



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



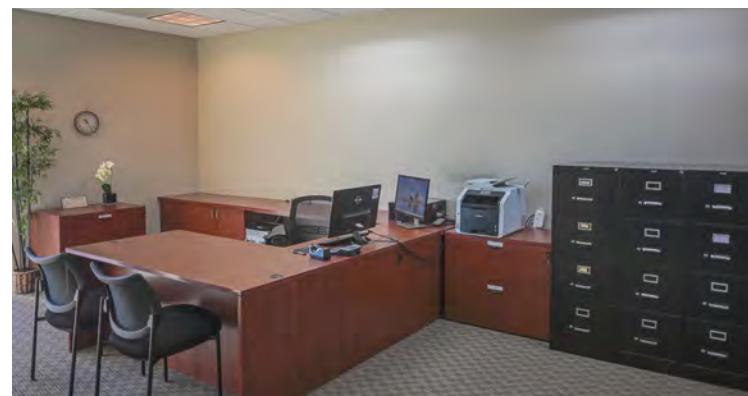
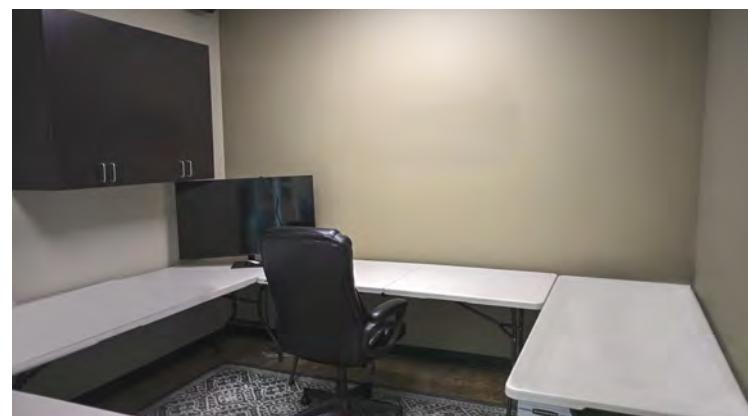
Restrooms

2



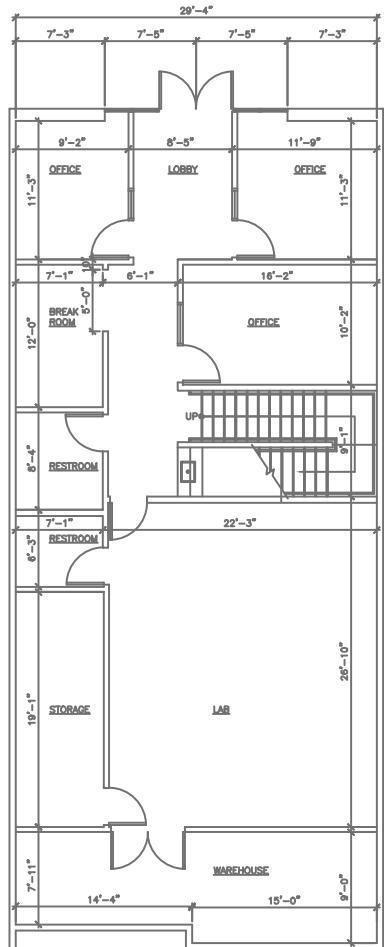
Year Built

2009

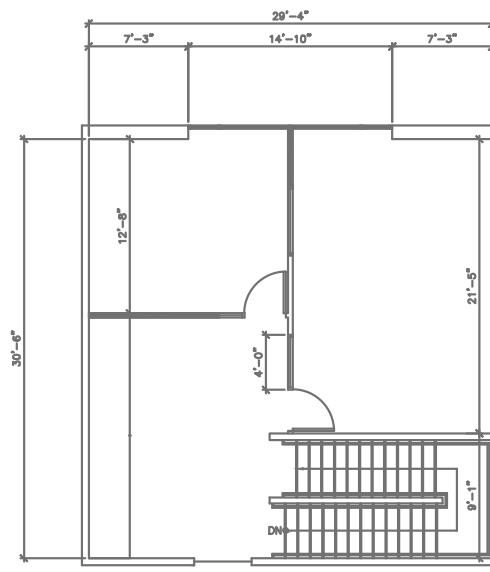


*Ability to decrease office space to ±1,860 SF and increase high clear warehouse to ±1,000 SF

