



25167-25169

ANZA DR, VALENCIA, CA 91355

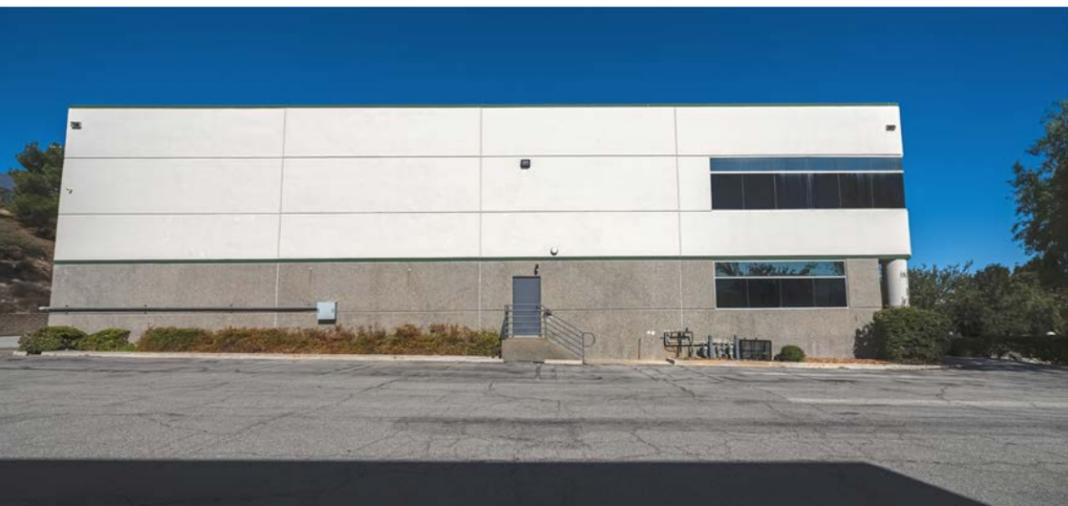
31,755 SF Building on 2.31 Acres

FOR SALE

CBRE

PROPERTY INFORMATION

PROPERTY INFORMATION	
SALES PRICE	\$8,100,000.00
SALES PRICE/SF	±\$255/SF
TOTAL BUILDING SF	31,755 SF
LOT SIZE	2.31 Acres
OFFICE SF	±15,000 SF (±6,000 SF can be easily removed to increase high clear warehouse area)
MIN. CLEAR HEIGHT	24'
GRADE LEVEL DOORS	1
DOCK HIGH DOORS	2
POWER	1,000 Amps, 277/480 V 3phase 4wire
RESTROOMS	7
PARKING	54 Spaces
APN	2866-018-120
CONSTRUCTION TYPE	Concrete Tilt Up
ZONING	BP (Business Park)
SPRINKLERS	Fully Sprinklered



PROPERTY HIGHLIGHTS



Substantial Price Reduction,
Ideal For Owner/User/Investor



Building Divides Nicely to 2 Separate
Units with Individual Addresses



Separate Entrances,
Power Meters, Etc.



