

FOR LEASE

28165 AVENUE CROCKER

*24,000 SF of Industrial Manufacturing /
Distribution Facility For Lease*

SANTA CLARITA, CA 91355



28165 AVENUE CROCKER

*24,000 SF of Industrial
Manufacturing / Distribution
Facility for Lease in the heart
of Valencia.*

9,500 SF fenced yard

Three (3) grade level loading doors

Low NNN fees

Valencia Industrial Center location

Manufacturing, entertainment, warehouse use, etc

600A 277/480V 3 phase power

6,000

MEZZANINE OFFICE SF

24,000

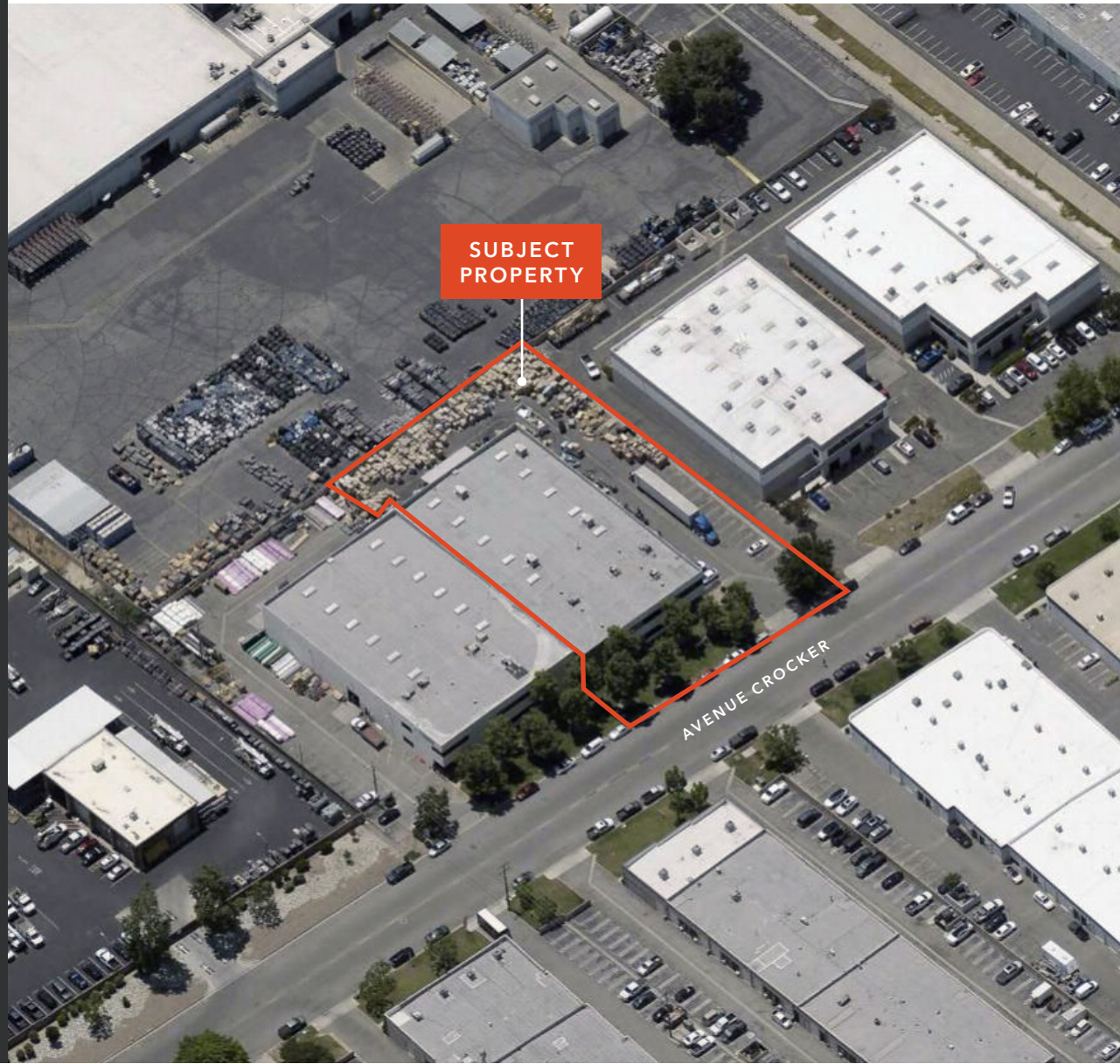
TOTAL BUILDING SF

\$1.30

PRICE/SF/NET

1986

YEAR BUILT



AVAILABLE FOR LEASE

KIDDER MATHEWS

28165 AVENUE CROCKER

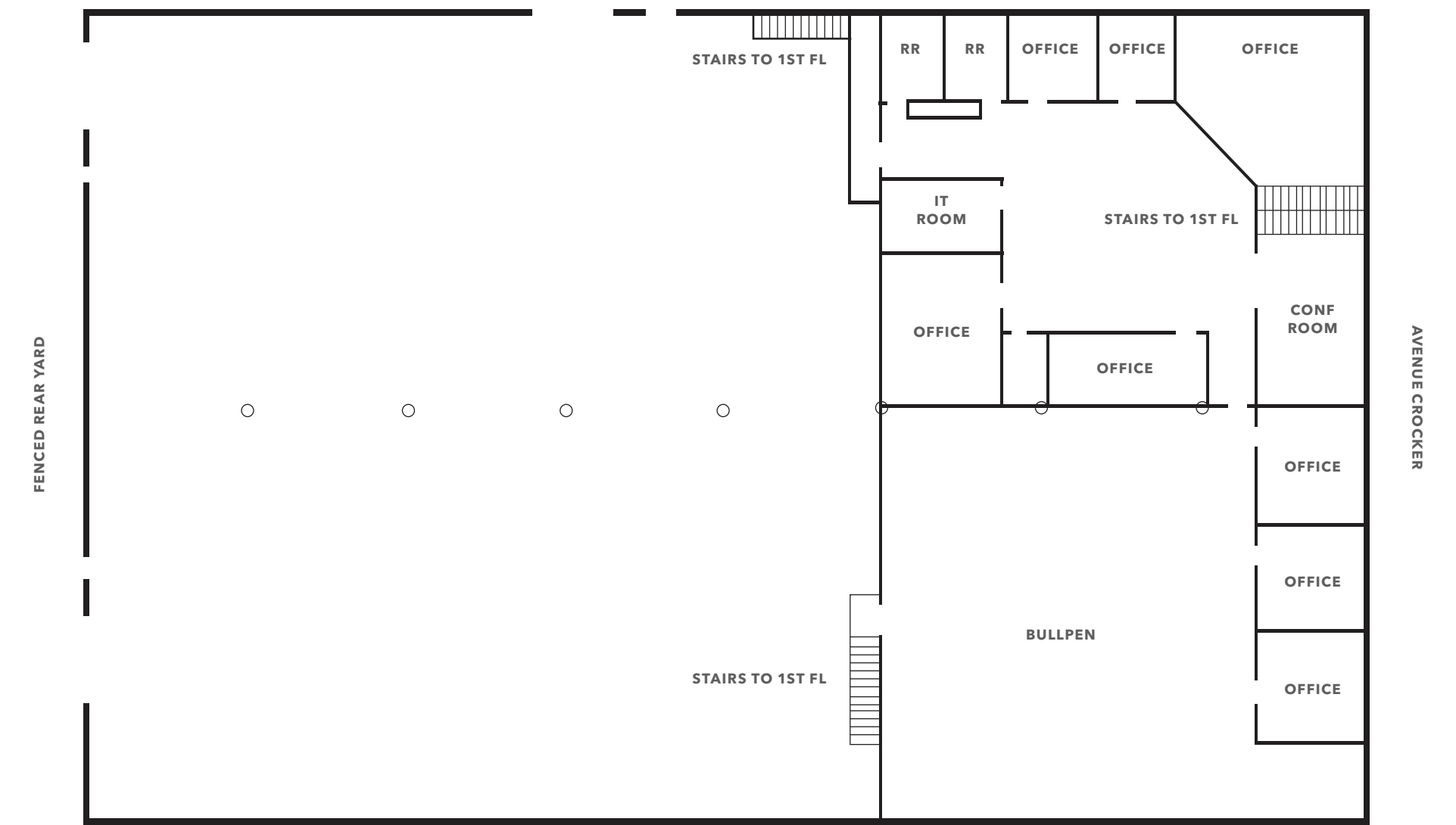
SUBJECT
PROPERTY

AVENUE CROCKER

AVAILABLE FOR LEASE

KIDDER MATHEWS

FLOOR PLAN



*Not to scale. All measurements are approximate. Lessee to verify.

28165 AVENUE CROCKER


SUBJECT
PROPERTY

1-5

 6 Min | 2.3 Miles



SR 14

 19 Min | 9.5 Miles



AVAILABLE FOR LEASE

KIDDER MATHEWS

SANTA CLARITA'S MARKET IS GEARED FOR SUCCESS

Nestled in the hills of the northern portion of Los Angeles County, the Santa Clarita Valley is a large suburban community spanning over 520 square miles.

