



For Lease

24801 Pico Canyon Rd.
Stevenson Ranch, CA 91381



Accelerating success.

Building

Building Highlights

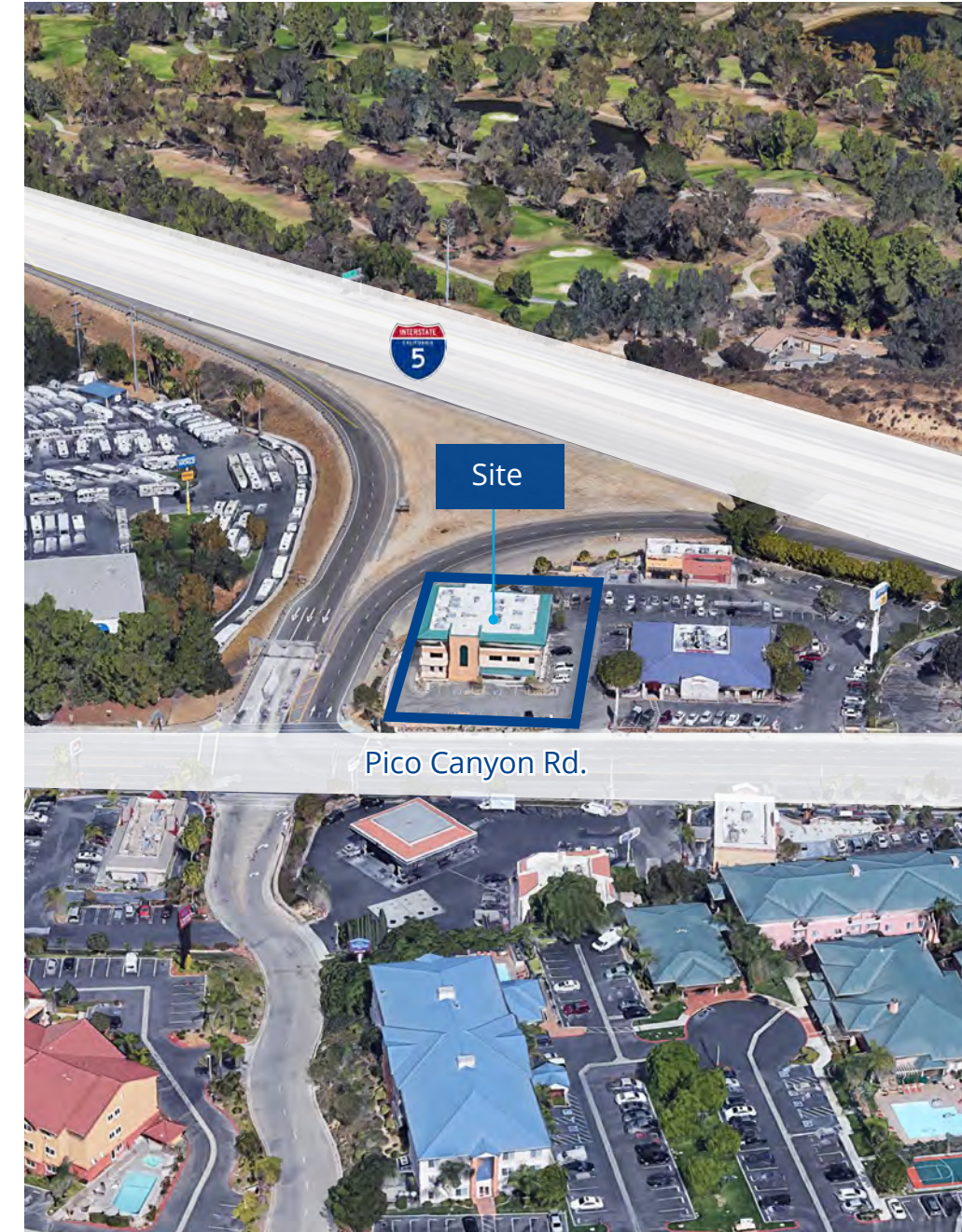
- Class "A", 3-Story "Jewel Box" Office Building
- Contemporary Exterior Design
- Abundant FREE Unreserved Parking - 4 per 1,000 RSF
- Gated Subterranean Reserved Parking
- Prominent Golden State (I-5) Freeway Signage Available
- Unobstructed Mountain and City Views