Film Sound Stage Improvements
Can Be Included or Removed



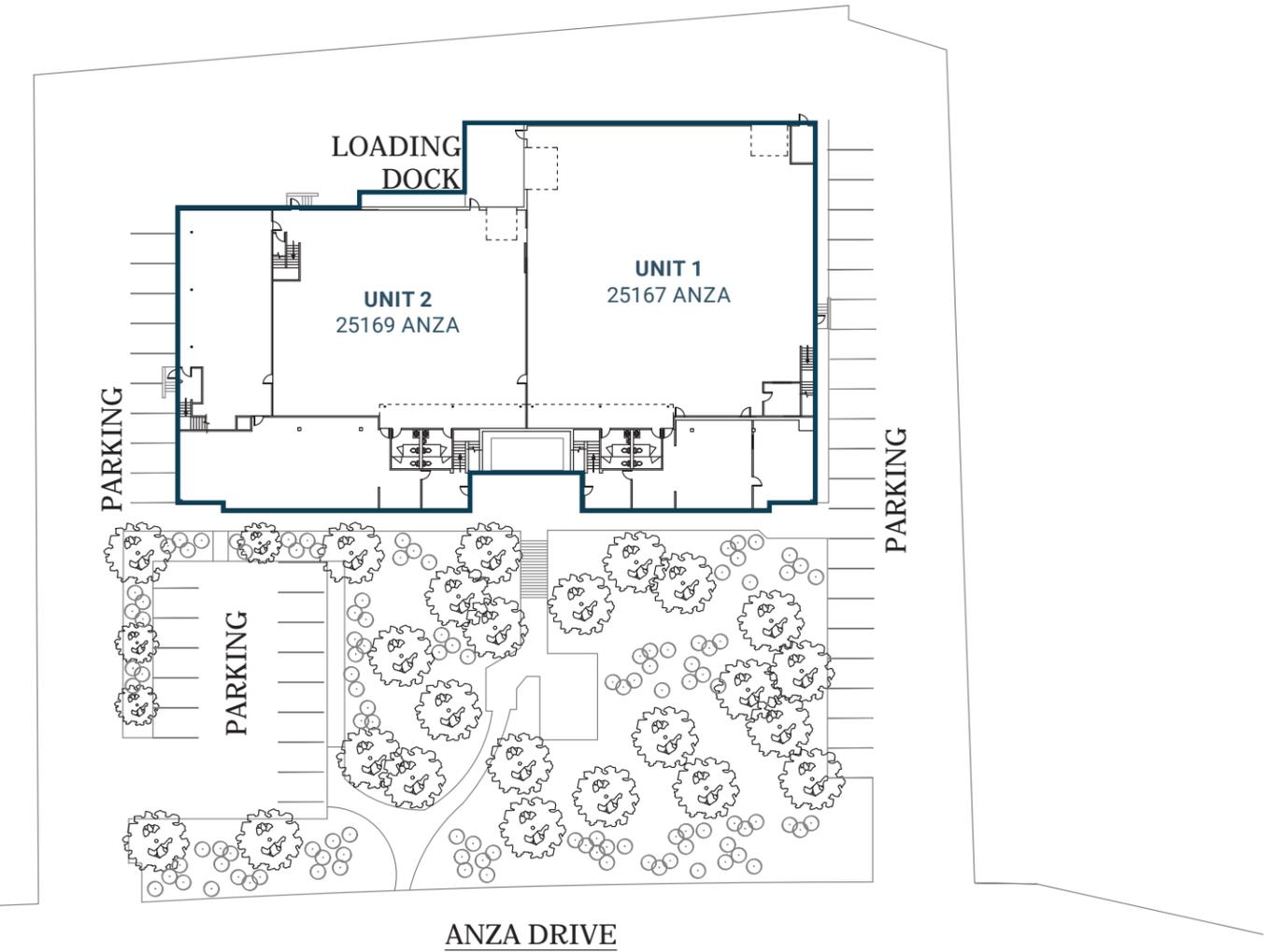
Dock High and
