



SCAN FOR
VIRTUAL TOUR



FOR SALE

25239 AVENUE TIBBITTS, VALENCIA, CA 91355

2,760 SF
Rare Office / Flex Condo
For Sale in RiverCourt
Development

CBRE



Property Highlights



High-Image Unit Within Premier Business Park



Currently 90% Office & 10% Warehouse Space



Ability to Remove Some Ground Floor Office Space for 65% Office Space and 35% High Clear Warehouse



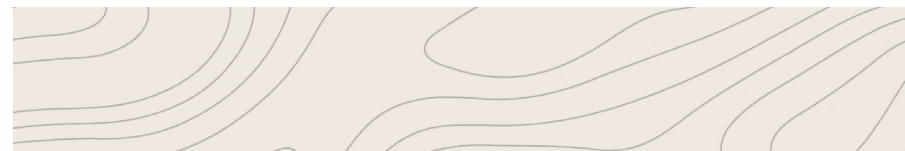
Available Vacant for Owner/User



Convenient Freeway Access via I-5 Fwy



Well Maintained Unit



UNIT DETAILS



Available SF

2,760 SF



Office SF

2,577 SF*



Parking

6



Power

**250 AMPS at 277/480V,
3 Phase 4 Wire**



Sale Price

±\$954,408.00



Grade Level Doors

1 (12' x 14')



Clear Height

24'



Sale Price/SF

±\$345.80



Restrooms

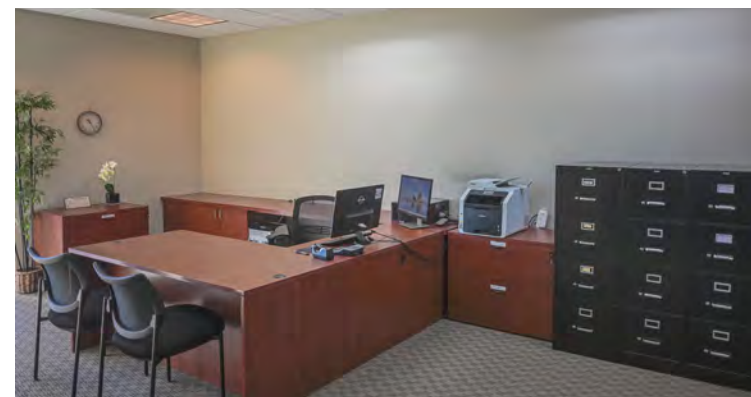
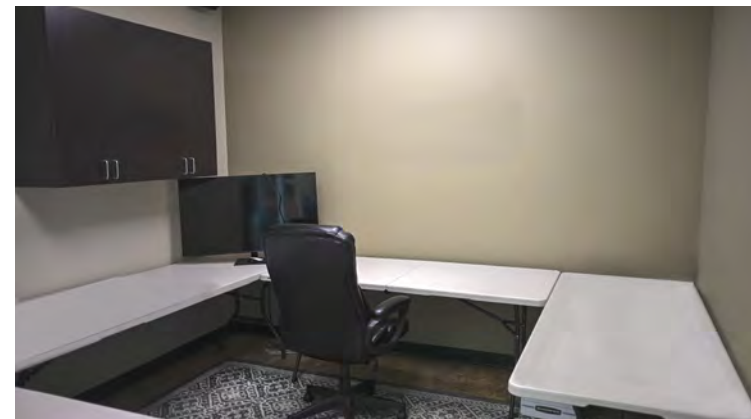
2



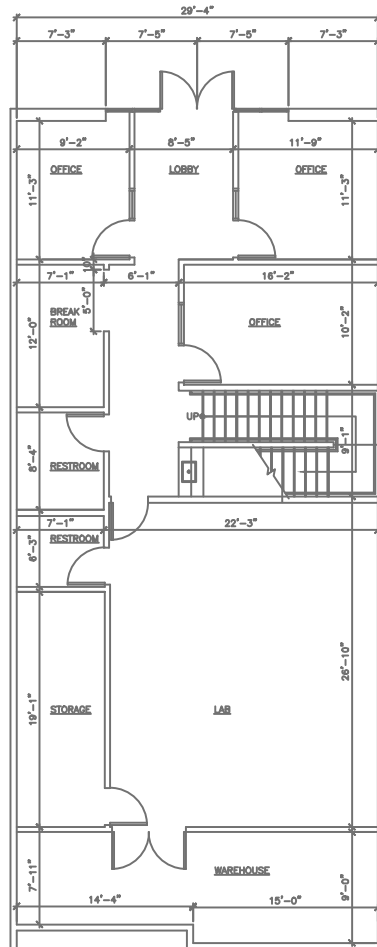
Year Built

2009

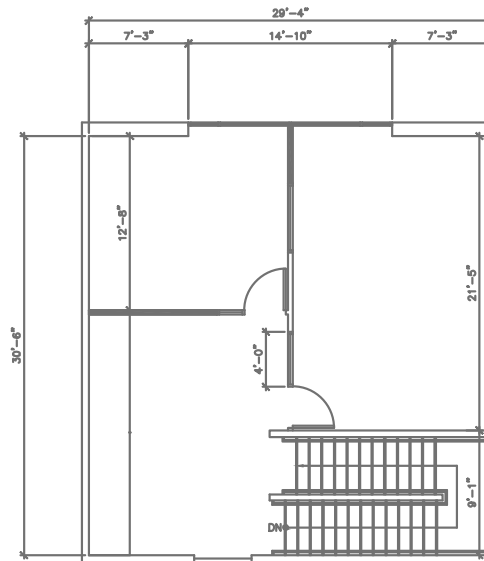
*Ability to decrease office space to ±1,860 SF and increase high clear warehouse to ±1,000 SF