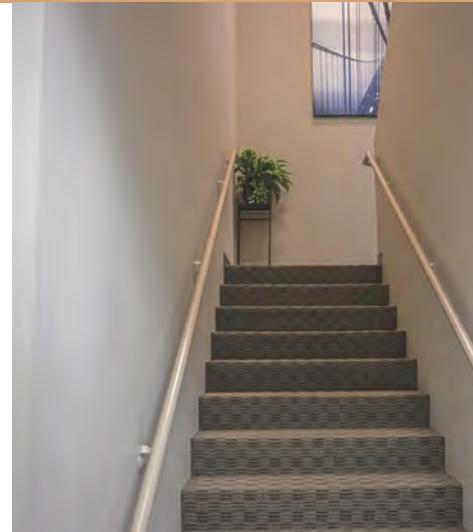
As Built Floor Plan ±90% Office Space



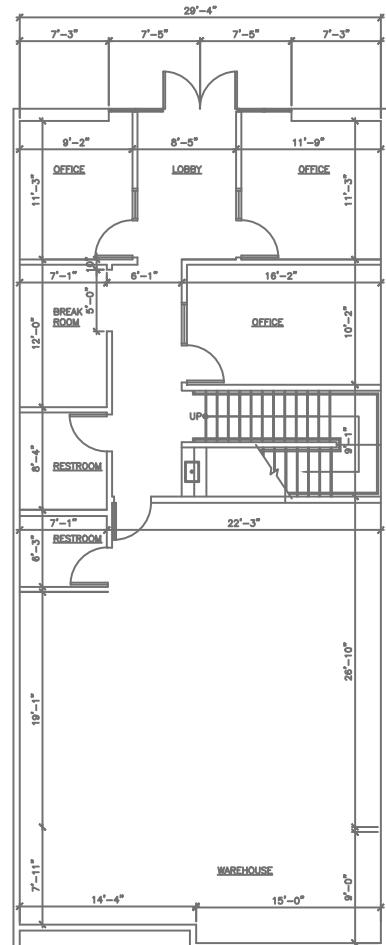
FIRST FLOOR



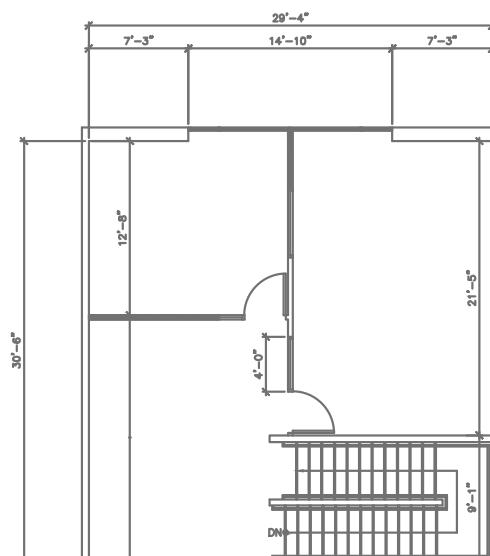
SECOND FLOOR



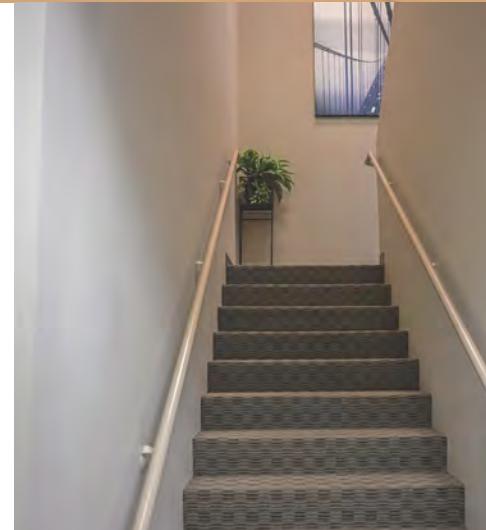
Conceptual Flex Floor Plan (With $\pm 1,000$ SF Warehouse)