Ground Level Loading



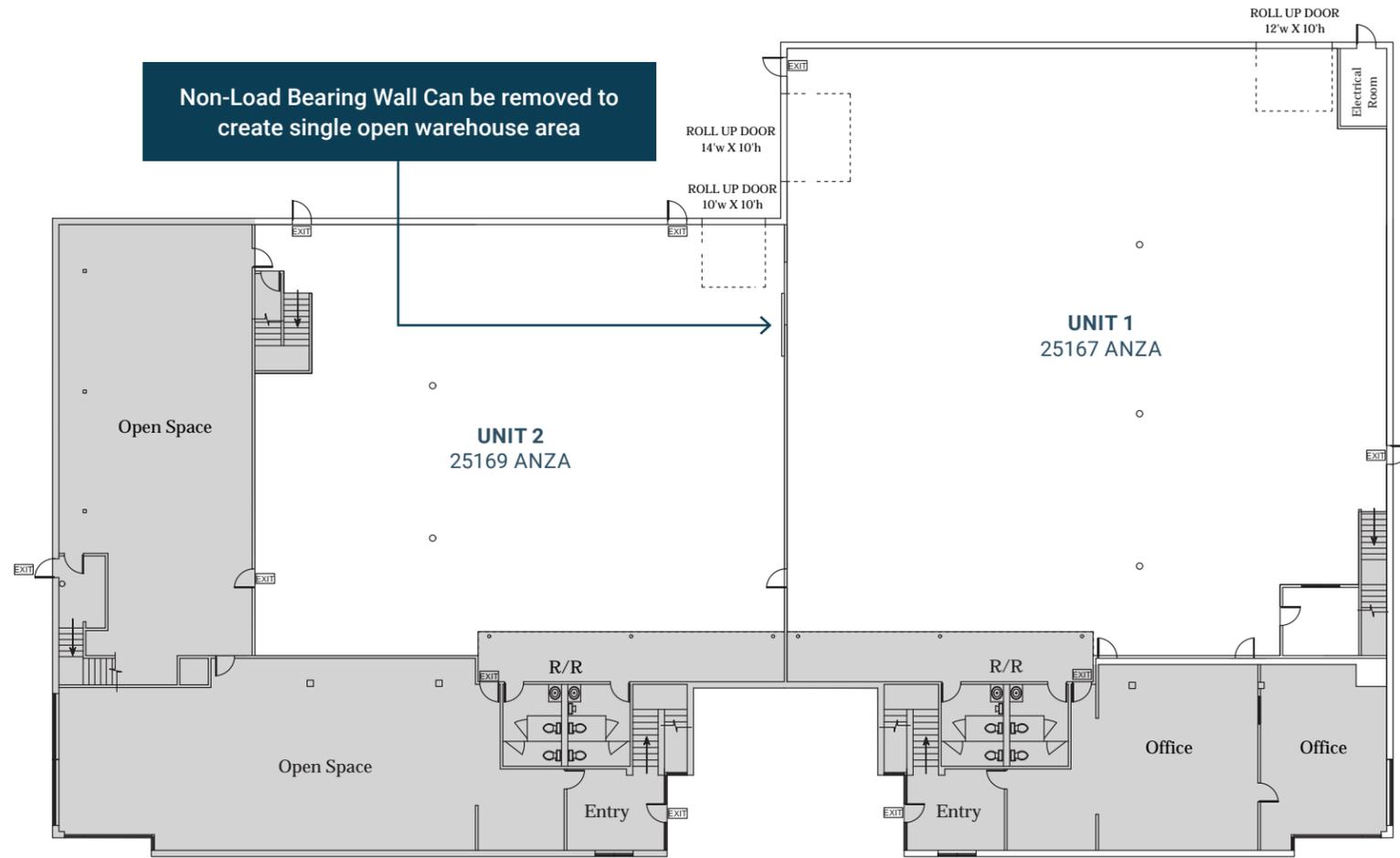
Convenient Access to I-5 Freeway
and Valencia Town Center