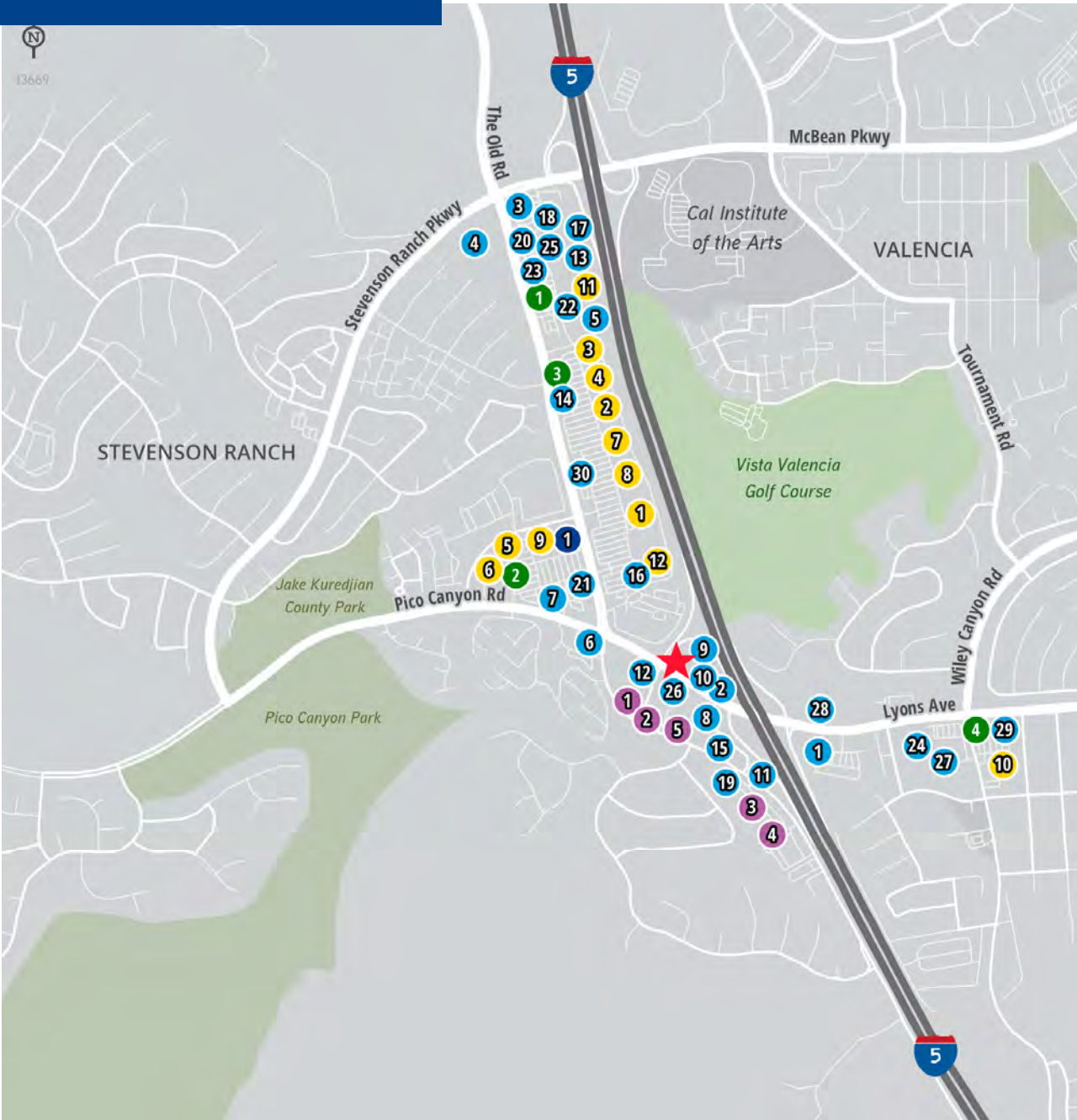
Location

Location Highlights

- Central Santa Clarita Valley-Stevenson Ranch Location
- Walking Distance to Numerous Amenities (See Amenities Map)
- Immediate Access to Golden State (5) Freeway
- Highly Visible Location
- Reverse Commute Pattern from San Fernando Valley
- Numerous Housing Options in Immediate Area



