



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



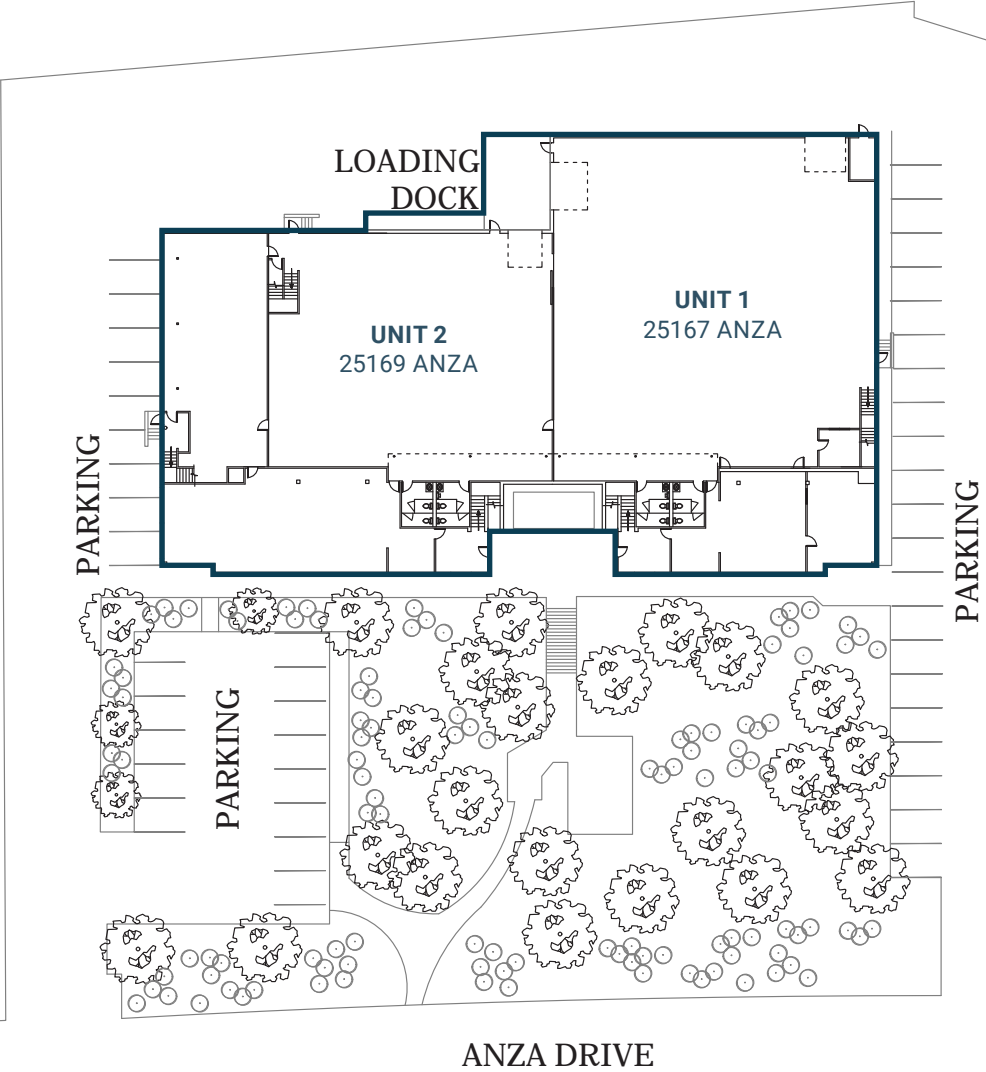
Dock High and
Ground Level Loading



Convenient Access to I-5 Freeway
