

FOR LEASE

**Valencia Commerce Center
28104 Witherspoon Pkwy
Valencia, CA 91355**

108,933 SF Industrial Building

Matt Dierckman

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Kevin Carroll

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Colliers

Building Highlights



High Image Building



18 Dock-High Doors & Concrete Apron



30' Clear Height



Heavy Power



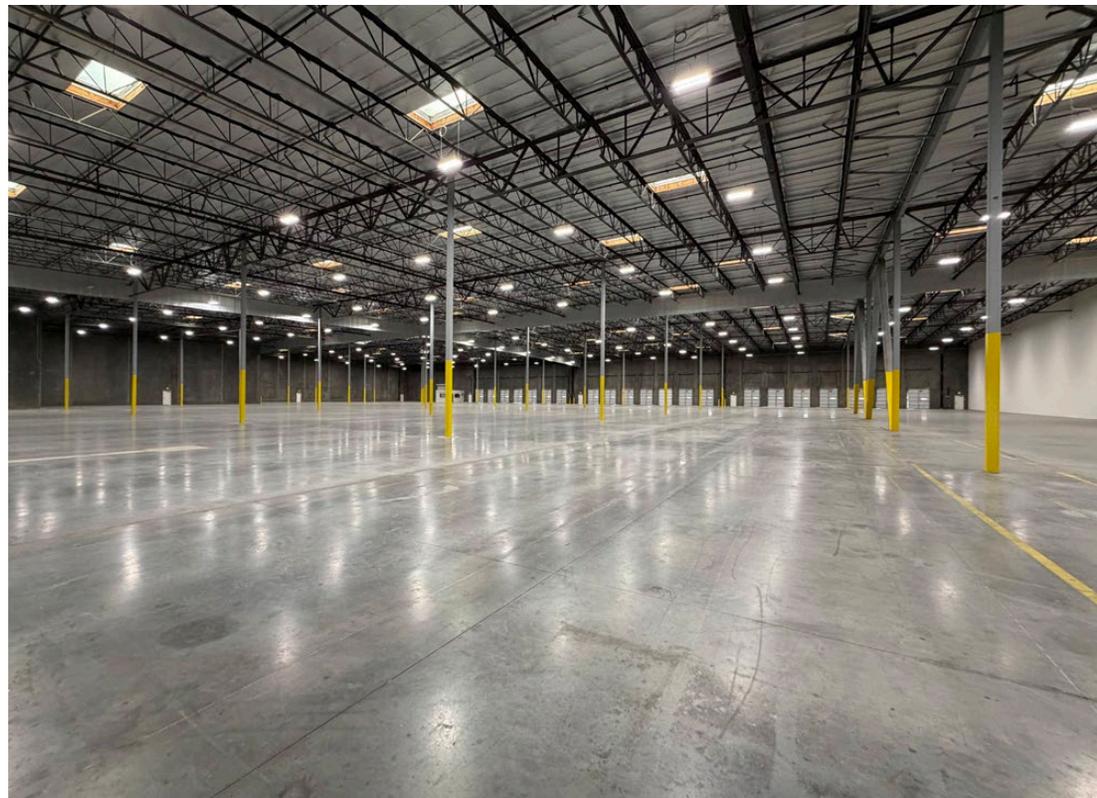
Easy Freeway Access

Available SF	±108,933
Office SF	±8,391
DH / GL Doors	18 / 1
Clear Height	30'
Sprinklered	Yes (ESFR Capable)
Parking Spaces / Ratio	Approx. 210 Spaces / 1.99:1
Power	1,400 Amps, 480 Volts
Restrooms	4
Zoning	M1.5
Year Built	2000
Possession	Immediate
To Show	Call Agent
Lease Rate/SF	\$1.45 NNN / Op.Ex. \$0.44

