

25520-25530
AVENUE STANFORD
UNITS 204 & 311



\$1.45/SF/MO FOR THE FIRST 6 MONTHS

CBRE

PROPERTY INFORMATION

- › New Ownership, Substantial Renovations Underway
- › Professionally Managed
- › Vacant & Available Now
- › Grade Level Loading
- › Immediate Access to I-5 Freeway
- › Close to Retail Amenities & Valencia Town Center
- › Parking Available



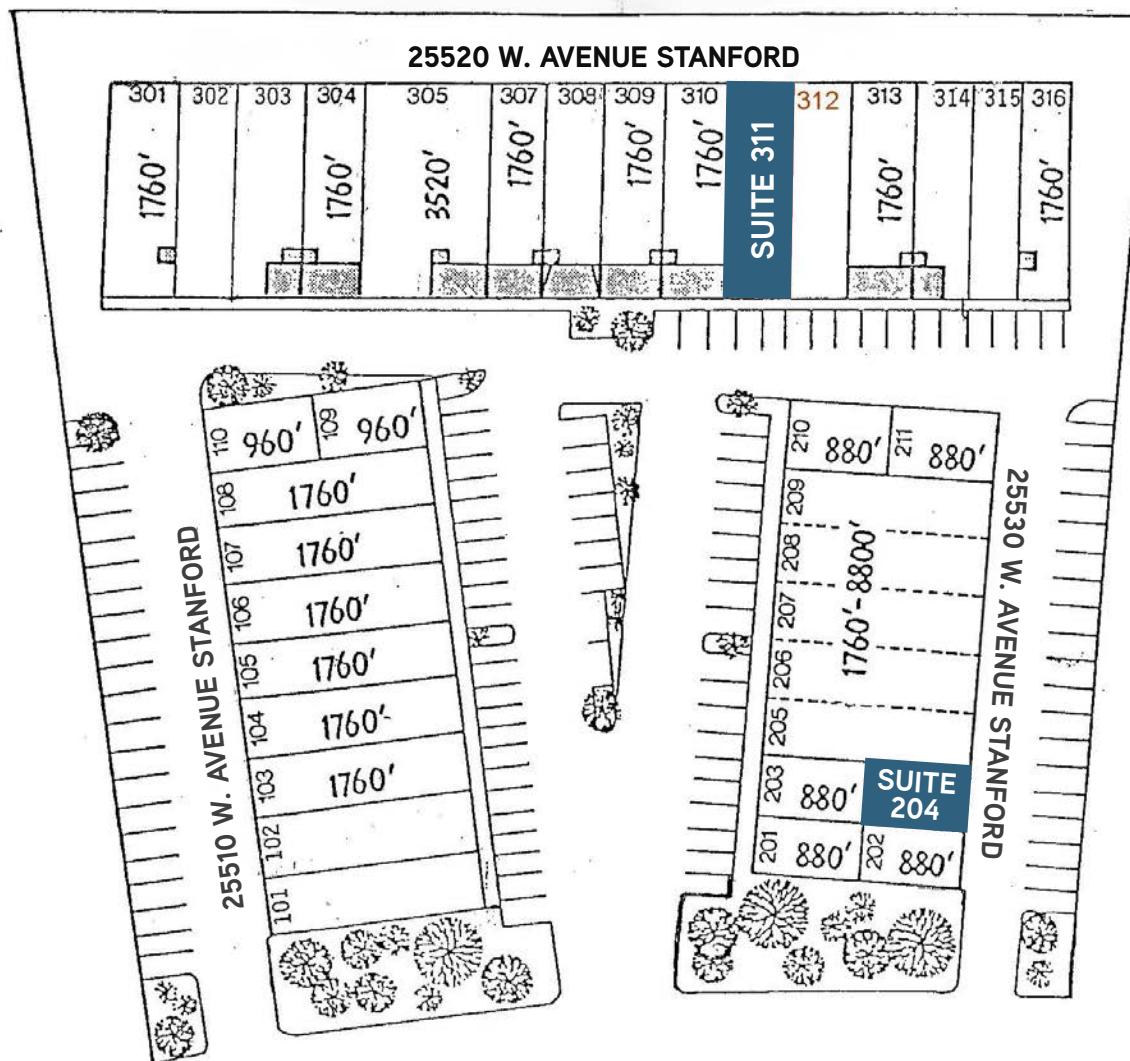
25530 - Unit 204

Size (SF)	880 SF
Lease Rate	Months 1-6: \$1.45 MG/SF/mo (minimum 3 year term) Months 7+: \$2.05 MG/SF/mo + Annual COLA
Estimated Operating Expenses	Est. \$0.10/SF/mo
Grade Level Doors	1 (10'x10')
Clear Height	12'
Office SF	88 SF
Power	100 A, 120/208 V
Restrooms	1