Amenities



Banks

- 1 Chase
- 2 US Bank
- 3 Wells Fargo
- 4 Wells Fargo

Hotels

- 1 Comfort Suites
- 2 Fairfield Inn & Suites
- 3 Hampton Inn
- 4 La Quinta Inns & Suites
- 5 Residence Inn

Fitness

- 1 LA Fitness

Shopping

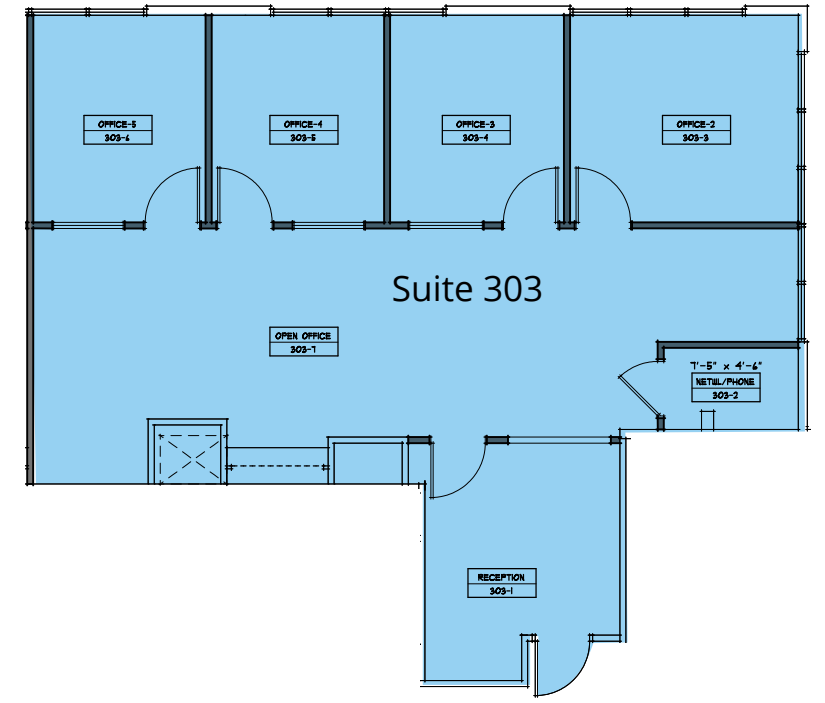
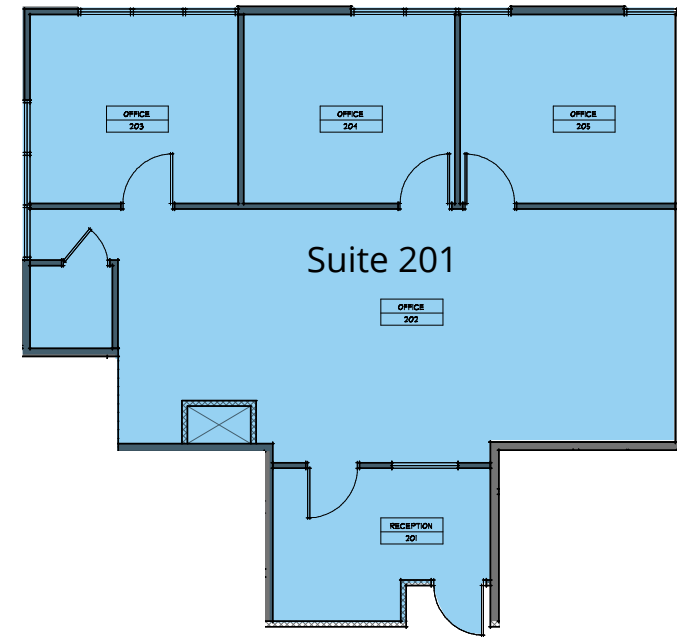
- 1 Bed Bath & Beyond
- 2 Marshalls
- 3 Michaels
- 4 Pet Supplies Plus
- 5 PetSmart
- 6 Ralphs
- 7 Ross
- 8 Staples
- 9 Stein Mart
- 10 Vons
- 11 Vons
- 12 Walmart