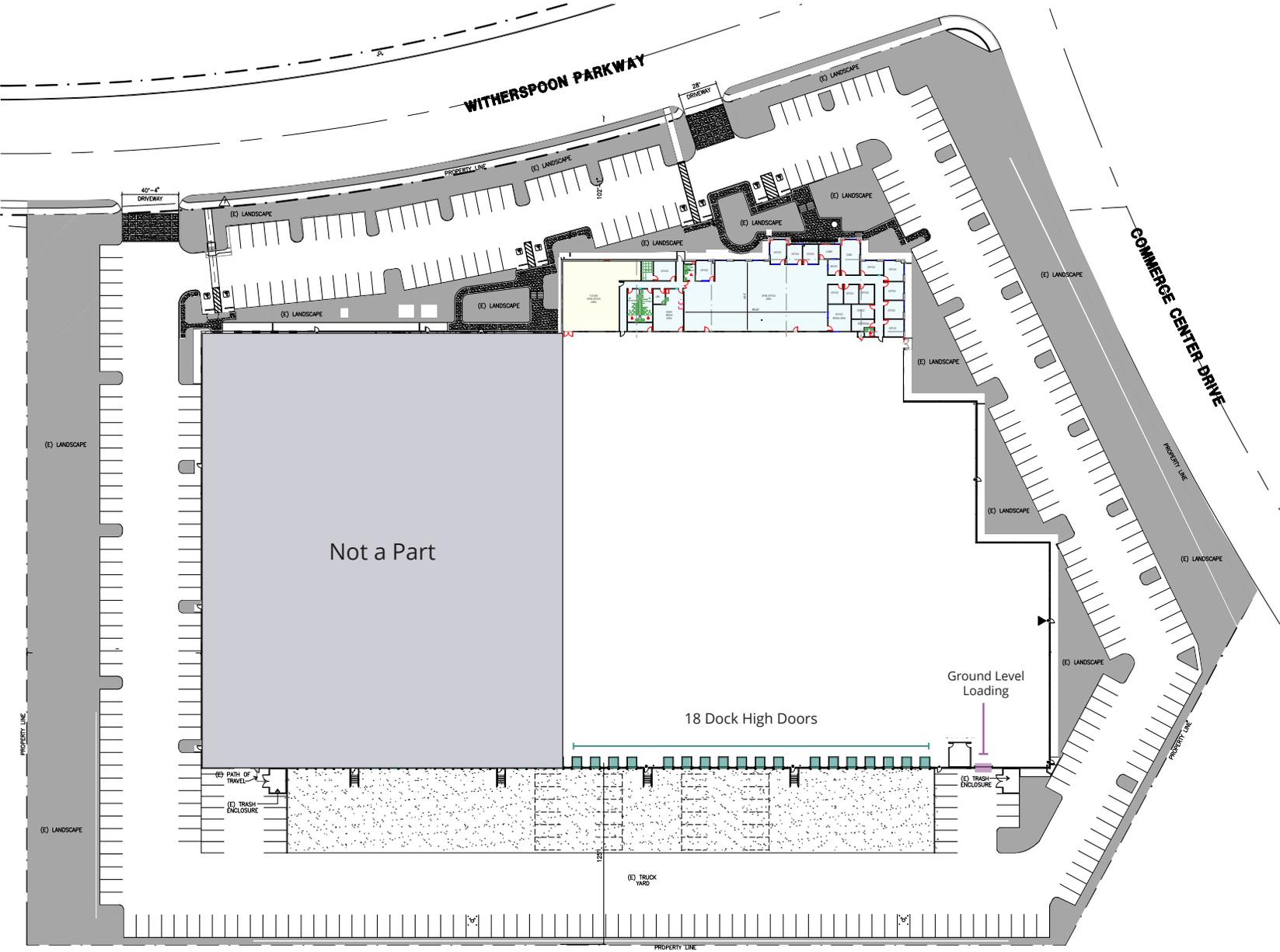


Notes: Some parking in loading area. Tenant to verify service with licensed electrician & confirm zoning allows use.

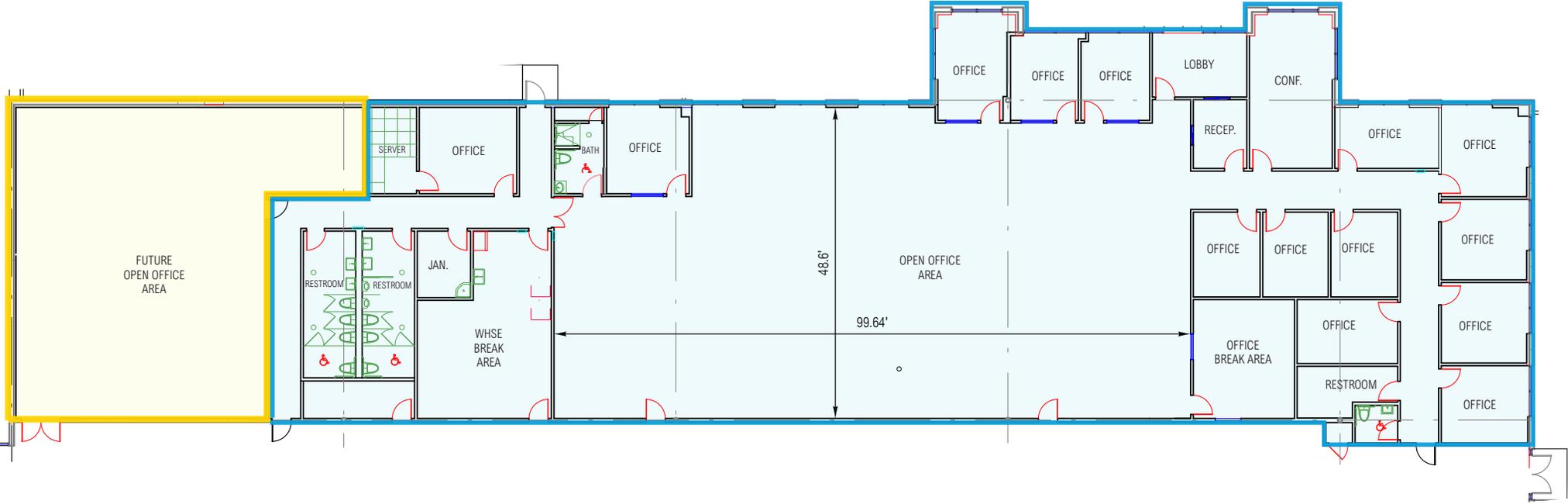
Photos



Site Plan



Office Detail - Remodel



8,391 SF

2,106 SF

Total: 10,497 SF

Amenity Map



TESLA
SUPERCHARGER SITE

COURTYARD
Marriott

EMBASSY SUITES
by HILTON

Pita Pit **Granite Tacos** **US Bank**
LA FITNESS **Smart & Final** **Walmart**
menchie's **the Habit** **JJ** **COFFEE BEAN**
fresh frozen yogurt BURGER GRILL TEA LEAN

CHIPOTLE **Starbucks** **PANERA BREAD**
CHASE **Little Caesars** **Wendy's**
Office DEPOT **JUGGLIT UP!**
can juice bar
SUPERCUTS

UNITED STATES POSTAL SERVICE

7 ELEVEN **Jack** **ORIGINAL Tommy's** **Starbucks**
in the box
JJ **Scrap Snacks** **DEL TACO**
Jimmy Dean Cinnamon Roll

THE HOME DEPOT **Jack**
in the box

Six Flags

Hilton Garden Inn **McDonald's** **COFFEE BEAN**
TEA LEAN

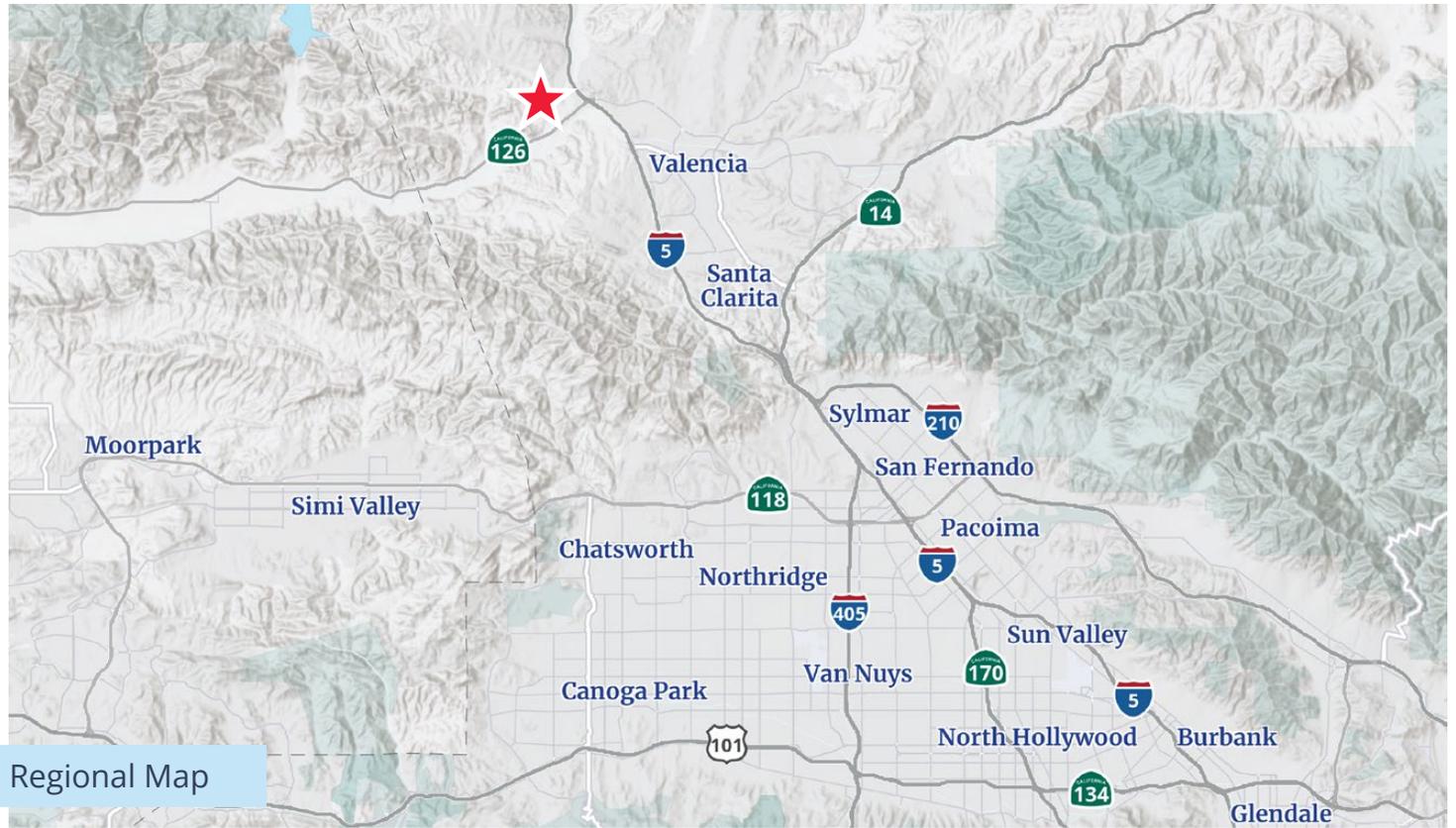
Red Lobster **Chevron** **Wendy's**

Carl's Jr. **Red Robin**
7 ELEVEN **THE PASEO CLUB**
SUBWAY **Walgreens**

Panera BREAD

ULTA BEAUTY **Party City**
Jenny Holm's **SPROUTS** **rubio's**
COASTAL GRILL
target **WELLS FARGO** **Red Robin** **McDonald's**
UNITED STATES POSTAL SERVICE **five BEL'W** **Mini's Cafe** **Olive Garden**
BIG 5 **Peets Coffee & Tea**
HomeGoods **TJ-maxx**

Valencia Blvd



Regional Map



Local Map

Location Maps

Market Overview

7 Mile Radius

Household & population characteristics



\$124,735

Median household income



\$737,144

Median home value



73.4%

Owner occupied housing units



37.8

Median age



49.2%

Female population



55.1%

% Married (age 15 or older)

Annual lifestyle spending



\$3,519

Travel



\$44

Tickets to Movies



\$86

Theatre/Operas/Concerts



\$94

Admission to Sports Events



\$14

Online Gaming Services

Households & population



162,543

Current total population



159,887

5 Year total population



53,351

Current total households



52,825

5 year total households

Education

7%

No high school diploma



17%

High school graduate



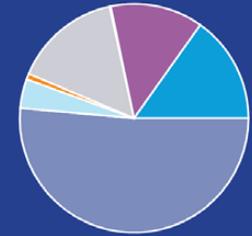
30%
Some college



46%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



7,387

Total businesses



81,141

Total employees

Annual household spending



\$3,282

Apparel & Services



\$393

Computers & Hardware



\$5,572

Eating Out



\$9,804

Groceries



\$10,329

Health Care

Employment



77%

White collar



12%

Blue collar



11%

Services

4.5%

Unemployment rate



Accelerating success.

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