25520 - Unit 311

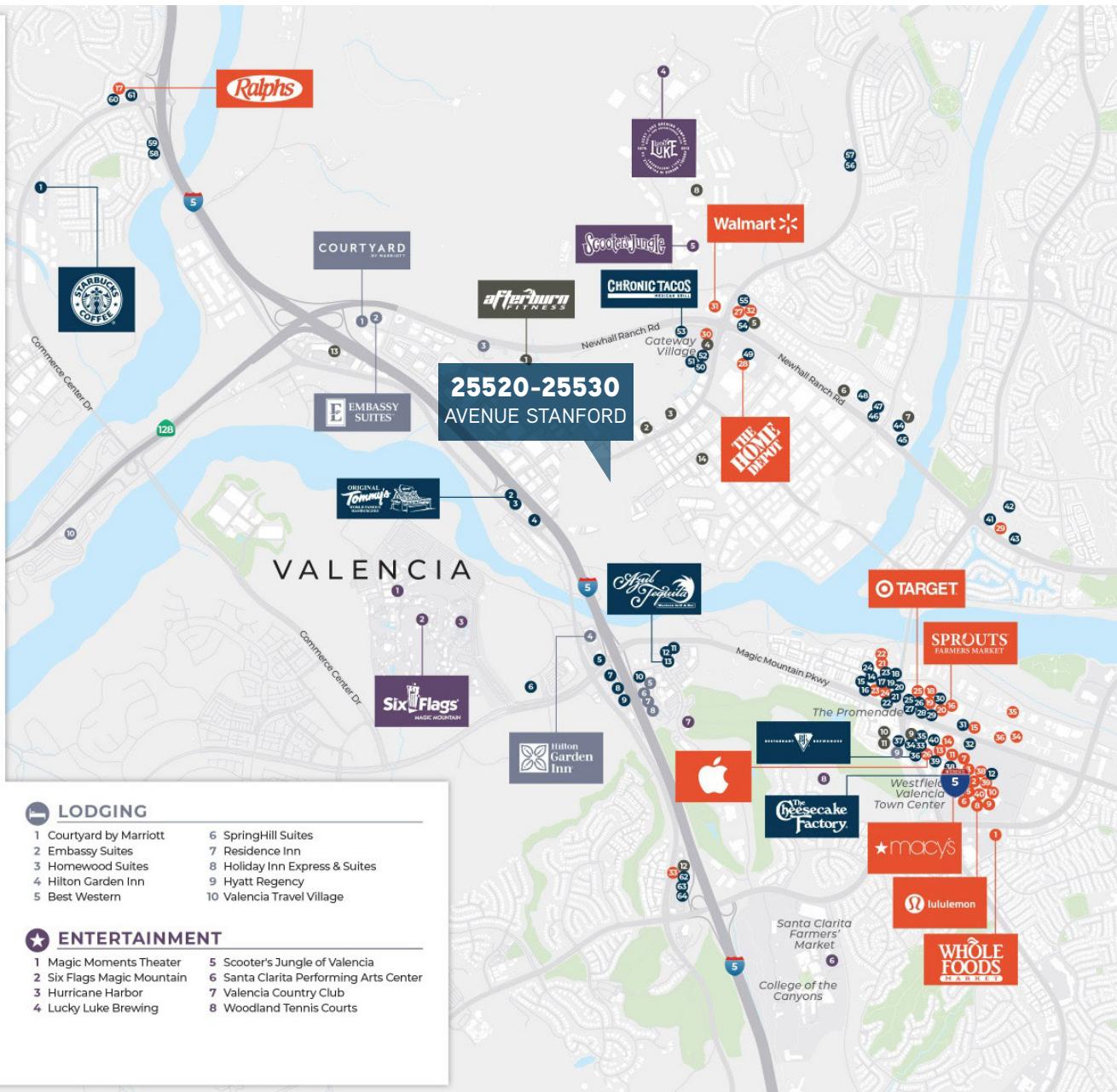
Size (SF)	1,760 SF
Lease Rate	Months 1-6: \$1.45 MG/SF/mo (minimum 3 year term) Months 7+: \$1.85 MG/SF/mo + Annual COLA
Estimated Operating Expenses	Est. \$0.10/SF/mo
Grade Level Doors	1 (10'x10')
Clear Height	12'
Office SF	263 SF
Power	200 A, 120/208 V
Restrooms	1