Food & Drink

- 1 Burger King
- 2 Carl's Jr.
- 3 Chili's
- 4 Chuck E. Cheese's
- 5 Claim Jumper
- 6 Coco's Bakery
- 7 Del Taco
- 8 Denny's
- 9 El Pollo Loco
- 10 IHOP
- 11 In-N-Out Burger
- 12 Jack in the Box
- 13 Jamba Juice
- 14 Jersey Mike's
- 15 McDonald's
- 16 McDonald's
- 17 MOD Pizza
- 18 Noah's Bagels
- 19 Outback Steakhouse
- 20 Pick Up Stix
- 21 Spumoni Pizza
- 22 Starbucks
- 23 Starbucks
- 24 Subway
- 25 Subway
- 26 Taco Bell
- 27 Tutti Frutti
- 28 Wendy's
- 29 Wingstop
- 30 Wood Ranch BBQ & Grill

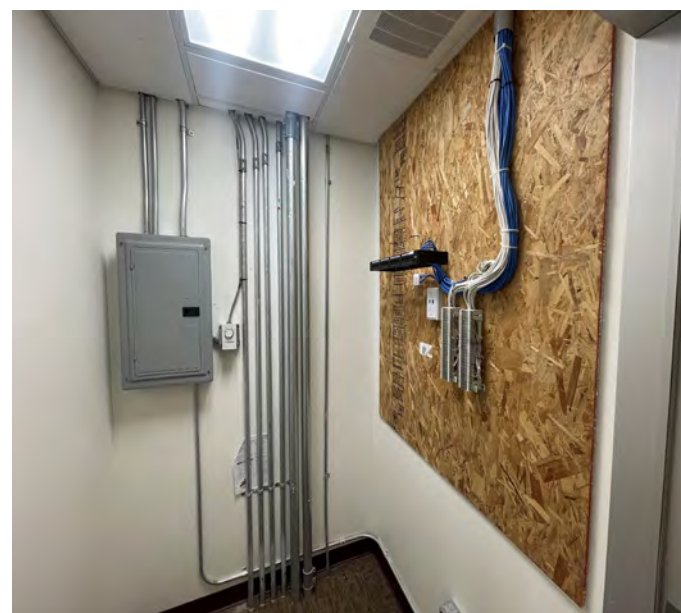
Availabilities

Suite	Size	Rate	Available
201	1,346	\$2.35 FSG	Immediately
303	1,417	\$2.35 FSG	Immediately



