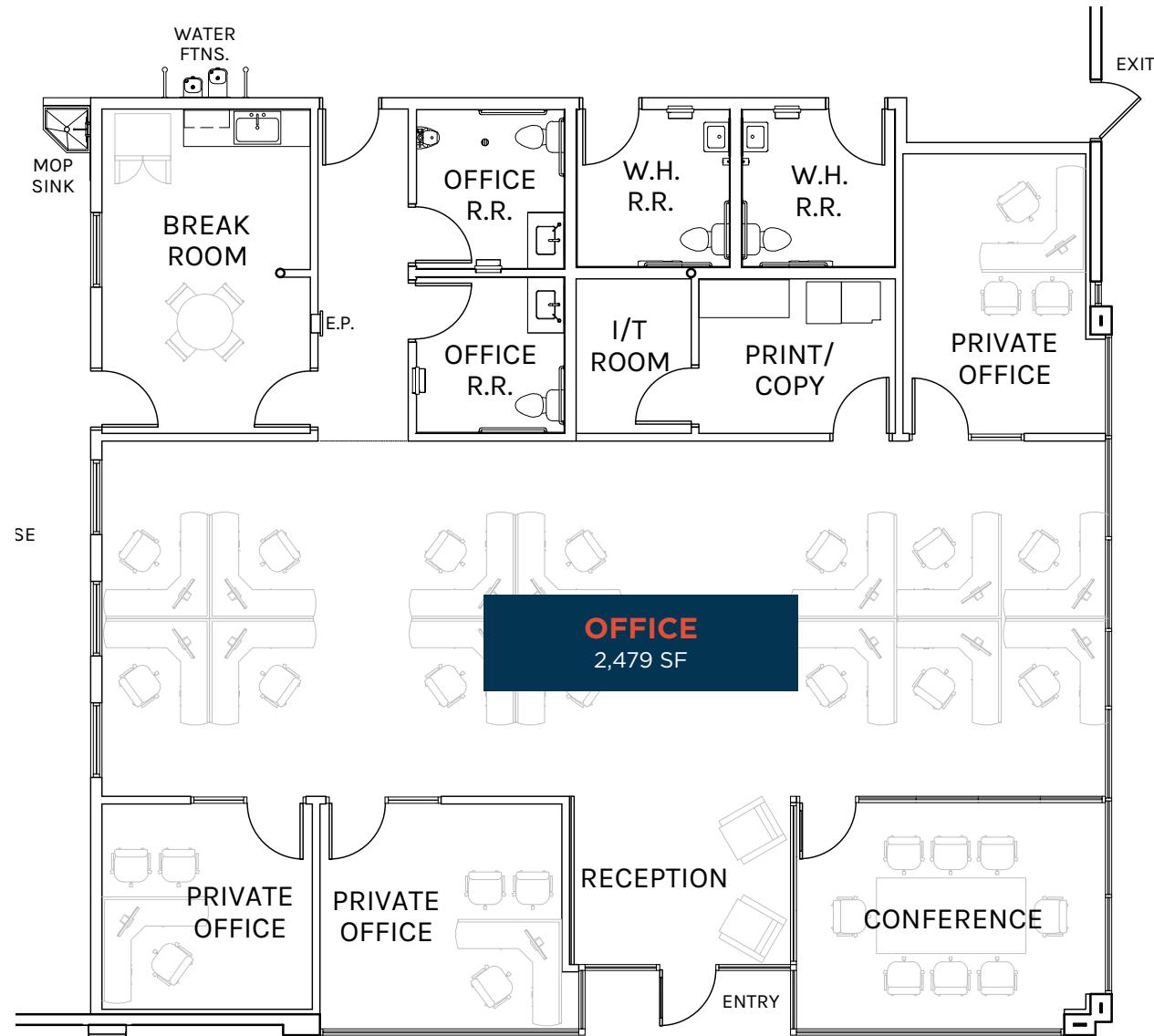


PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A SALE OR LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