SITE PLAN

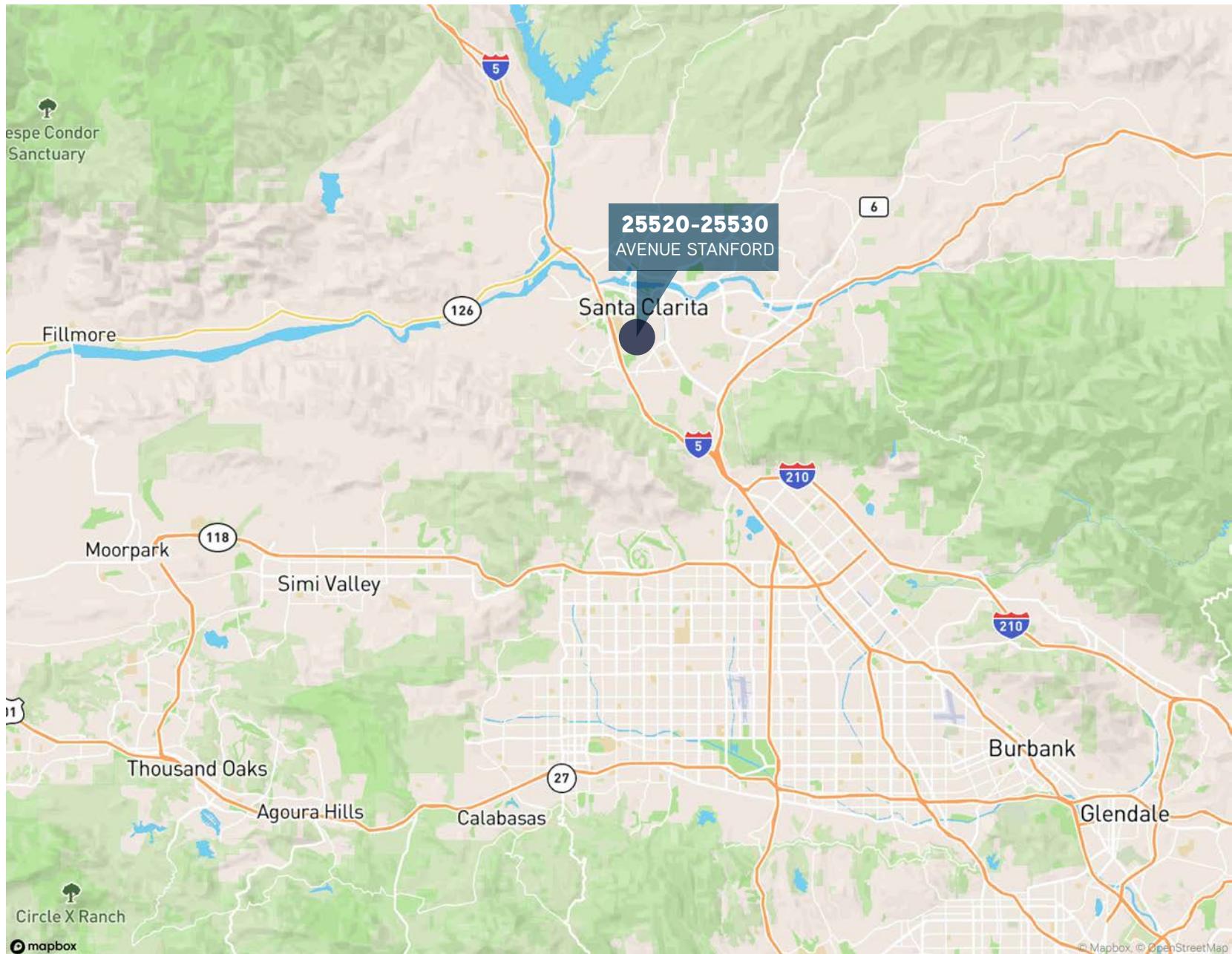


AMENITIES MAP

EATERIES	
1 Jack in the Box	32 Chick-fil-A
SHOPPING	
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 Crumb 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 85C 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
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 Afterburn Fitness	5 Scooter's Jungle of Valencia
2 CrossFit Rye Canyon	6 Santa Clarita Performing Arts Center
3 Santa Clarita Sports Center	7 Valencia Country Club
4 LA Fitness	8 Woodland Tennis Courts
5 9Round	
6 Ekata Training Center	
7 The Paseo Club	



REGIONAL MAP





INTERIOR PHOTOS





INTERIOR PHOTOS



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CBRE

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