SITE PLAN



1ST FLOOR PLAN

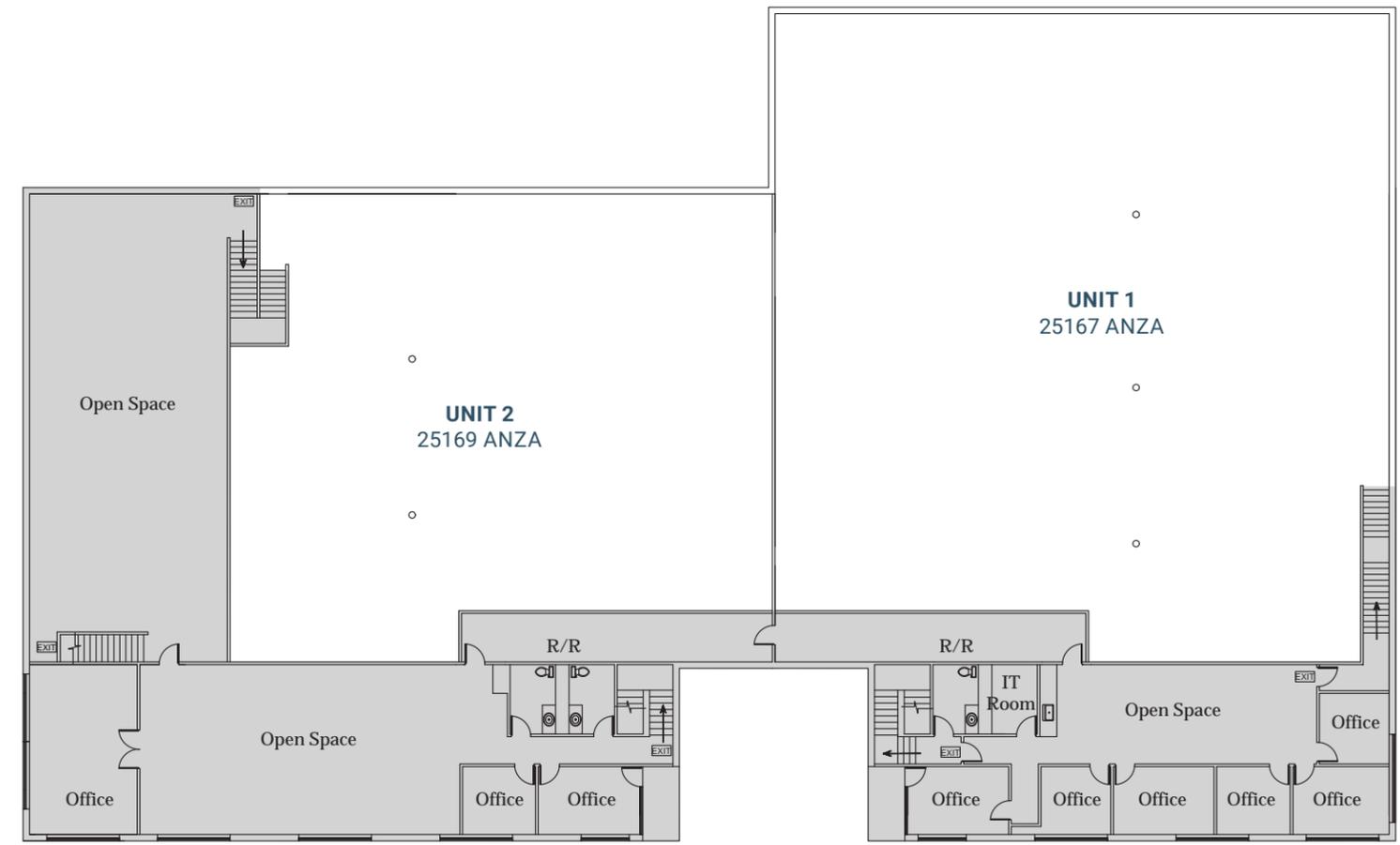


UNIT 2	
1ST FLOOR OFFICE	5,260 SF
2ND FLOOR OFFICE	5,235 SF