and Valencia Town Center



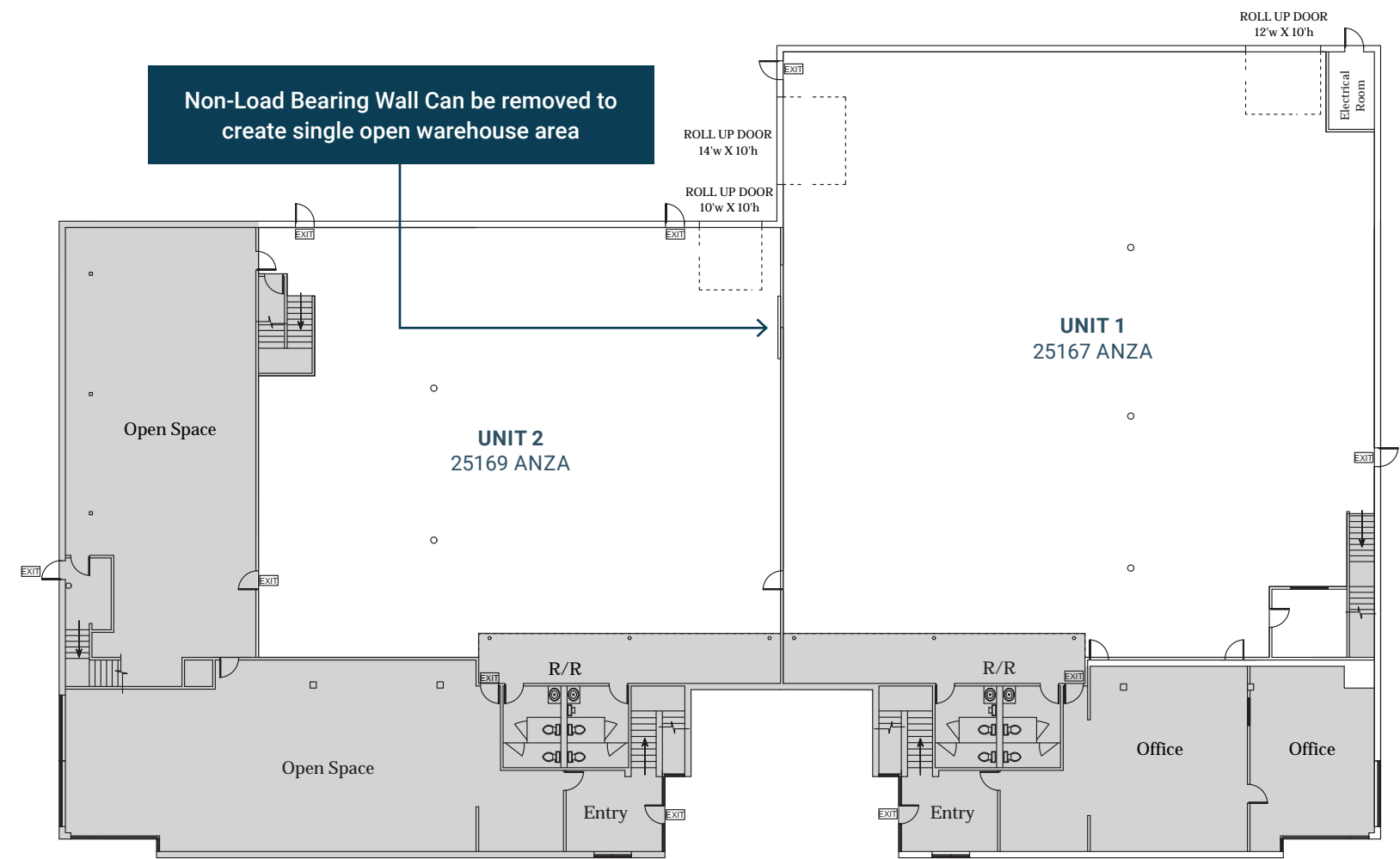
SITE PLAN



25167-25169

ANZA DR, VALENCIA, CA 91355

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)