The Santa Clarita Valley encompasses the city of Santa Clarita, which includes Canyon Country, Newhall, Saugus, and Valencia, in addition to adjacent communities of Castaic and Stevenson Ranch among others. The region is home to a diverse group of industries including Aerospace & Defense, Medical Devices & Biotechnology, Advanced Manufacturing, and Digital Media & Entertainment. Major employers within the region include Six Flags Magic Mountain, William S. Hart Union School District, Henry Mayo Newhall Hospital, Saugus Union School District, and College of the Canyons.

231K

TOTAL
POPULATION

\$145K

AVG HOUSEHOLD
INCOME

92K

TOTAL
EMPLOYEES

The region's location at the northern portion of Los Angeles County makes the Santa Clarita Valley suitable location as a logistics and distribution hub. The valley's industrial market spans over 26 million square feet with a low vacancy of 2.4% (2024 year-to-date). Average industrial direct asking rates in the region have grown by 51.8% since 2020 from \$0.83 /sf NNN to \$1.26 /sf NNN as of 2Q 2024. Rental rate growth has cooled in the last two years but remains elevated when compared to the 5-year average of \$1.03/sf NNN. There are limited new industrial developments currently underway, which will keep vacancy and availability rates low.

In 2023, the City of Santa Clarita had a total population of 231,368 with residents having an average household income of \$144,774 and an average home value of \$722,654. Roughly 68% of the city's occupied housing units are occupied by owners and 28% are renter occupied. Over 51% of the population over the age of 25 holds at least an associate degree, reflecting the region's emphasis on education as schools within the Santa Clarita Valley rank among the top 10% in California. The Santa Clarita Valley is easily accessible by car, situated between the I-5 and Antelope Valley Freeways. For air travel, Hollywood Burbank Airport and Los Angeles International Airport are both within reasonable distances.

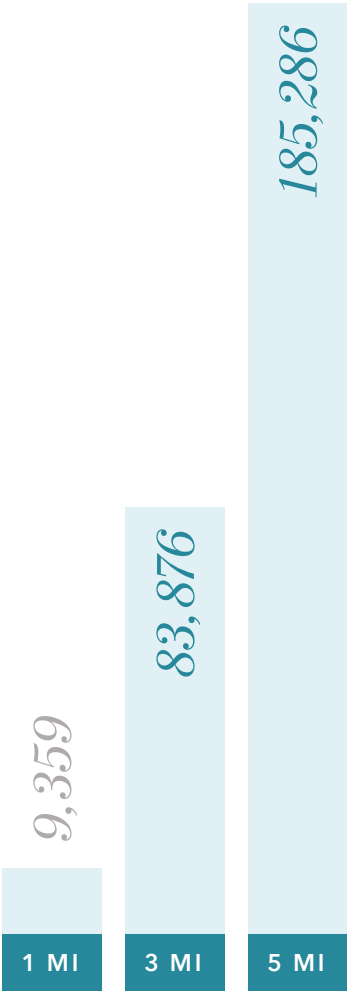
Sources: ESRI, City of Santa Clarita, Santa Clarita Valley Economic Development Corporation, CoStar