WAREHOUSE	6,040 SF
TOTAL SF	16,535 SF

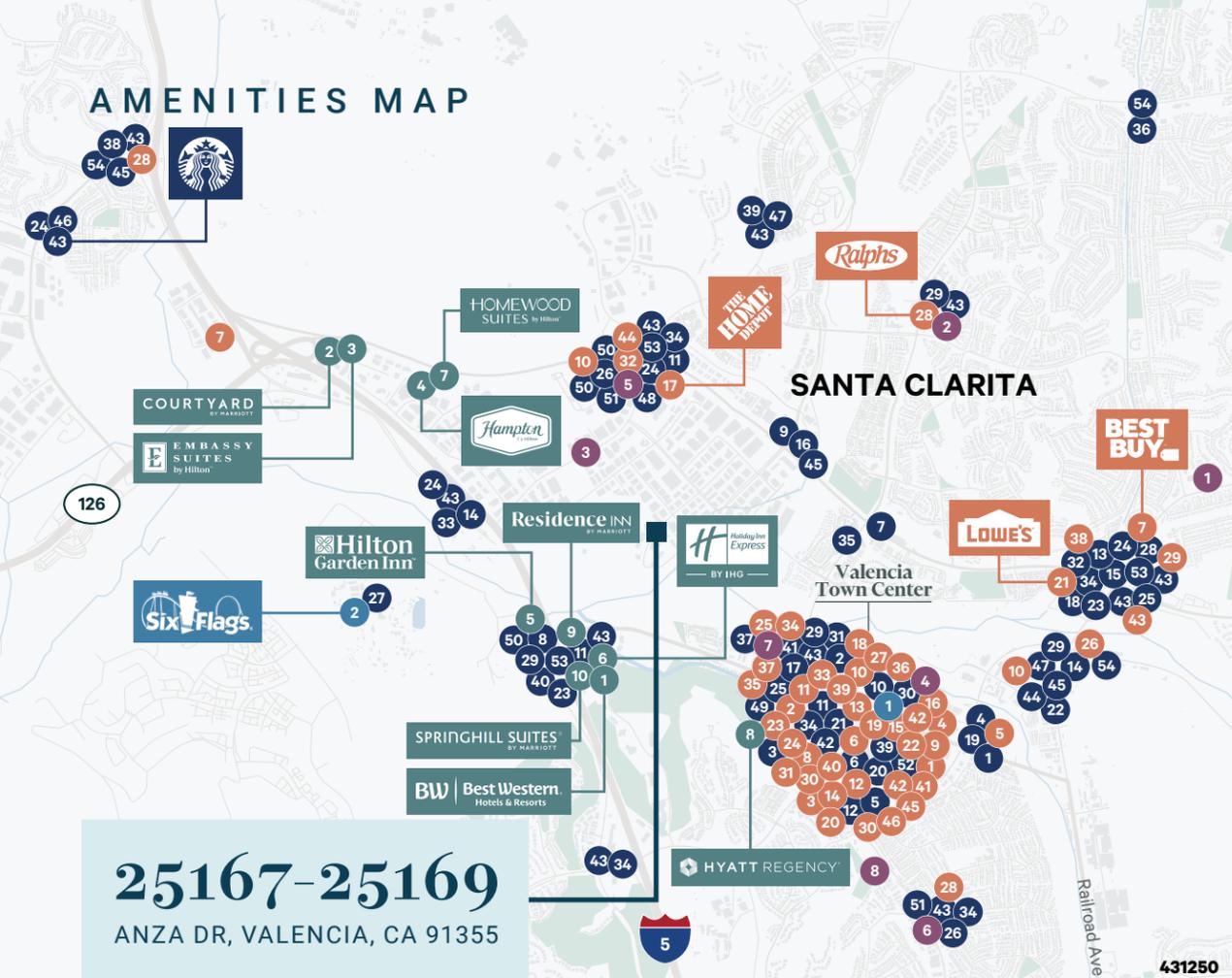
(±4,000 SF of Office Can Easily Be Removed)