Photos - Suite 201

24801 Pico Canyon Road | page 6



Photos - Suite 303

24801 Pico Canyon Road | page 7

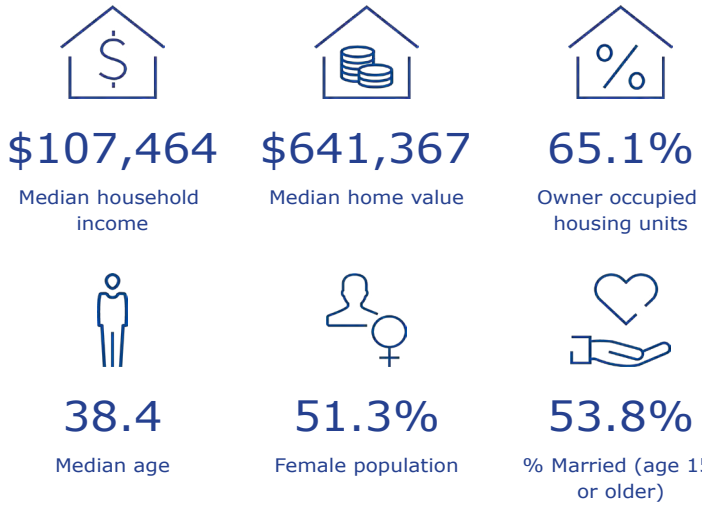




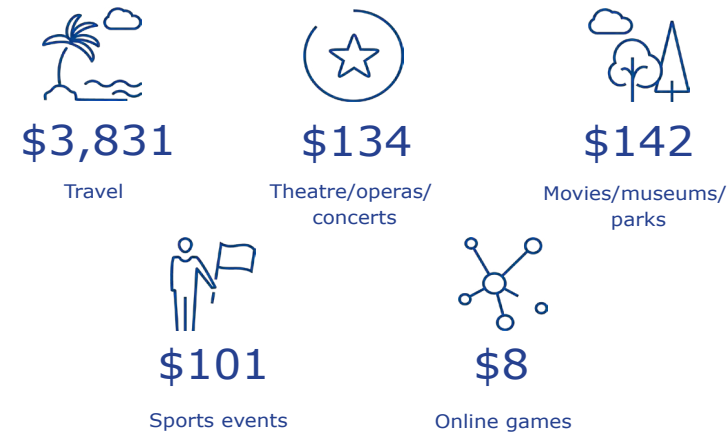
Market Overview

24801 Pico Canyon Rd, Stevenson Ranch, California, 91381
2 mile radius

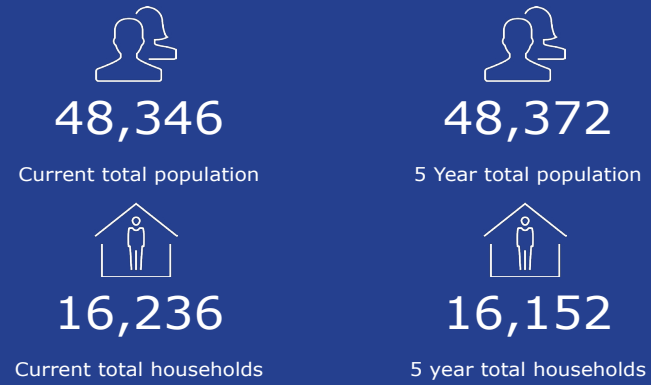
Household & population characteristics



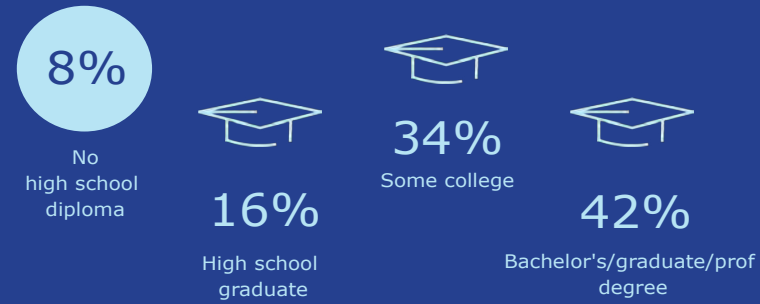
Annual lifestyle spending