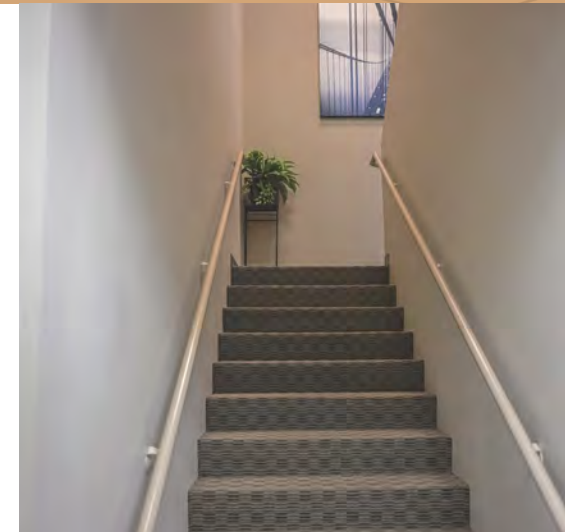
As Built Floor Plan ±90% Office Space



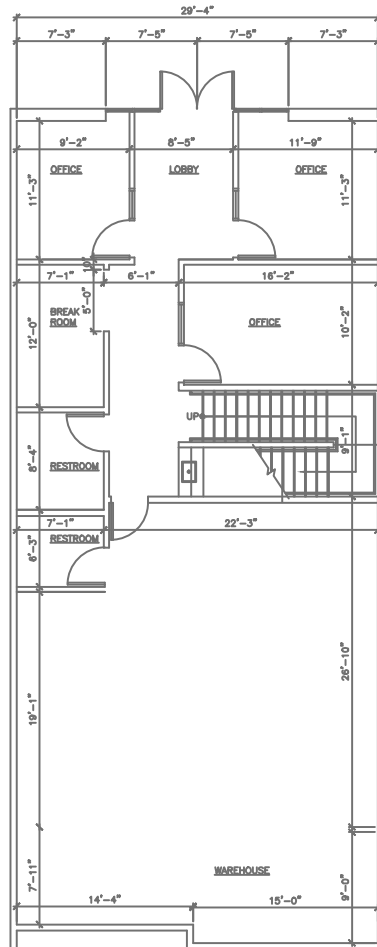
FIRST FLOOR



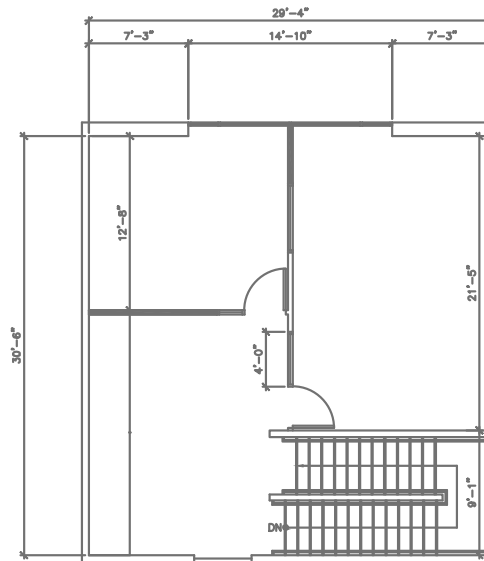
SECOND FLOOR



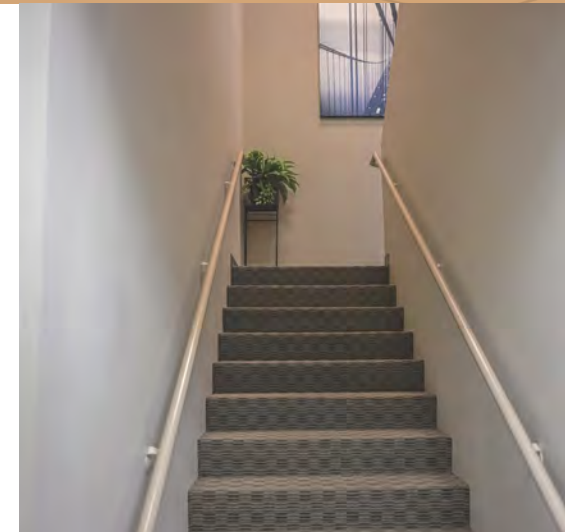
Conceptual Flex Floor Plan (With $\pm 1,000$ SF Warehouse)