UNIT 2	
1ST FLOOR OFFICE	2,980 SF
2ND FLOOR OFFICE	2,290 SF
WAREHOUSE	9,520 SF
TOTAL SF	14,790 SF

2ND FLOOR PLAN



UNIT 1 MEZZANINE: 2,290 SF



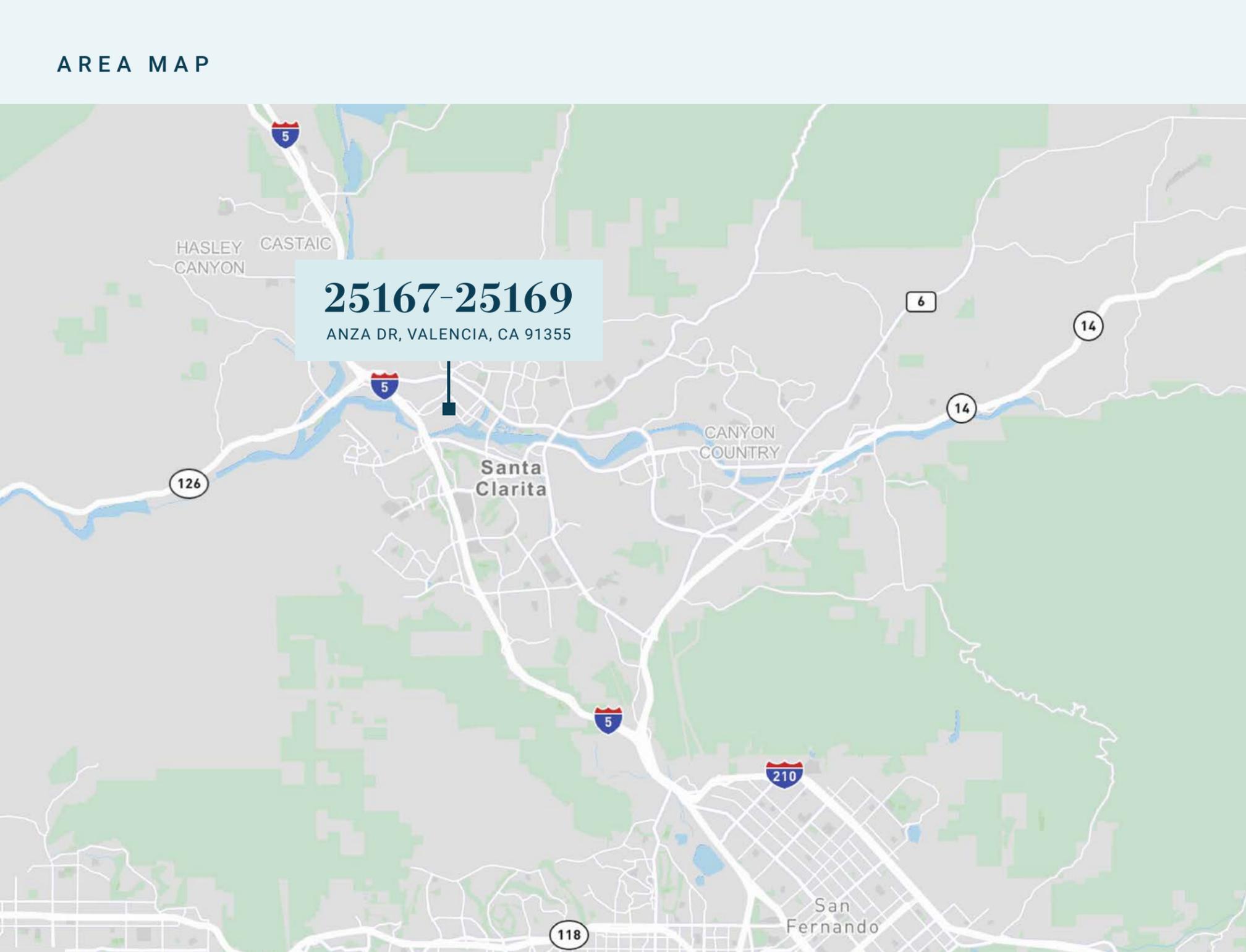
- SHOPPING**
- | | | | |
|-----------------------------|---------------------|---------------------------|-----------------------------|
| 1 American Eagle Outfitters | 13 Forever 21 | 25 Nordstrom Rack | 37 Tilly's |
| 2 Anthropologie | 14 Free People | 26 On Running | 38 Trader Joe's |
| 3 Apple Retail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

- EATERIES**
- | | |
|-----------------------------|-------------------------------|
| 1 Baja Fresh | 28 Little Caesars |
| 2 Big Chicken | 29 McDonald's |
| 3 BJ's Restaurants | 30 Mimi's Cafe |
| 4 Black Bear Diner | 31 Olive Garden |
| 5 Cafe Rio | 32 Orange Julius |
| 6 California Fish Grill | 33 Original Tommy's |
| 7 California Pizza Kitchen | 34 Panda Express |
| 8 Capriotti's Sandwich Shop | 35 Panera Bread |
| 9 Carl's Jr. | 36 Papa John's |
| 10 Chick-fil-A | 37 Peet's Coffee and Tea |
| 11 Chipotle Mexican Grill | 38 Pizza Hut |
| 12 Corner Bakery Cafe | 39 Popeyes Louisiana Kitchen |
| 13 Dairy Queen | 40 Red Lobster |
| 14 Del Taco | 41 Red Robin Gourmet Burgers |
| 15 Denny's | 42 Sbarro |
| 16 Domino's Pizza | 43 Starbucks |
| 17 Donatos Pizzeria | 44 Stonefire Grill |
| 18 Dunkin' Donuts | 45 Subway |
| 19 Firehouse Subs | 46 Sushi Story |
| 20 Five Guys | 47 Taco Bell |
| 21 Hot Dog on a Stick | 48 Teriyaki Madness |
| 22 IHOP | 49 The Cheesecake Factory |
| 23 In-N-Out Burger | 50 The Coffee Bean & Tea Leaf |
| 24 Jack in the Box | 51 The Habit Burger Grill |
| 25 Jersey Mike's | 52 The Stand |
| 26 Jimmy John's | 53 Wendy's |
| 27 Johnny Rockets | 54 Wingstop |