MAJOR EMPLOYERS

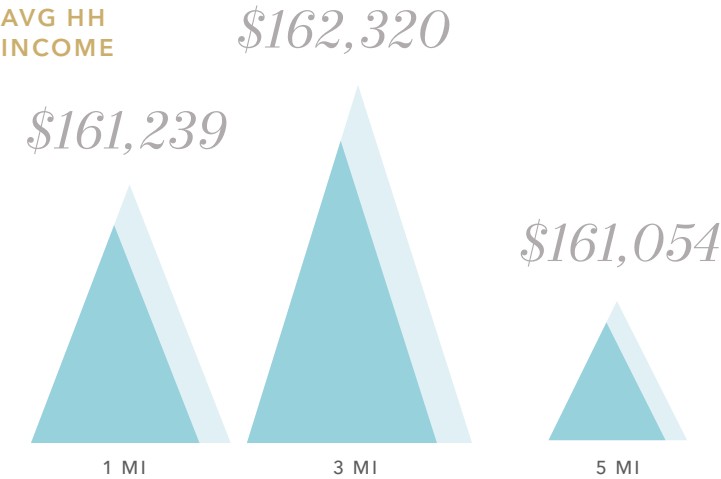


DEMOGRAPHICS

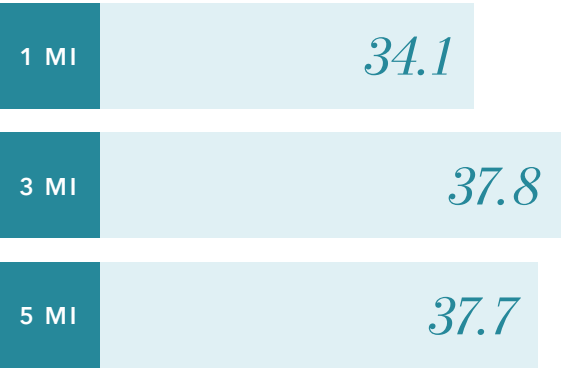
POPULATION



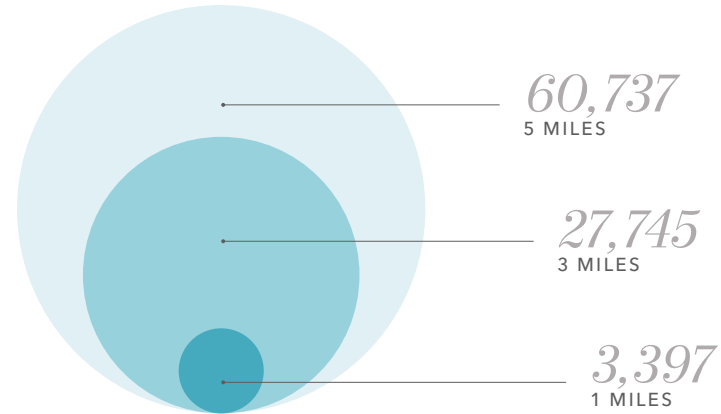
AVG HH INCOME



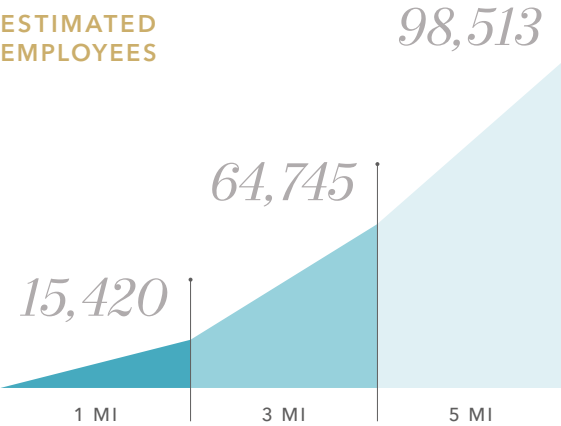
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA

28165 AVENUE CROCKER

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