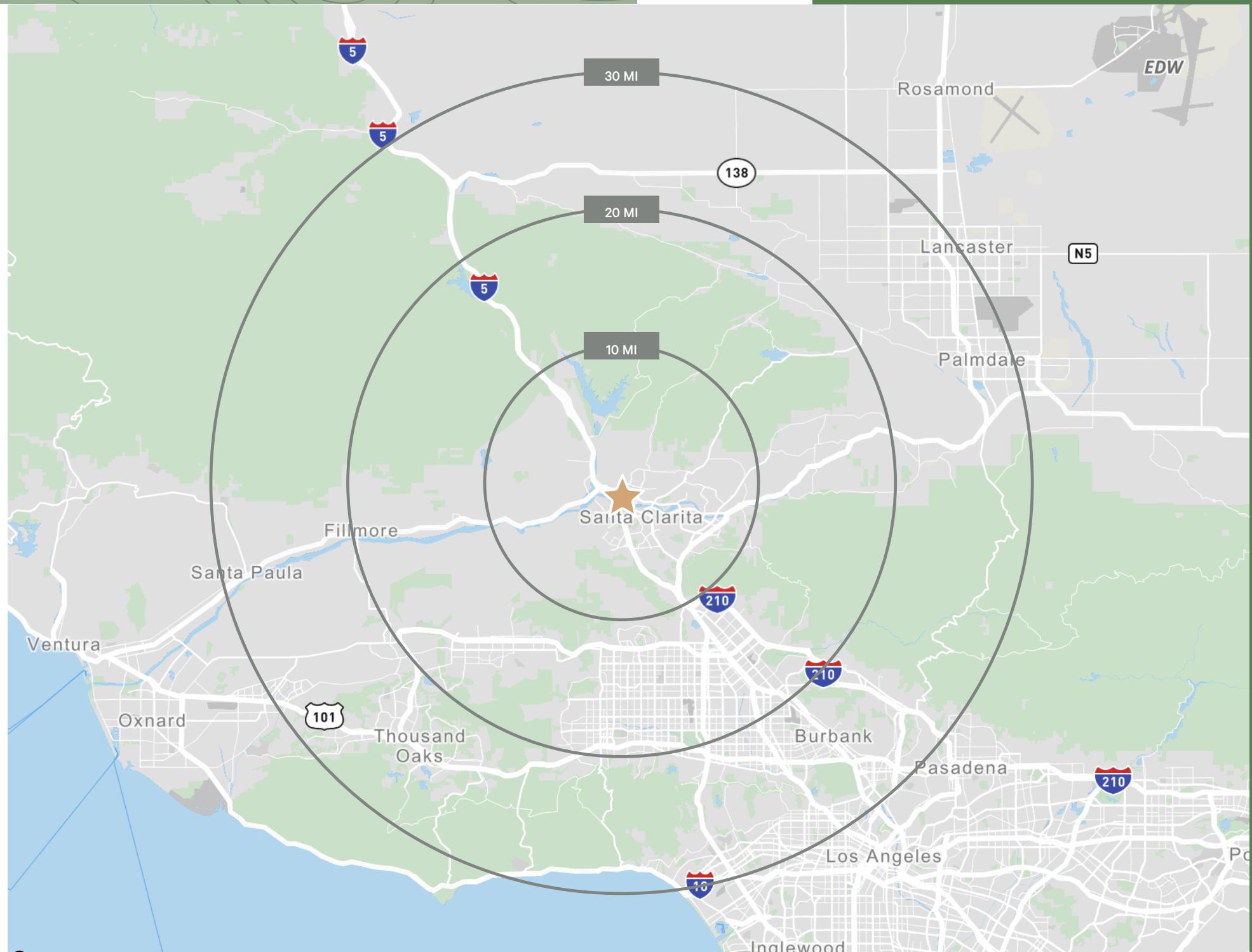
FIRST FLOOR



SECOND FLOOR



Regional Map





EATERIES

- 1 Baja Fresh
- 2 Big Chicken
- 3 BJ's Restaurants
- 4 Black Bear Diner
- 5 Cafe Rio
- 6 California Fish Grill
- 7 California Pizza Kitchen
- 8 Capriotti's Sandwich Shop
- 9 Carl's Jr.
- 10 Chick-fil-A
- 11 Chipotle Mexican Grill
- 12 Corner Bakery Cafe
- 13 Dairy Queen
- 14 Del Taco
- 15 Denny's
- 16 Domino's Pizza
- 17 Donatos Pizzeria
- 18 Dunkin' Donuts
- 19 Firehouse Subs
- 20 Five Guys
- 21 Hot Dog on a Stick
- 22 IHOP
- 23 In-N-Out Burger
- 24 Jack in the Box
- 25 Jersey Mike's
- 26 Jimmy John's
- 27 Johnny Rockets



LODGING

- 1 Best Western
- 2 Courtyard by Marriott
- 3 Embassy Suites Hotels
- 4 Hampton Inn
- 5 Hilton Garden Inn
- 6 Holiday Inn Express
- 7 Homewood Suites by Hilton
- 8 Hyatt Regency
- 9 Residence Inn by Marriott
- 10 SpringHill Suites by Marriott



FITNESS

- 1 Anytime Fitness
- 2 Club Pilates
- 3 CrossFit
- 4 Gold's Gym
- 5 LA Fitness
- 6 Orangetheory Fitness
- 7 StretchLab
- 8 YMCA