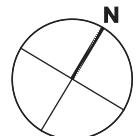


Office Floor Plan

25425 RYE CANYON ROAD

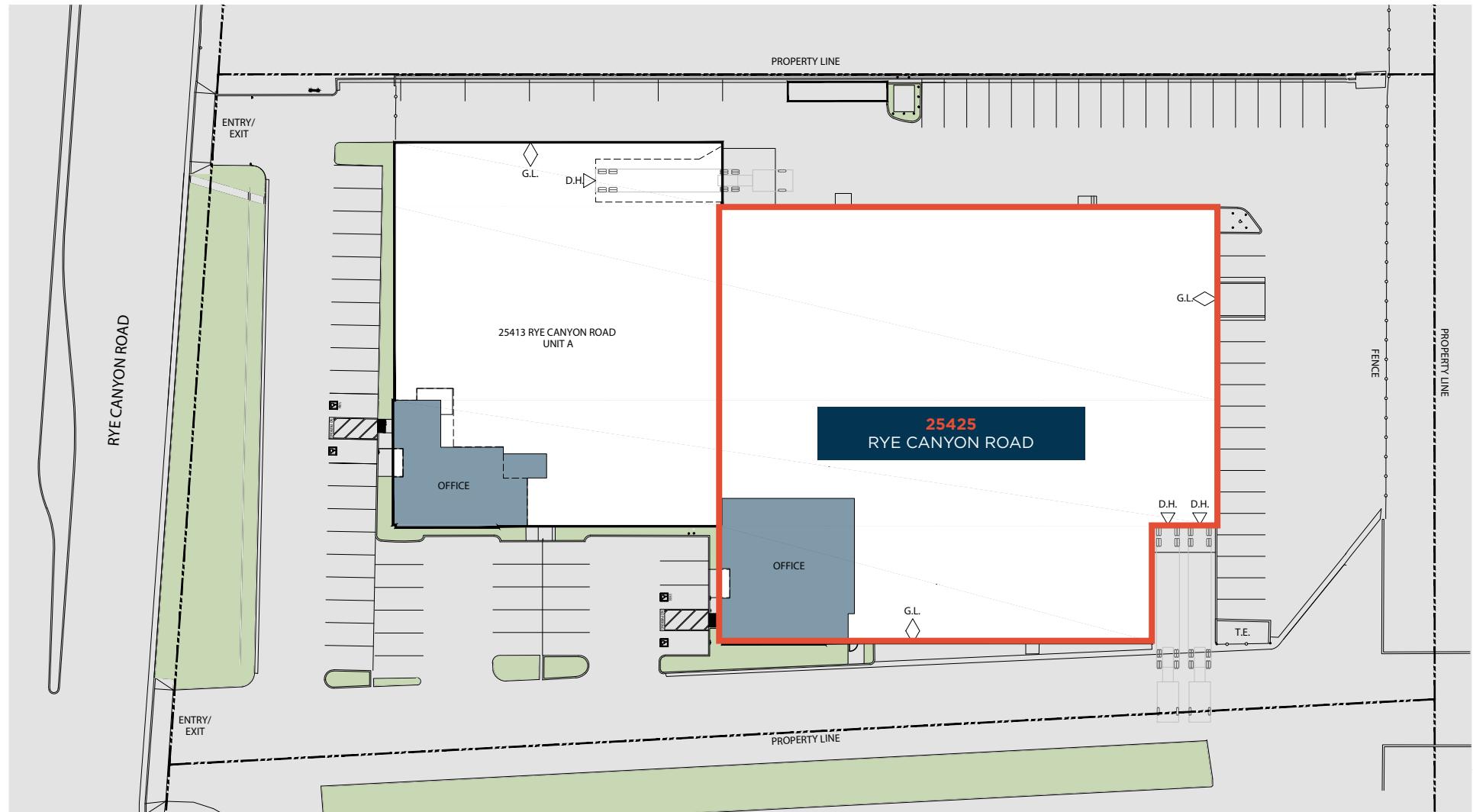


PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A SALE OR LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

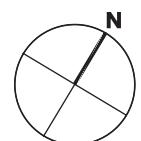


Site Plan

25425 RYE CANYON ROAD



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A SALE OR LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