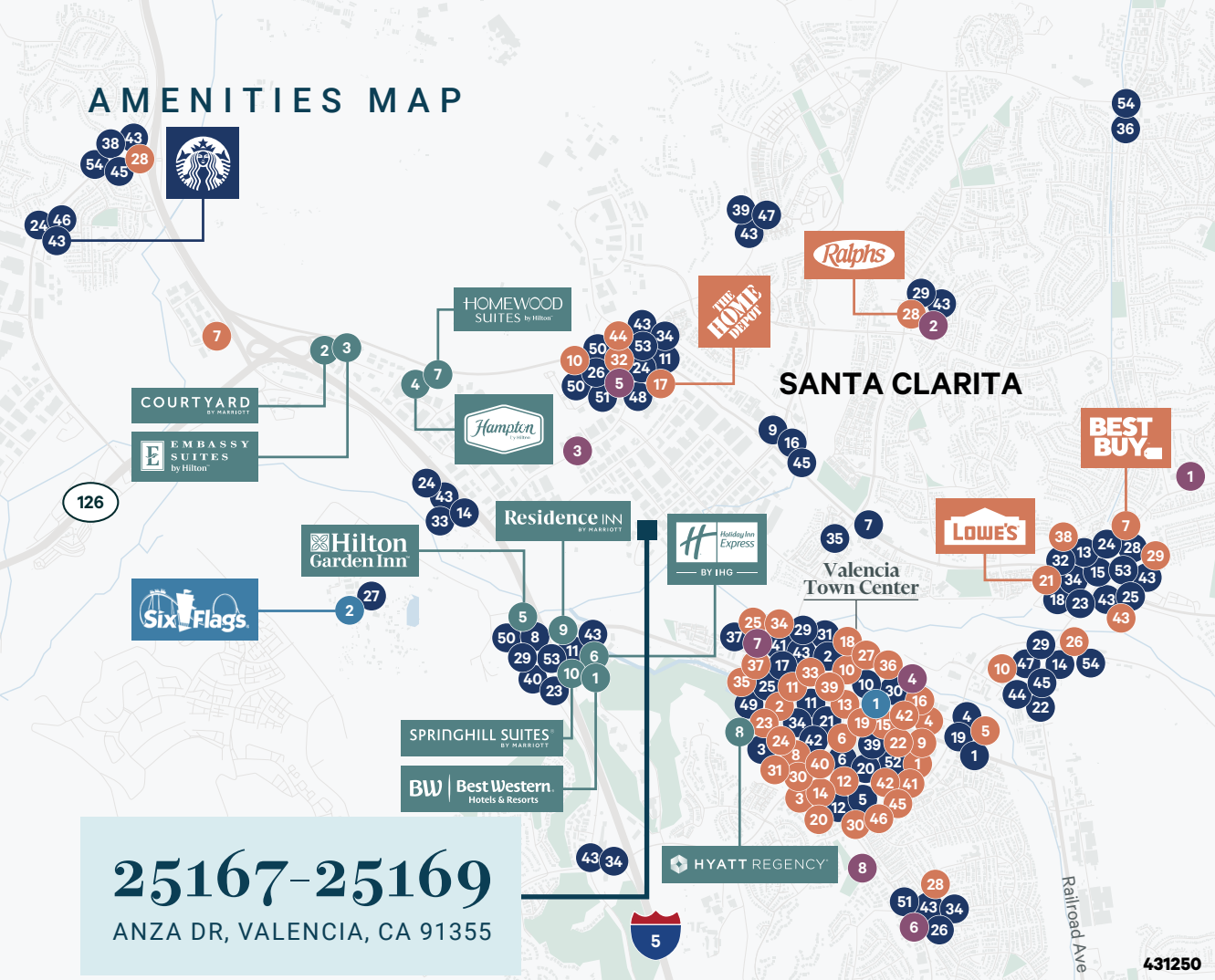
UNIT 2

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



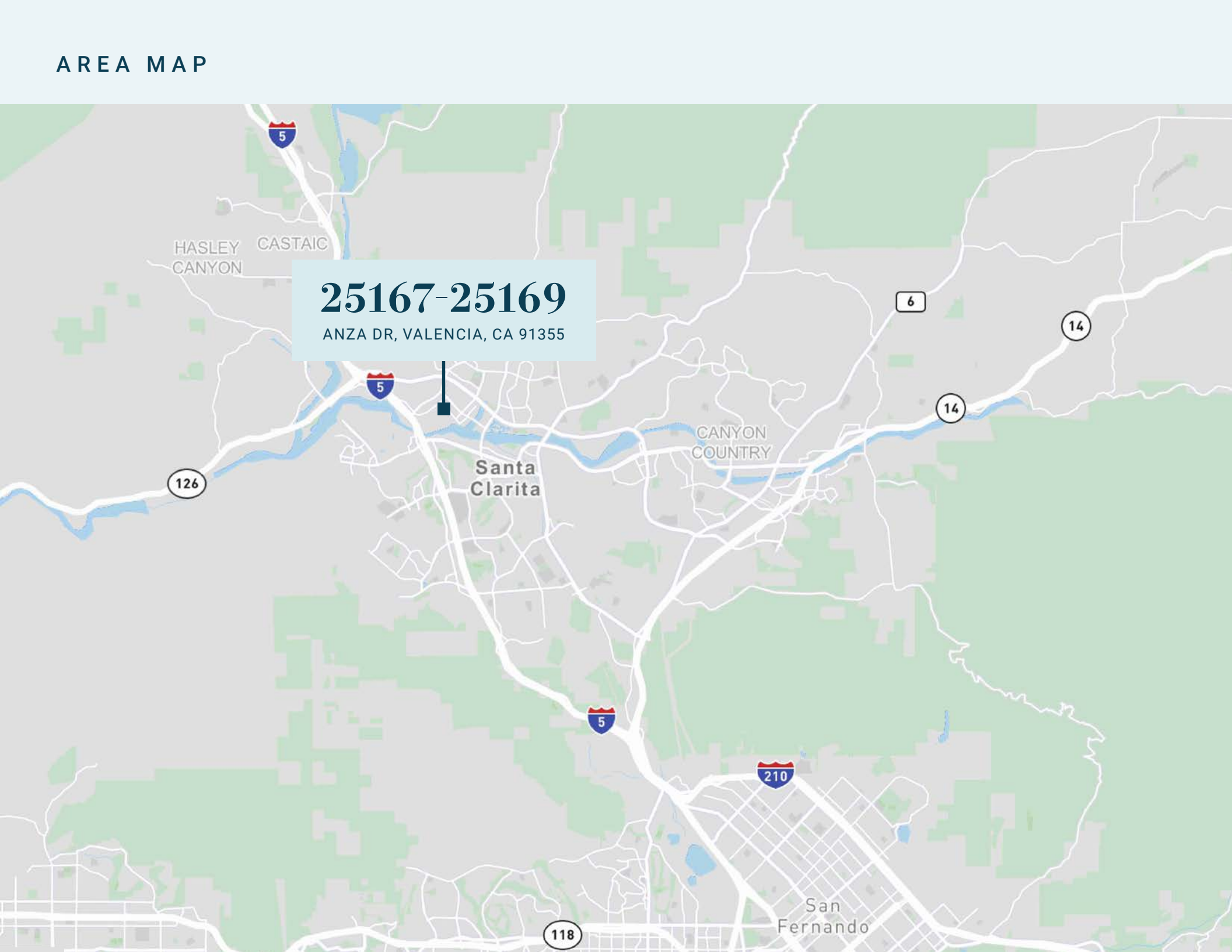
SHOPPING			
1 American Eagle Outfitters	13 Forever 21	25 Nordstrom Rack	37 Tilly's
2 Anthropologie	14 Free People	26 On Running	38 Trader Joe's
3 Apple Retail Store	15 H&M	27 Pottery Barn	39 ULTA Beauty
4 BareMinerals	16 Hollister	28 Ralphs	40 Urban Outfitters
5 Barnes and Noble	17 Home Depot	29 Ross 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	