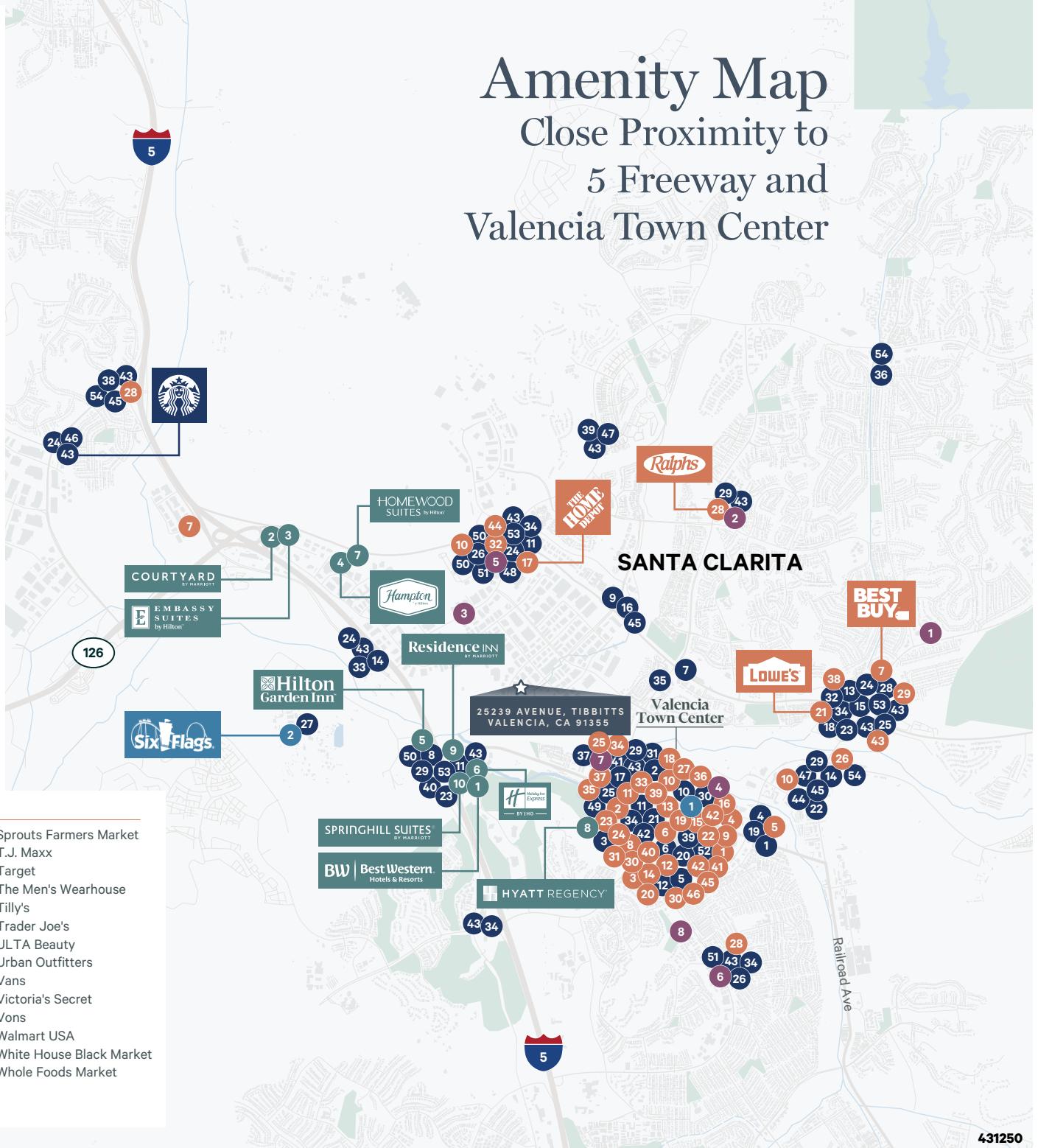
ENTERTAINMENT

- 1 Fun Factory
- 2 Six Flags



SHOPPING

- 1 American Eagle Outfitters
- 2 Anthropologie
- 3 Apple Retail Store
- 4 BathMinerals
- 5 Barnes and Noble
- 6 Bath & Body Works
- 7 Best Buy
- 8 Claire's
- 9 Cotton On
- 10 Dollar Tree
- 11 Five Below
- 12 Foot Locker
- 13 Forever 21
- 14 Free People
- 15 H&M
- 16 Hollister
- 17 Home Depot
- 18 HomeGoods
- 19 JCPenney
- 20 Kohl's
- 21 Lowe's
- 22 Lululemon
- 23 Macy's
- 24 Macy's Backstage
- 25 Nordstrom Rack
- 26 On Running
- 27 Pottery Barn
- 28 Ralphs
- 29 Ross Stores
- 30 Sephora
- 31 SKECHERS
- 32 Smart & Final
- 33 Sprouts Farmers Market
- 34 T.J. Maxx
- 35 Target
- 36 The Men's Wearhouse
- 37 Tilly's
- 38 Trader Joe's
- 39 ULTA Beauty
- 40 Urban Outfitters
- 41 Vans
- 42 Victoria's Secret
- 43 Vons
- 44 Walmart USA
- 45 White House Black Market
- 46 Whole Foods Market



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