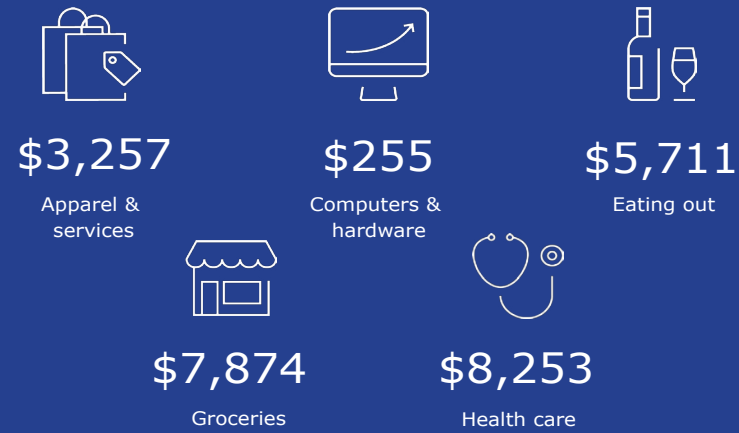
Households & population



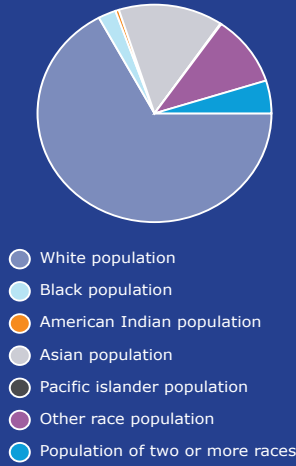
Education



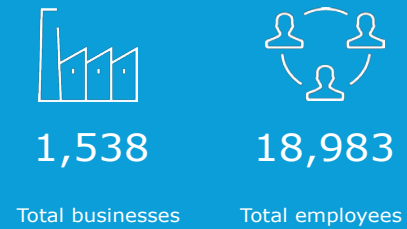
Annual household spending



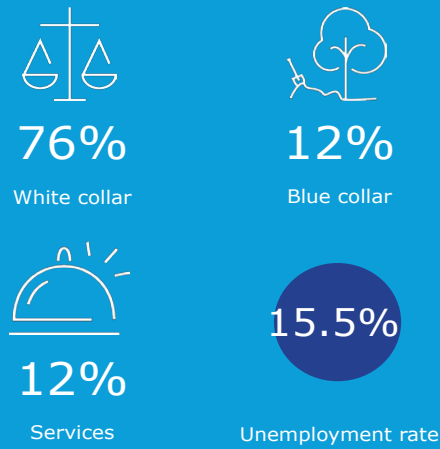
Race



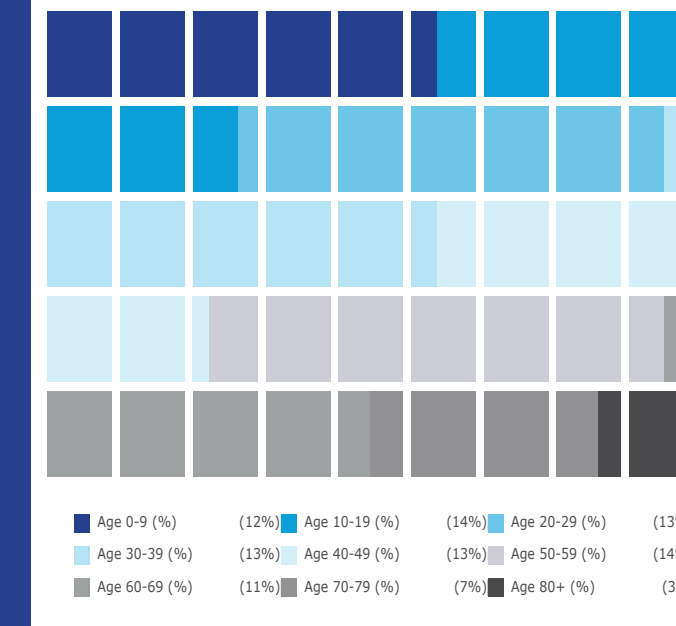
Business



Employment



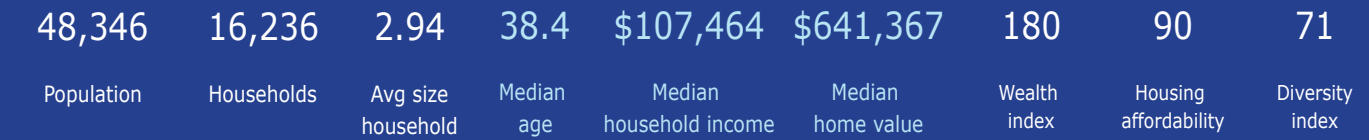
Population by age



U.S. Census Bureau, Esri forecasts for 2020 and 2025, Esri Vintage 2020 Time Series

