

VALENCIA EXECUTIVE PLAZA



FOR LEASE | 1,008 SF – 3,513 SF

HIGH-IMAGE PROFESSIONAL CLASS "A" OFFICE / MEDICAL

27201 Tourney Road | Valencia, CA 91355

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SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 661.306.9600

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PROPERTY FEATURES

- Class "A" Office / Medical Building
- Elevator Served
- Tenant Controlled Thermostat (HVAC)
- Well-Designed Suite Layout
- Recently Renovated with High Ceilings
- Extensive Wrap Around Window Line with Beautiful Views
- Championship Golf Course View Along the Back of the Property
- Free & Abundant Parking

LOCATION HIGHLIGHTS

- Situated within Valencia Corporate Center Between Valencia Boulevard & Magic Mountain Parkway
- Close proximity to Starbucks, Valencia Town Center Amenities, Hyatt Hotel & Conference Center, Fitness Facilities, Daycare Centers, Restaurants, Shopping & Championship Golf Courses
- Minutes from Newhall Ranch Development (FivePoint) & Other Neighborhoods
- Immediate Access to/from Interstate 5 Freeway On/Off Ramps
- Easy Access to/from San Fernando Valley, Los Angeles, Glendale, & Pasadena



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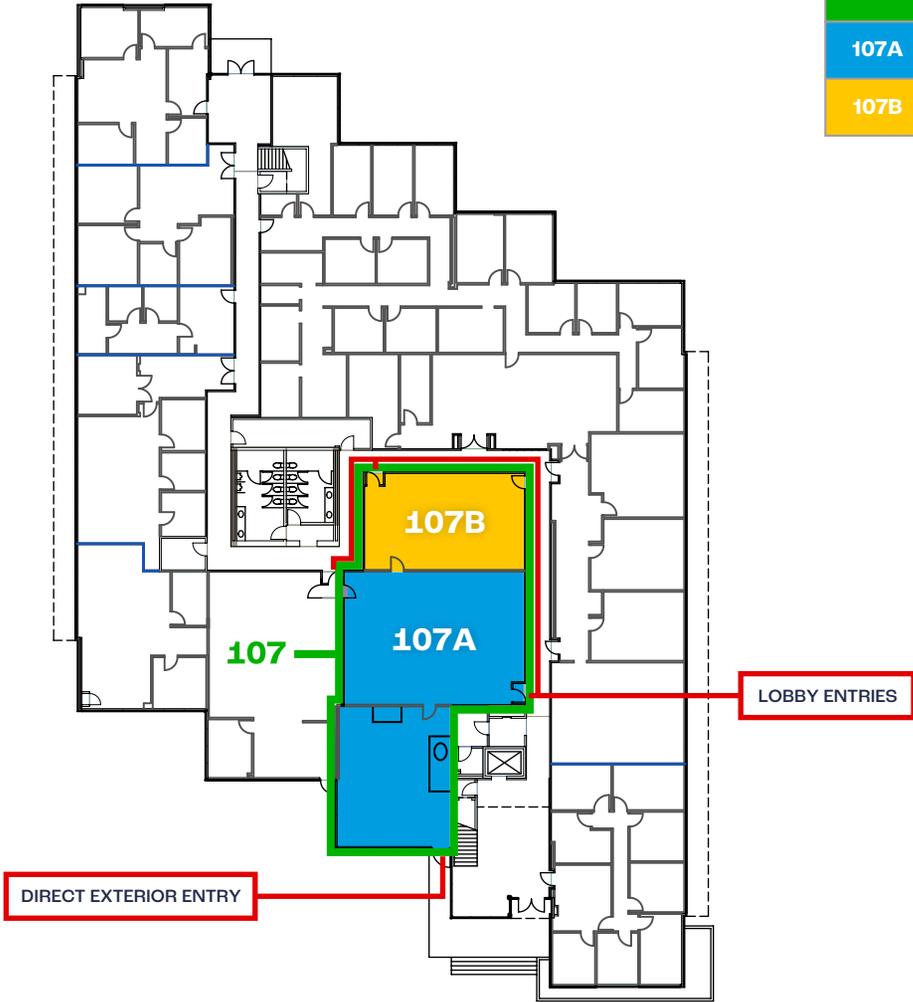
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SUITE #	SIZE (SF)	NOTES
107	3,513	Prime Corporate Setting. Ground floor suite with dual private entry points off the parking lot, private offices, conference room, multiple bullpen areas, and large breakroom with kitchenette.
107A	2,505	
107B	1,008	