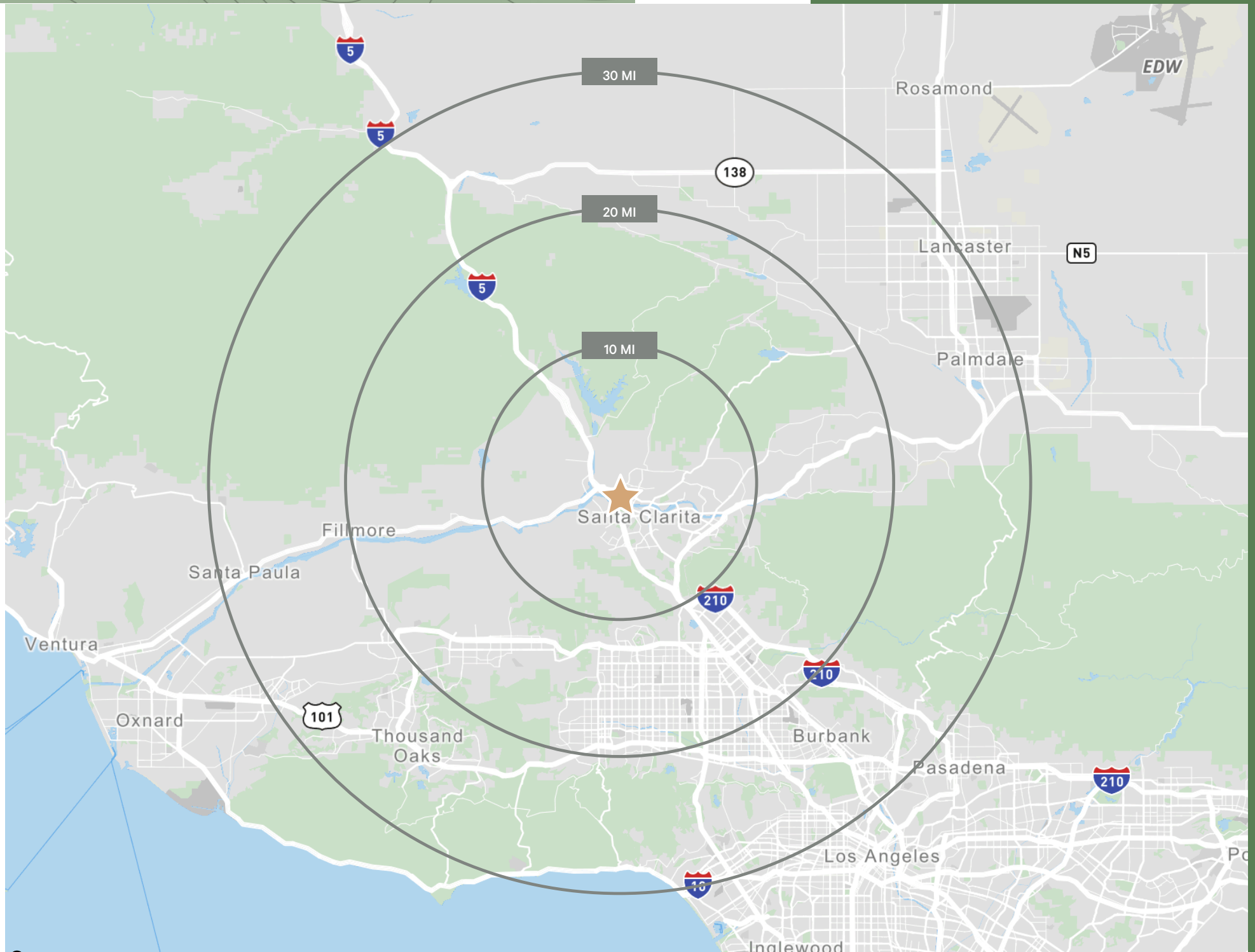
FIRST FLOOR



SECOND FLOOR



Regional Map



-
- LODGING**

- 
- FITNESS**

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- 
- SHOPPING**

- # Amenity Map
- ## Close Proximity to 5 Freeway and Valencia Town Center
-
- Legend:**
- Sprouts Farmers Market
 - T.J. Maxx
 - Target
 - The Men's Wearhouse
 - Tilly's
 - Trader Joe's
 - ULTA Beauty
 - Urban Outfitters
 - Vans
 - Victoria's Secret
 - Vons
 - Walmart USA
 - White House Black Market
 - Whole Foods Market
- Map Labels:**
- COURTYARD by Marriott
 - EMBASSY SUITES by Hilton
 - Six Flags
 - Hilton Garden Inn
 - SPRINGHILL SUITES by Marriott
 - BW | Best Western Hotels & Resorts
 - HYATT REGENCY
 - Residence Inn by Marriott
 - Hampton by Hilton
 - HOMewood SUITES by Hilton
 - THE HOME DEPOT
 - Ralphs
 - SANTA CLARITA
 - BEST BUY
 - LOWE'S
 - Valencia Town Center
 - 25239 AVENUE, TIBBITTS VALENCIA, CA 91355
 - 5 Freeway
 - Railroad Ave
- Scale:** 0.5 miles

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