- 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 |

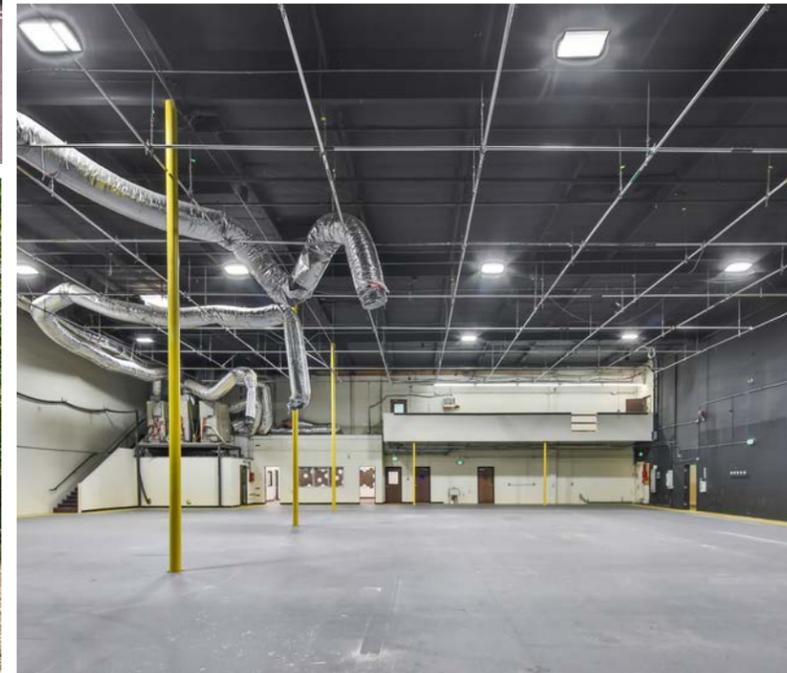
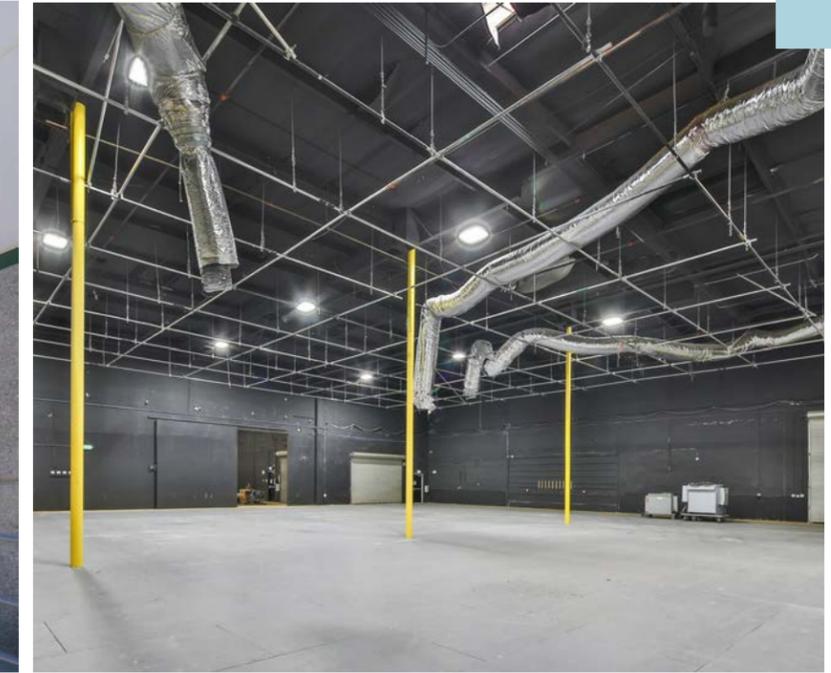
- FITNESS**
- | |
|------------------------|
| 1 Anytime Fitness |
| 2 Club Pilates |
| 3 CrossFit |
| 4 Gold's Gym |
| 5 LA Fitness |
| 6 Orangetheory Fitness |
| 7 StretchLab |
| 8 YMCA |

- ENTERTAINMENT**
- | |
|---------------|
| 1 Fun Factory |
| 2 Six Flags |



AREA OVERVIEW

Valencia, California represents a rare opportunity to expand your space in one of the most desirable submarkets in the United States. Valencia is located in the northwestern corner of the Santa Clarita Valley, part of a master planned community. Thriving, energetic and densely amenitized, the area seamlessly blends big city sophistication and small-town charm. It is no wonder why that many are flocking here to experience its beauty and business incentives. And with unbeatable access to major highways and premium amenities just minutes away, 25167-25169 Anza Drive is your next smart move.



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ANZA DR, VALENCIA, CA 91355



CONTACT

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