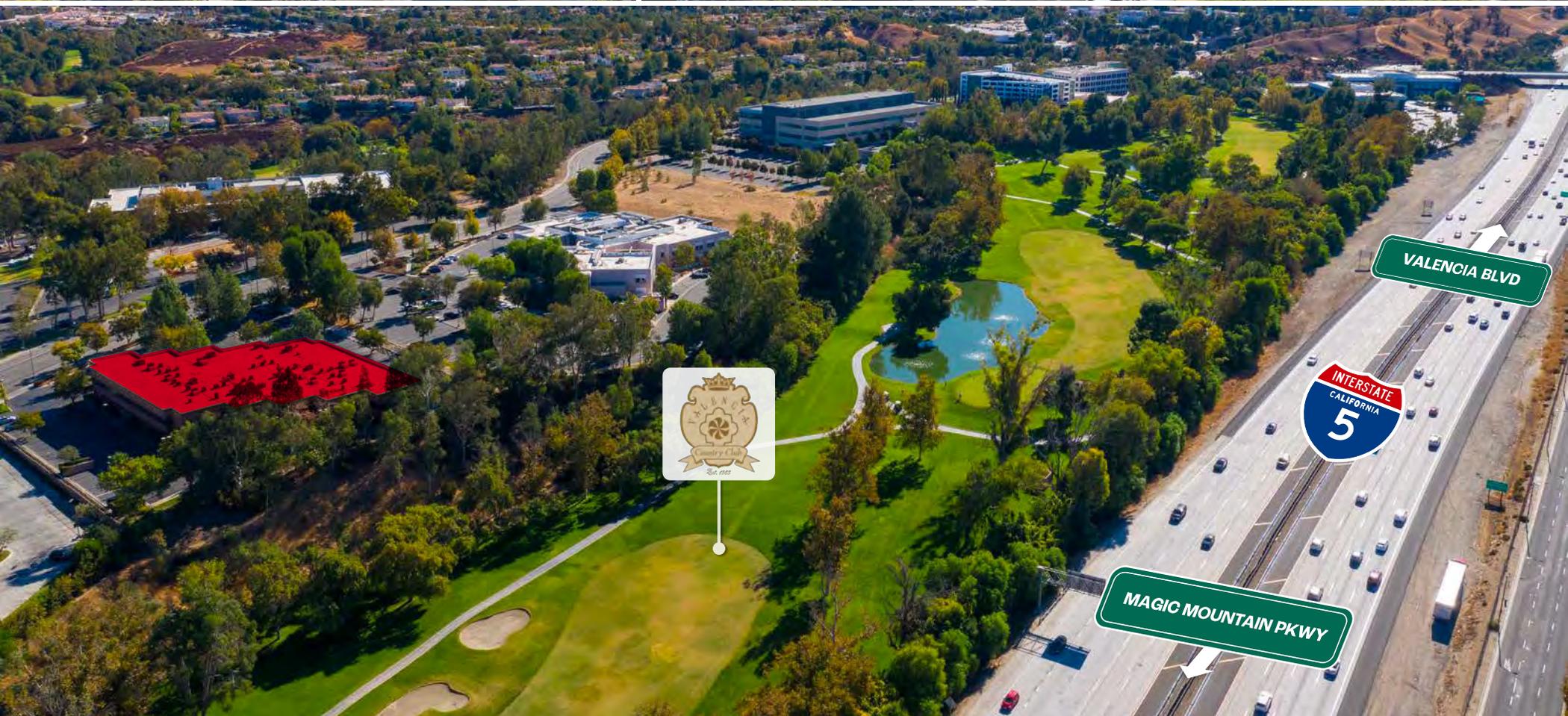
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AREA AMENITIES & DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	8,604	75,918	162,024
Estimated Households	3,413	28,313	55,217



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$169,944	\$172,121	\$170,359
Median Household Income	\$136,210	\$127,595	\$131,779



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	916	5,233	8,895
Total Employees	8,042	53,859	83,655



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Valencia Town Center



Valencia Country Club



Henry Mayo Newhall Hospital



UCLA Health



Coffee Houses



Kaiser Permanente



Burger Cuisine



Fitness, Parks, & Trails

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