Population Trends & Key Indicators

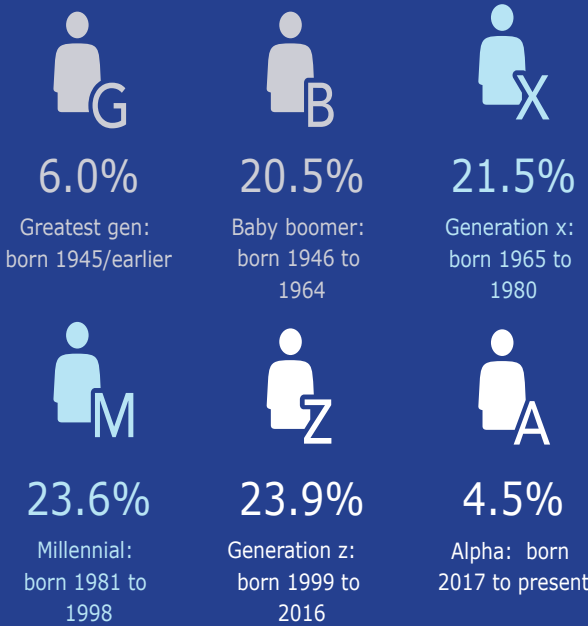
24801 Pico Canyon Rd, Stevenson Ranch, California, 91381 | 2 mile radius



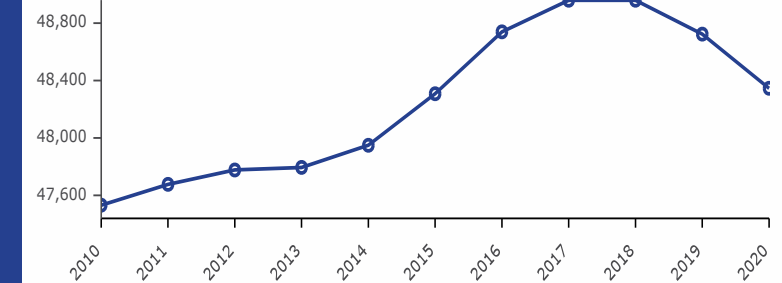
Mortgage indicators



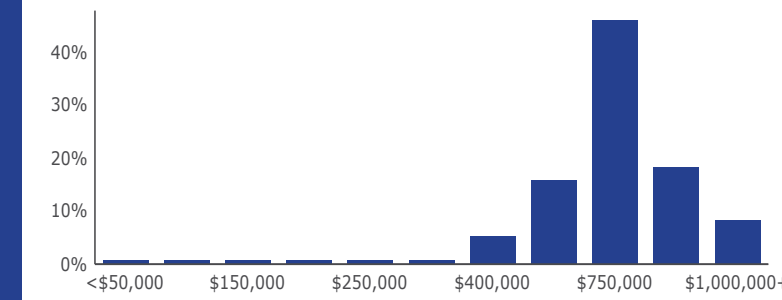
Population by generation



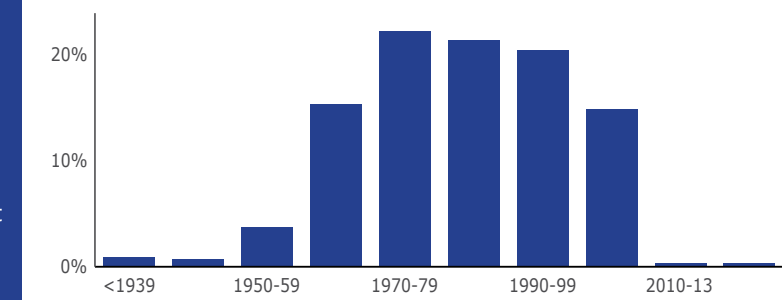
Historical trends: population



Home value



Housing: year built





Contact Info:

Kevin Fenenbock
Senior Executive Vice President
Lic. 01165115
+1 661 253 5204
kevin.fenenbock@colliers.com

Jacob Mumper
Senior Vice President
Lic. 01908862
661.253.5203
jacob.mumper@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.