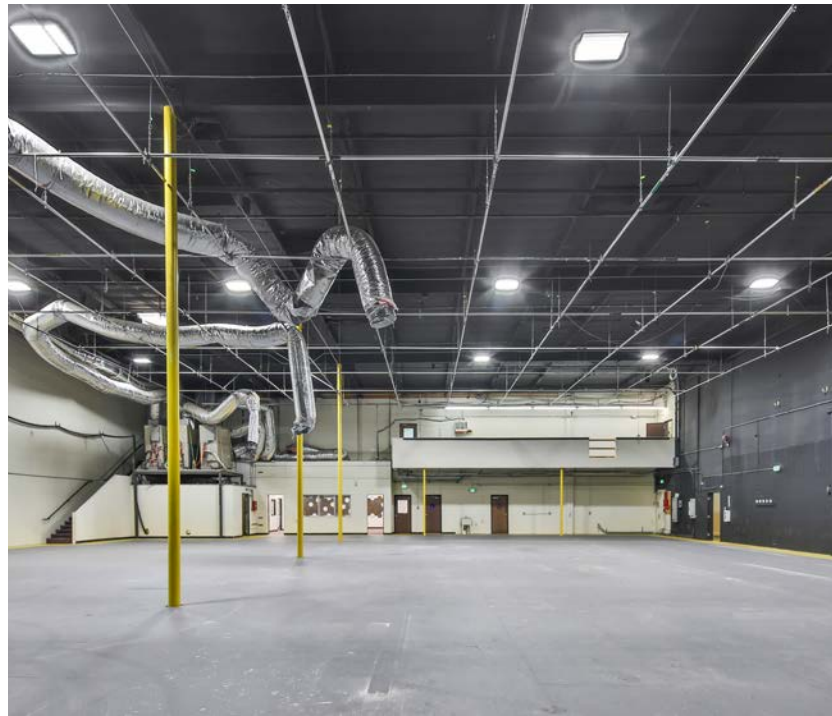
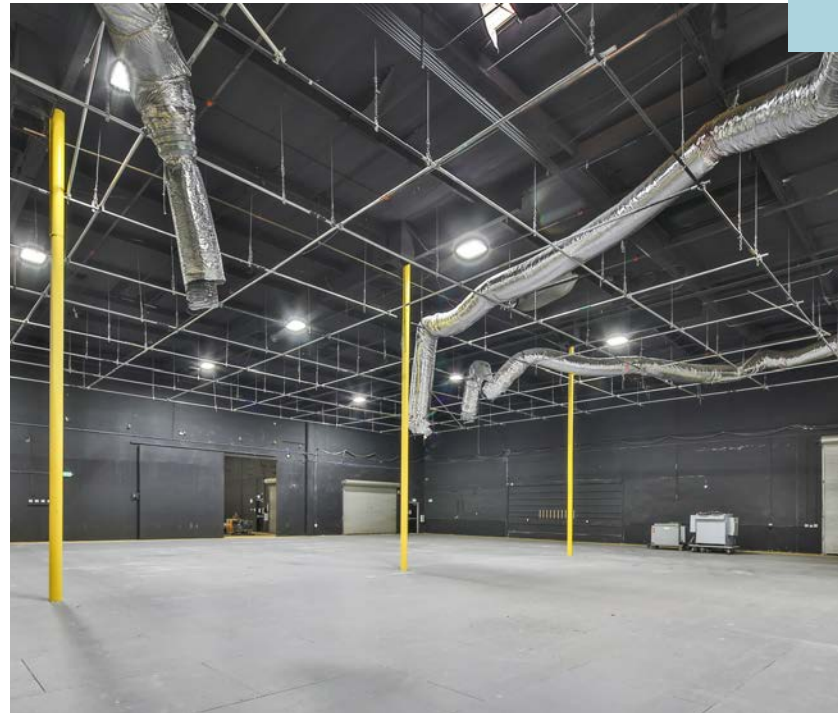
FITNESS	
1 Anytime Fitness	
2 Club Pilates	
3 CrossFit	
4 Gold's Gym	
5 LA Fitness	
6 Orangetheory Fitness	
7 StretchLab	
8 YMCA	

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.



25167-25169

ANZA DR, VALENCIA, CA 91355



CONTACT

SAM GLENDON, SIOR

Senior Vice President

Lic. 01826689

+1 818 502 6745

sam.glendon@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. 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 logos 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. CMPM 25167-25169 Anza Dr_BRO_Glendon_v05_GG 11/11/25