Area Overview

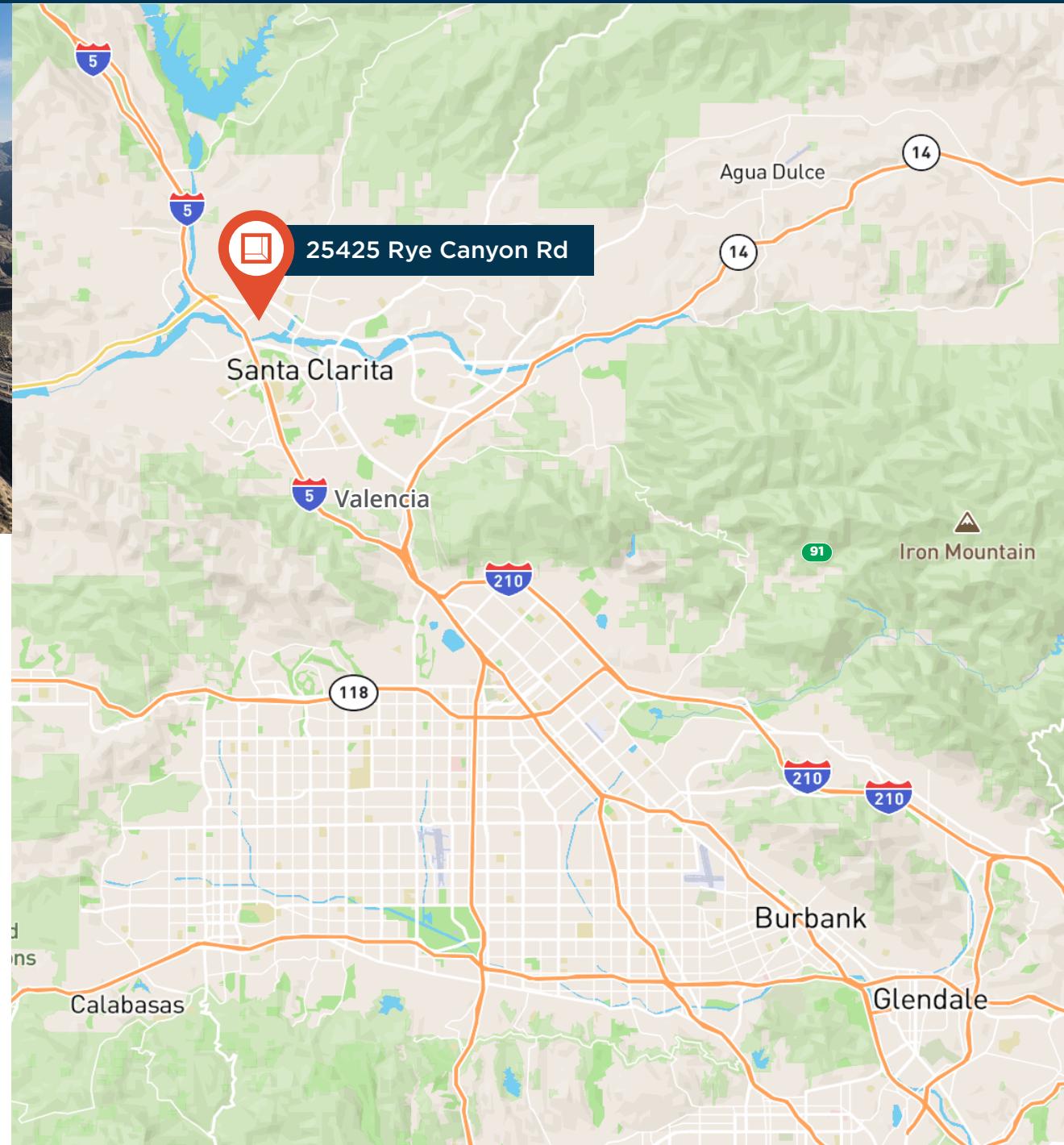
25425 RYE CANYON ROAD



THE CITY OF SANTA CLARITA

A SEAMLESS BLEND OF BIG CITY SOPHISTICATION AND SMALL TOWN CHARM

25425 Rye Canyon Rd. in Santa Clarita, California represents a rare opportunity to expand your business in one of the most desirable submarkets in California. Thriving, energetic and densely amenitized, this award-winning area seamlessly blends big city sophistication and small town charm. It is no wonder why so many are flocking here to experience its beauty and business incentives.



Amenities Map

25425 RYE CANYON ROAD



MAP © 2023 CARTIFACT
DATA © OSM CONTRIBUTORS

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 BJ'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 Ameci 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





THE BENEFITS OF DOING BUSINESS IN THE CITY OF SANTA CLARITA

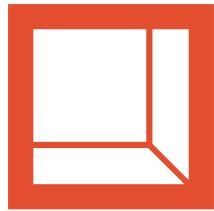
YOUR NEXT SMART BUSINESS MOVE

The City of Santa Clarita is the premier location for business, as evidenced by the major employers attracted to the area. There are so many advantages to doing business here. A few of the attributes that make the City of Santa Clarita the preferred destination for business development in Southern California include:

- Pro Business Environment
- Tax Incentive Credit Program
- Industry Cluster Attraction Incentive
- Film and Television Production Credit
- Not Subject to ULA Transfer Tax

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

ANALYSIS OF POTENTIAL COST SAVINGS	OUR TAXES / FEES		THEIR TAXES / FEES			
	TAXES & FEES	THE 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%



**Rexford
Industrial**

Contact:

Craig Peters

Vice Chairman
+1 818 907 4616
craig.peters@cbre.com
Lic. 00906542

Sam Glendon, SIOR

Senior Vice President
+1 818 502 6745
sam.glendon@cbre.com
Lic. 01826689

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE