



Class A Industrial Building  
Extensive Exterior & Interior Renovations Recently Completed  
Immediate Access to Interstate 5 and Highway 126



# 176,107 SF AVAILABLE FOR LEASE

STATE-OF-THE-ART FREESTANDING BUILDING / PROMINENT CORNER LOCATION  
IN NORTH LOS ANGELES

29125 AVENUE PAINE | VALENCIA, CA



**CBRE**





### PROPERTY HIGHLIGHTS

Introducing 29125 Avenue Paine, an exceptional state-of-the-art industrial building in North Los Angeles showcasing premier Class A features and offering a rare opportunity in the market. Key highlights include:

- 176,107 SF
- 13,620 Total Office SF
- Lease Rate: \$1.55/SF/Mo NNN
- Estimated NNNs: \$0.38 SF/Mo
- 30' Min Clear Height
- 18 DH Doors, 4 GL Doors
- Extensive Exterior & Interior Renovations Recently Completed
- Power: 1,600 Amps; 277/480V 3 Phase
- New HVAC Units
- Located Within the Thirty Mile Zone (TMZ)
- Sprinklers: K-17 ESFR
- Parking: 317 (309 + 8 Accessible)

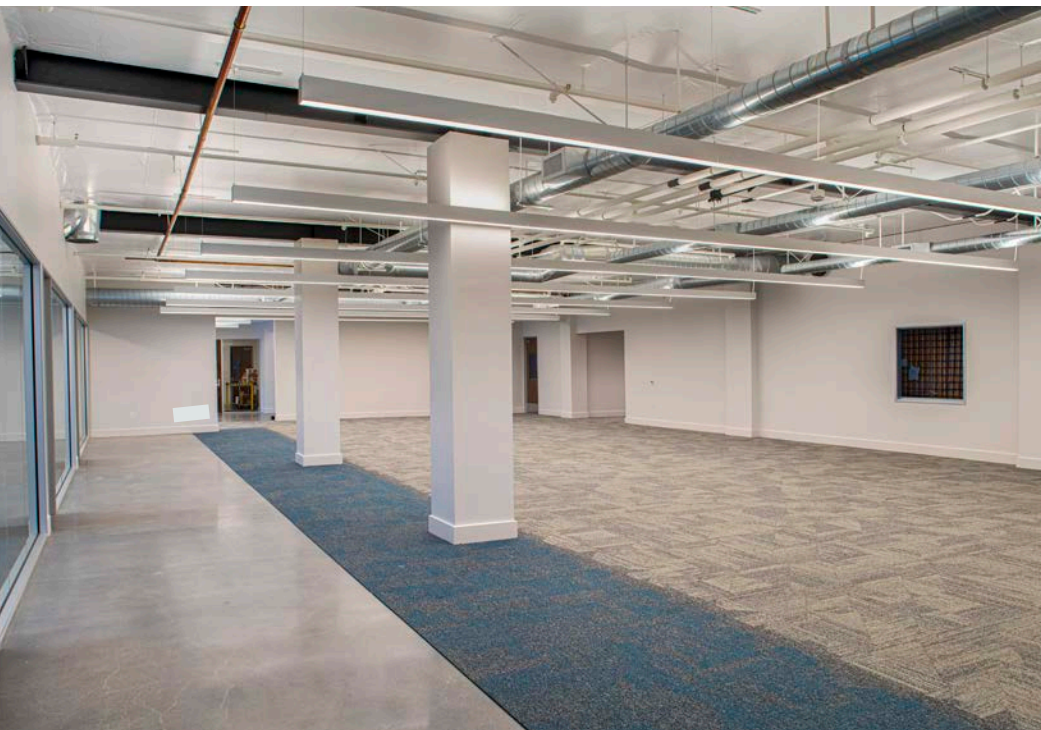


**EXTERIOR**

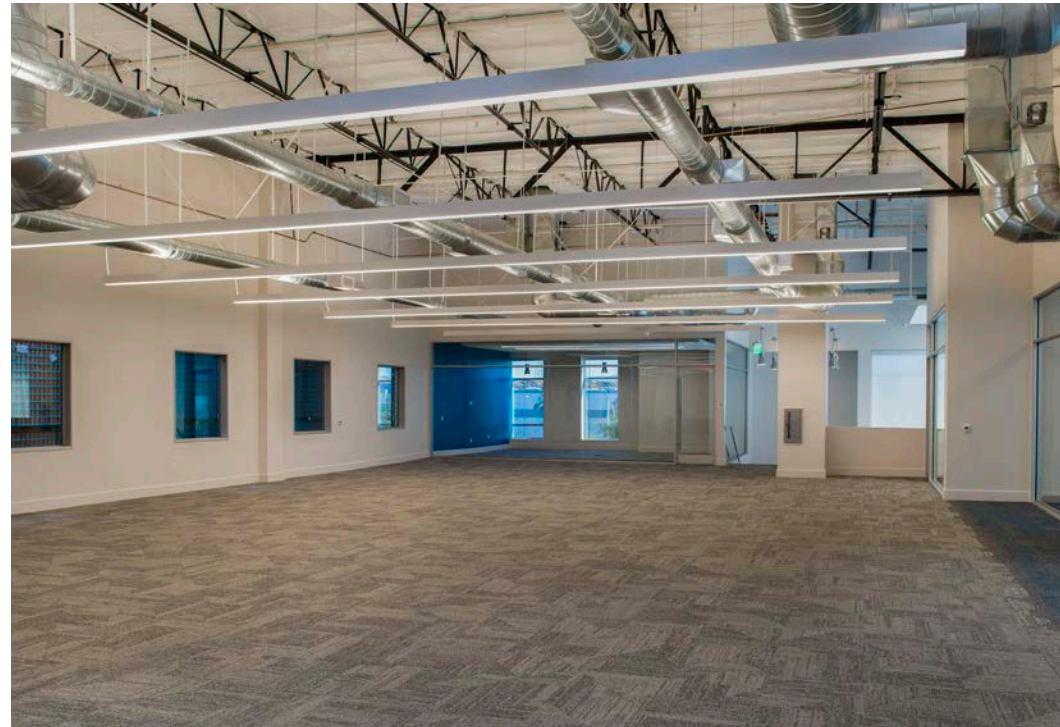
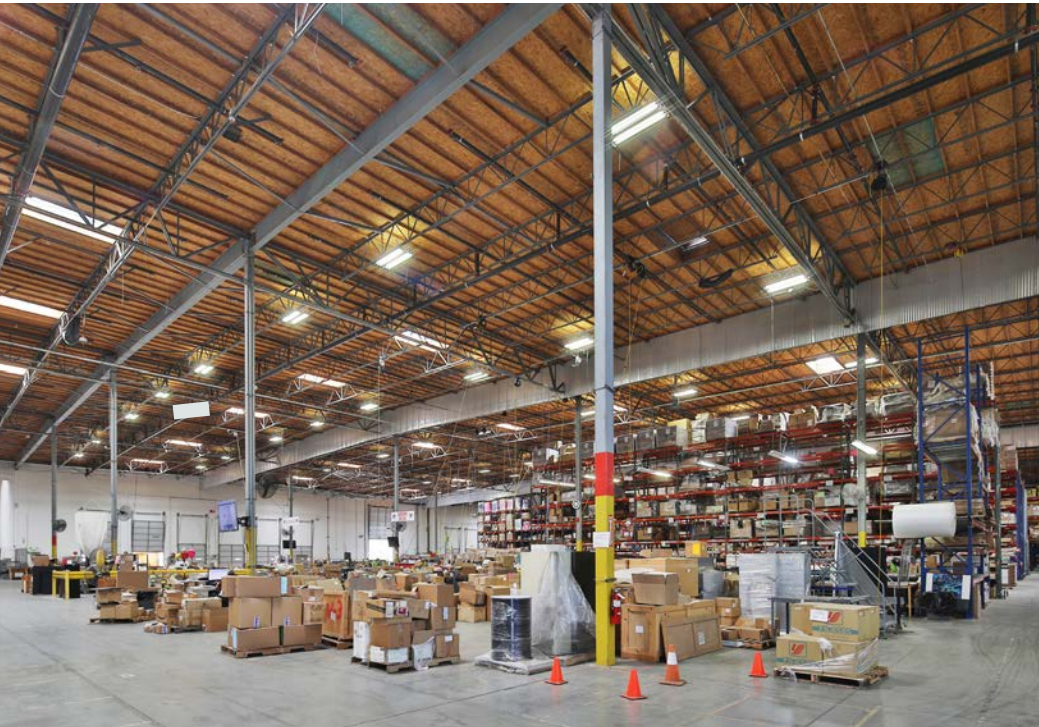
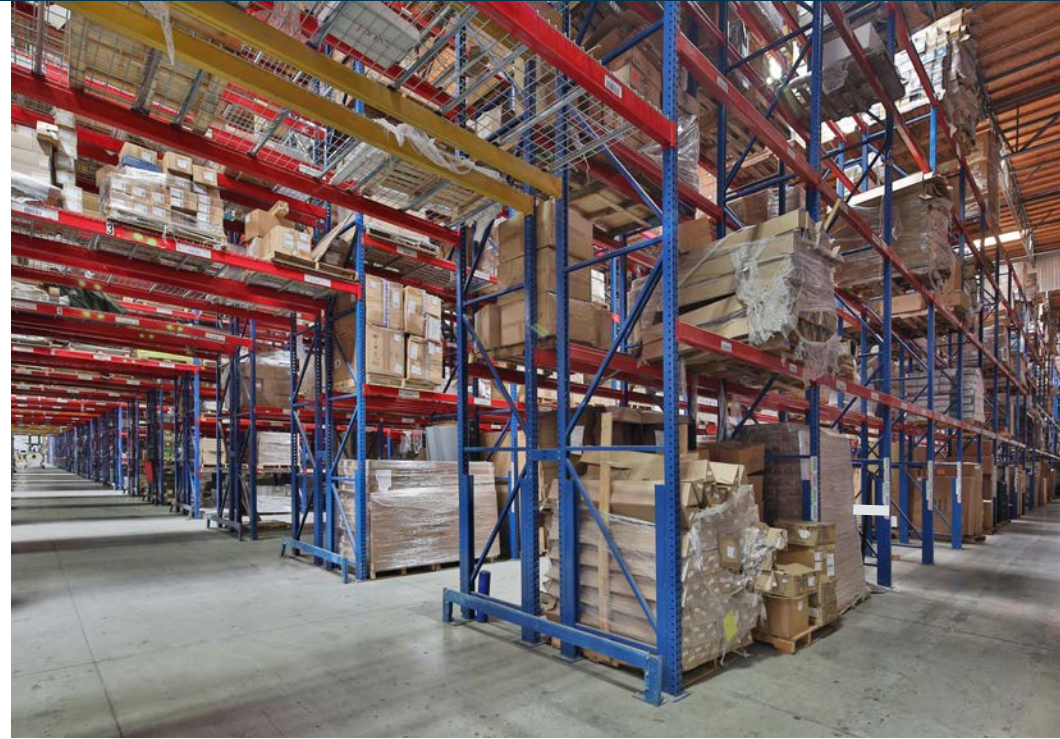
29125 AVENUE PAINE



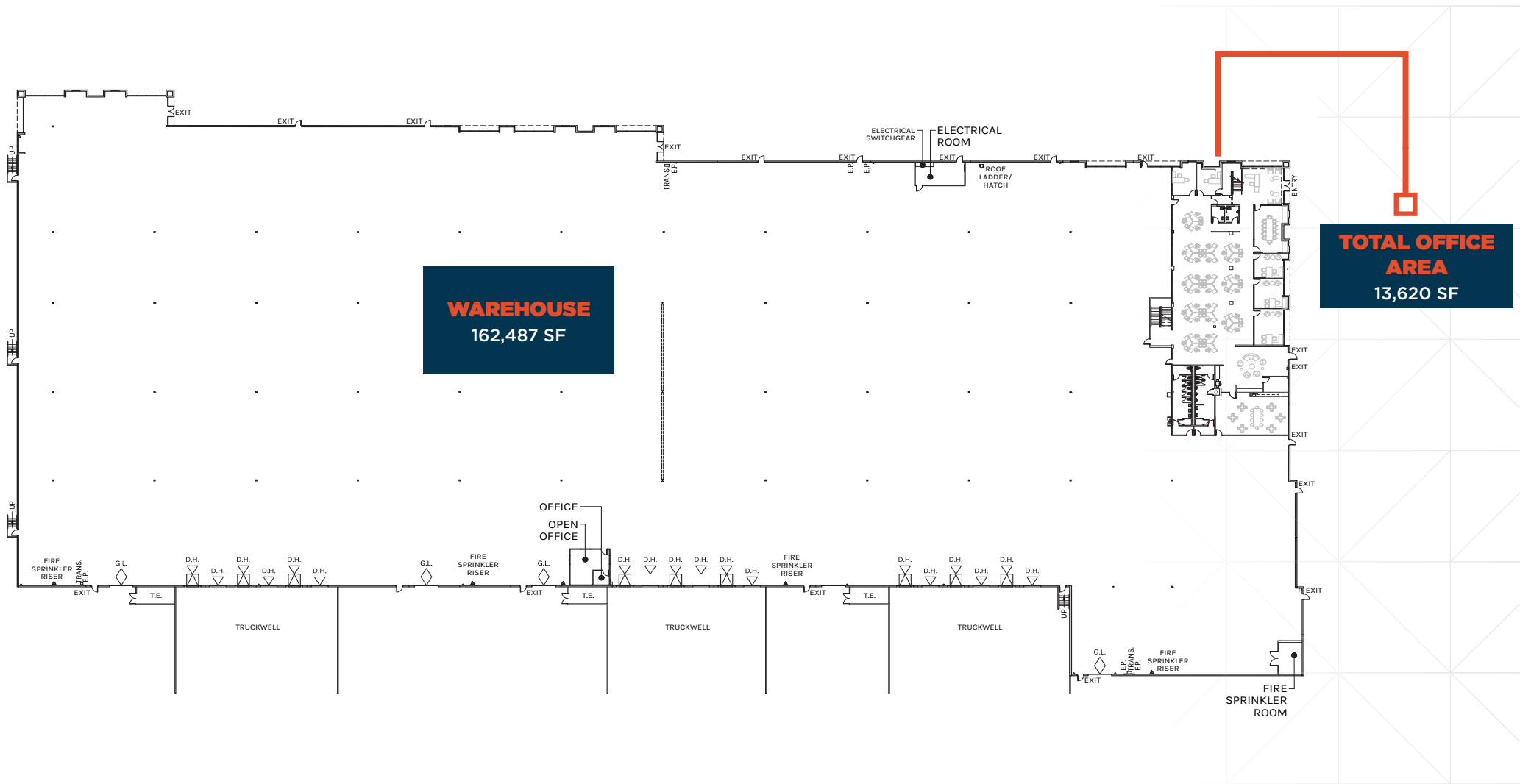












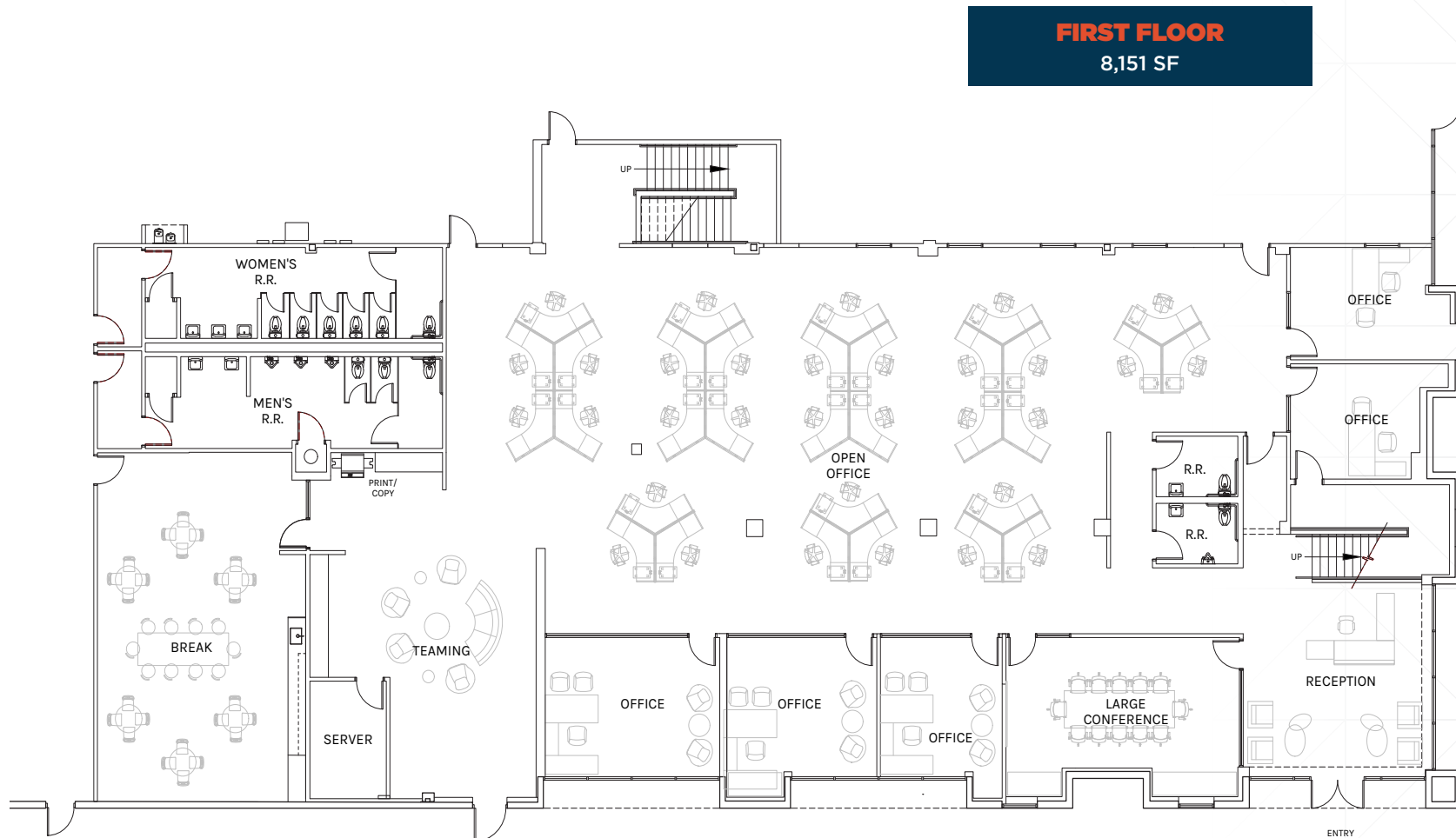
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



FIRST FLOOR: 8,151 SF

SECOND FLOOR/MEZZANINE: 5,469 SF

TOTAL OFFICE: 13,620 SF



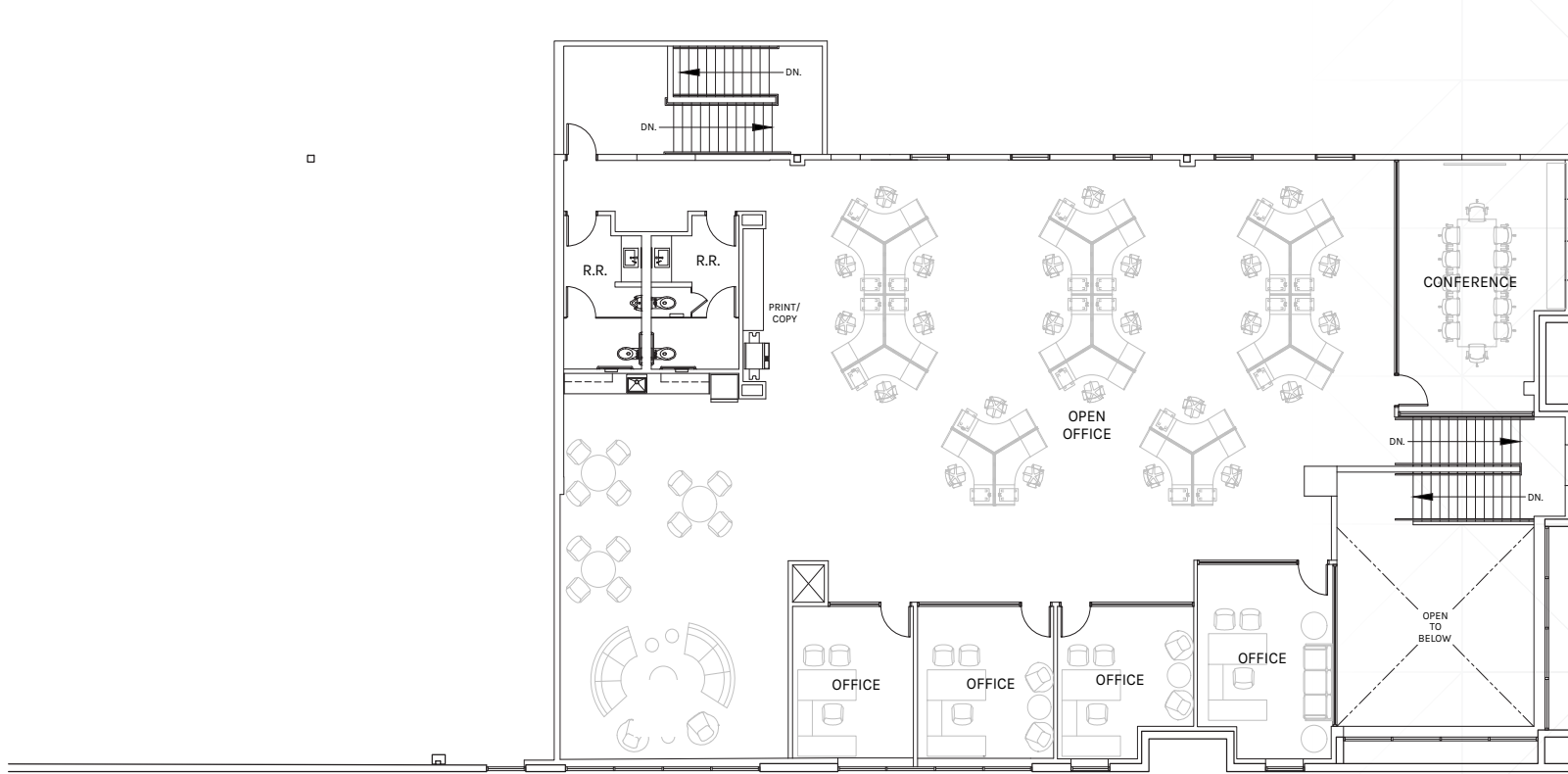


FIRST FLOOR: 8,151 SF

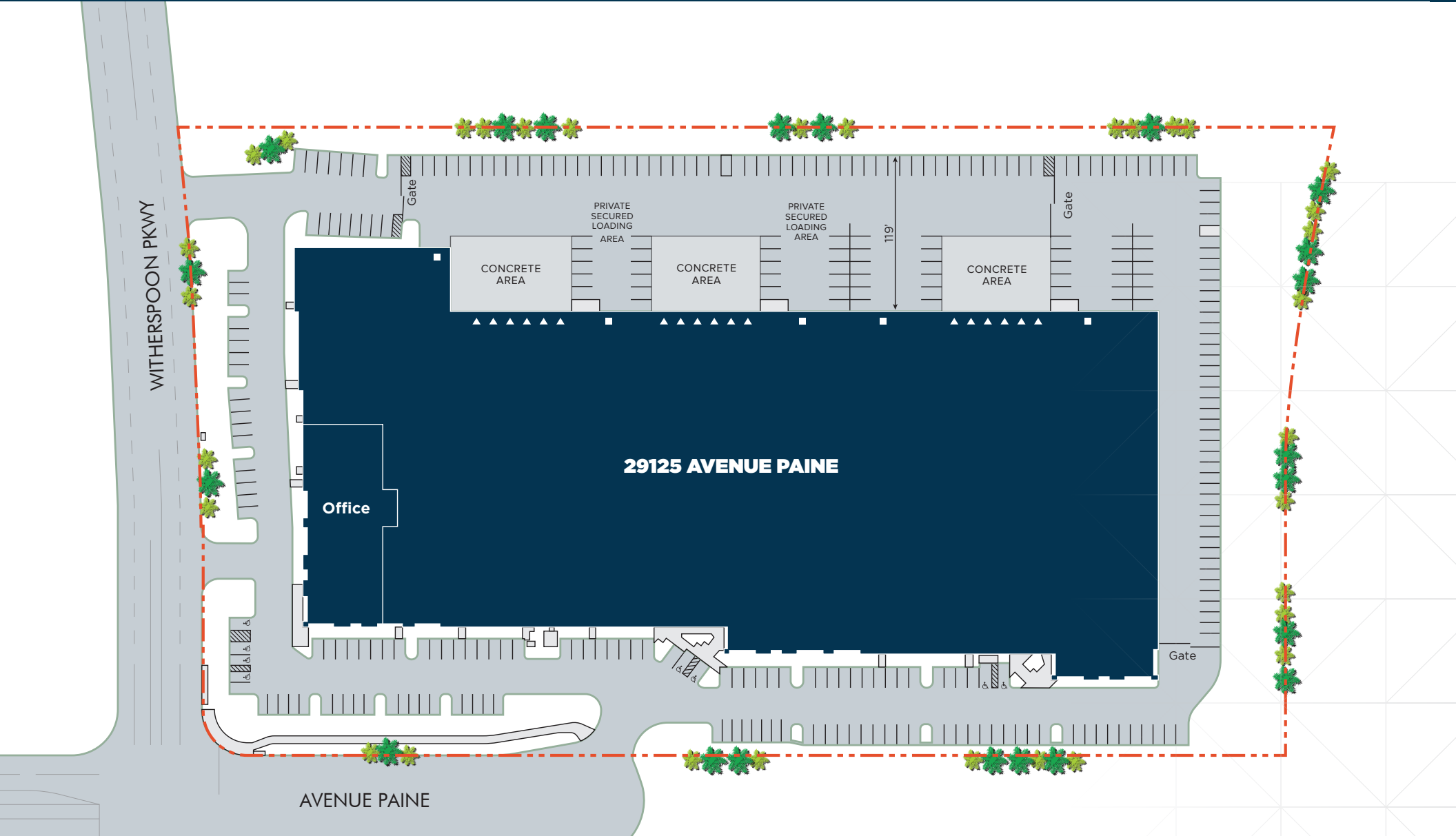
SECOND FLOOR/MEZZANINE: 5,469 SF

TOTAL OFFICE: 13,620 SF

**SECOND FLOOR/MEZZ**  
5,469 SF





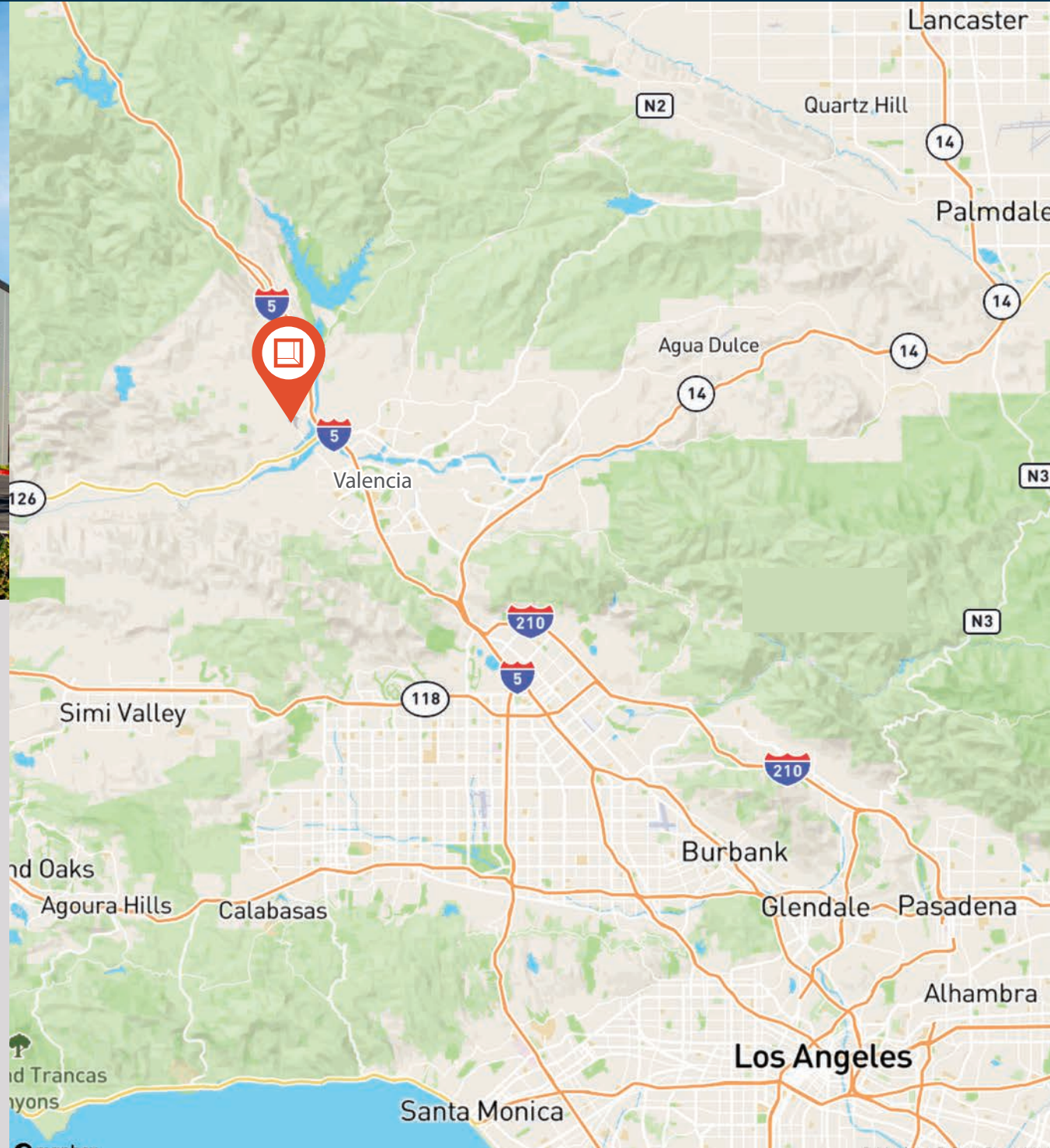


- ▼ DH DOOR
- GL DOOR



### THE PERFECT BLEND OF BIG CITY SOPHISTICATION AND SMALL TOWN CHARM

29125 Avenue Paine in Valencia, California represents a rare opportunity to expand your business in one of the most desirable submarkets in the United States. Thriving, energetic and densely amenitized, the area seamlessly blends big city sophistication and small town charm. It is no wonder why so many are flocking here to experience its beauty and business incentives.







### EATERIES

- |                           |                                |
|---------------------------|--------------------------------|
| 1 Jack in the Box         | 32 Chick-fil-A                 |
| 2 Original Tommy's        | 33 Chipotle                    |
| 3 Del Taco                | 34 Crab N' Spice               |
| 4 Jimmy Deans             | 35 Salt Creek Grille           |
| 5 McDonald's              | 36 BJ's Restaurant             |
| 6 Teen Titans Tower Pizza | 37 Greater Pacific             |
| 7 Wendy's                 | 38 The Cheesecake Factory      |
| 8 Red Lobster             | 39 Black 'N Blue               |
| 9 In-N-Out Burger         | 40 Buca di Beppo               |
| 10 Denny's                | 41 California Pizza Kitchen    |
| 11 Sam's Flaming Grill    | 42 Marston's Restaurant        |
| 12 Crazy Otto's Diner     | 43 Sabor Cocina Mexicana       |
| 13 Azul Tequila           | 44 Eggs 'n' Things             |
| 14 Tokyo Sushi            | 45 Q&Q Hawaiian bbq            |
| 15 Crumbl Cookies         | 46 Italia                      |
| 16 Chop Stop              | 47 Pizza Di Marco              |
| 17 Masa Ramen             | 48 Maria's Italian Deli        |
| 18 Red Robin              | 49 Leo's Grill                 |
| 19 Jamba                  | 50 The Habit Burger Grill      |
| 20 Rubio's                | 51 Olive Terrace Bar & Grill   |
| 21 Olive Garden           | 52 Teriyaki Madness            |
| 22 Madre Restaurant       | 53 Chronic Tacos               |
| 23 Ooh La La Panini       | 54 Paik's Noodle               |
| 24 Cold Stone Creamery    | 55 Panda Express               |
| 25 Zankou Chicken         | 56 Taco Bell                   |
| 26 BSC Bakery Café        | 57 Popeyes                     |
| 27 Jersey Mike's          | 58 Las Delicias Sport Taqueria |
| 28 Presto Pasta           | 59 Ameci Pizza & Pasta         |
| 29 Hook Burger            | 60 Wingstop                    |
| 30 See's Candies          | 61 Pizza Hut                   |
| 31 Mimi's Cafe            | 62 Fatburger                   |

### SHOPPING

- |                           |                         |
|---------------------------|-------------------------|
| 1 Whole Foods Market      | 21 HomeGoods            |
| 2 Gap                     | 22 Nordstrom Rack       |
| 3 Claire's                | 23 Tillys               |
| 4 Finish Line             | 24 T-Mobile             |
| 5 Forever 21              | 25 Target               |
| 6 Express                 | 26 Apple                |
| 7 Bath & Body Works       | 27 Chase Bank           |
| 8 Lululemon               | 28 The Home Depot       |
| 9 Sephora                 | 29 Valley Produce       |
| 10 Lovesac                | 30 Smart & Final Extra! |
| 11 Vans                   | 31 Walmart              |
| 12 Zumiez                 | 32 Office Depot         |
| 13 Pottery Barn           | 33 BevMo!               |
| 14 Color Me Mine          | 34 Subaru Dealership    |
| 15 Men's Wearhouse        | 35 Lexus                |
| 16 Sprouts Farmers Market | 36 Infiniti             |
| 17 Ralphs                 | 37 Macy's               |
| 18 The UPS Store          | 38 JCPenney             |
| 19 Five Below             | 39 H&M                  |
| 20 Big 5 Sporting Goods   | 40 Carter's             |

### FITNESS

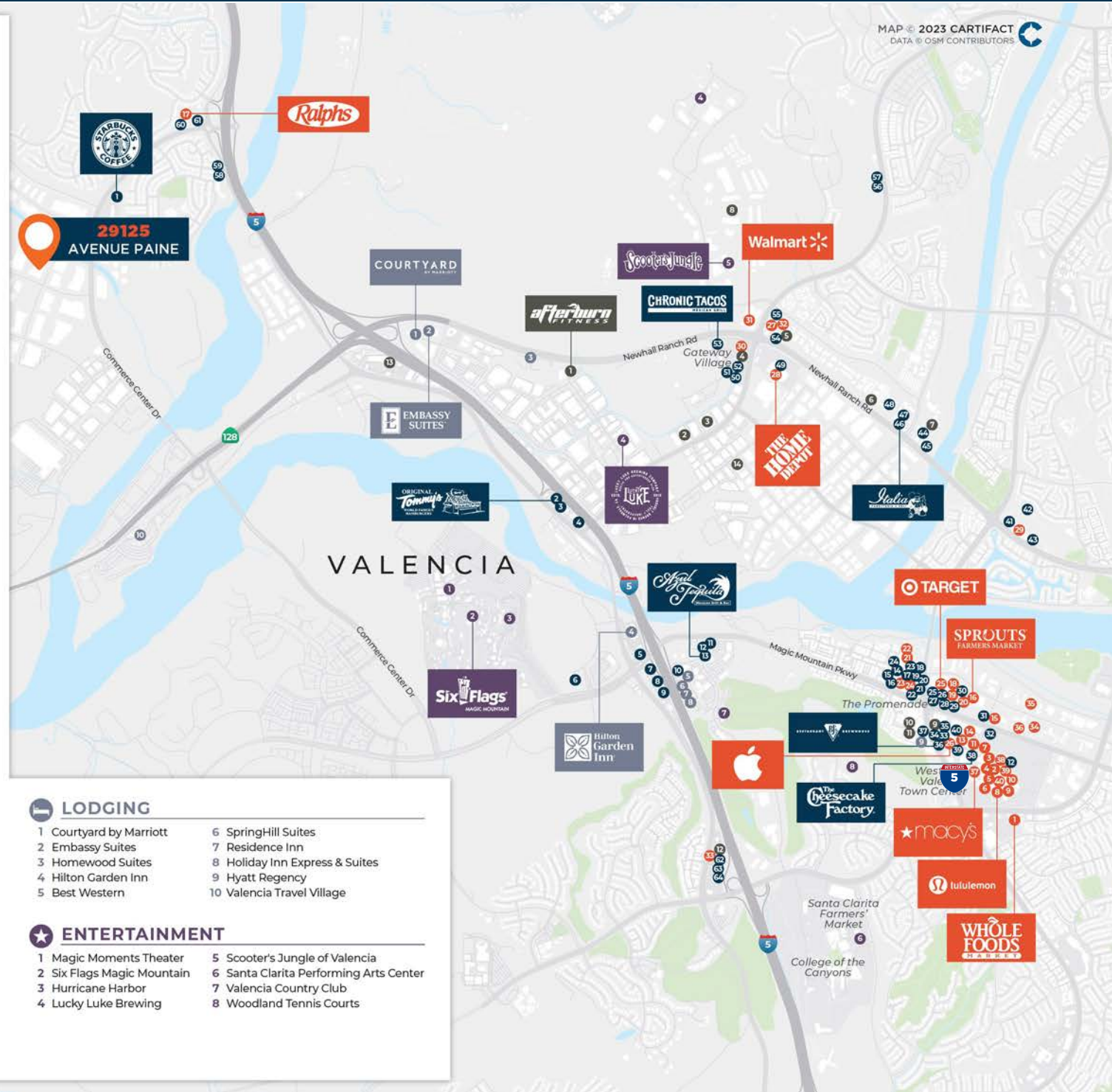
- |                               |                                |
|-------------------------------|--------------------------------|
| 1 Afterburn Fitness           | 8 My Gym                       |
| 2 CrossFit Rye Canyon         | 9 Gold's Gym                   |
| 3 Santa Clarita Sports Center | 10 Henry Mayo Fitness & Health |
| 4 LA Fitness                  | 11 Flex 'N Burn                |
| 5 9Round                      | 12 Get Sweat Studio            |
| 6 Ekata Training Center       | 13 True Barre                  |
| 7 The Paseo Club              | 14 Mind Body & Soul            |

### LODGING

- |                         |                                |
|-------------------------|--------------------------------|
| 1 Courtyard by Marriott | 6 SpringHill Suites            |
| 2 Embassy Suites        | 7 Residence Inn                |
| 3 Homewood Suites       | 8 Holiday Inn Express & Suites |
| 4 Hilton Garden Inn     | 9 Hyatt Regency                |
| 5 Best Western          | 10 Valencia Travel Village     |

### ENTERTAINMENT

- |                            |  |
|----------------------------|--|
| 1 Magic Moments Theater    | 5 Scooter's Jungle of Valencia         |
| 2 Six Flags Magic Mountain | 6 Santa Clarita Performing Arts Center |
| 3 Hurricane Harbor         | 7 Valencia Country Club                |
| 4 Lucky Luke Brewing       | 8 Woodland Tennis Courts               |





Business Incentives:  
The Santa Clarita Valley is Your Next Smart Business Move

The Santa Clarita Valley is the premier location for business, as evidenced by the major employers attracted to the area such as Advanced Bionics, ITT Aerospace, Sunkist and Logix to name just a few. And there is a reason for that. There are so many advantages to doing business here. A few of the attributes that make the Santa Clarita Valley the preferred destination for business development in Southern California include:

- » Pro Business
- » Tax Incentive Credit Program
- » Film and Television Production Credit
- » Research and Development (R&D) tax credits
- » Worksource Center

Relocating your business to the Santa Clarita Valley will be your next smart business move. Here’s why:

ANALYSIS OF POTENTIAL COST SAVINGS	TAXES & FEES	SANTA CLARITA VALLEY	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK
	Business Taxes	0	\$1.01/\$1,000 in gross receipts	\$388.95 + \$194.47 /professional employee + \$29.17 /other employee	\$0	\$71.75+ \$6.75/employee
	UTILITY USER TAX RATES*					
	Electric	0	12.50%	15.1%	7.00%	7.00%
	Gas	0	10.00%	7.90%	7.00%	7.00%
	Water	0*	0	7.67%	7.00%	0
	Telephone	0*	9.00%	8.28%	7.00%	7.00%
	Cellular	0*	9.00%	8.28%	0	7.00%
	Parking Tax	0	10.00%	0	0	12.00%





**Rexford  
Industrial**

## LEASING CONTACTS

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**CBRE**

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