



FOR LEASE

1,471 SF | Ground Floor Office Suite

27893 Smyth Drive, Valencia | CA 91355

MATT SREDEN

Senior Vice President

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CA DRE Lic. #01907628

SPECTRUMCRE.COM | 661.306.9600

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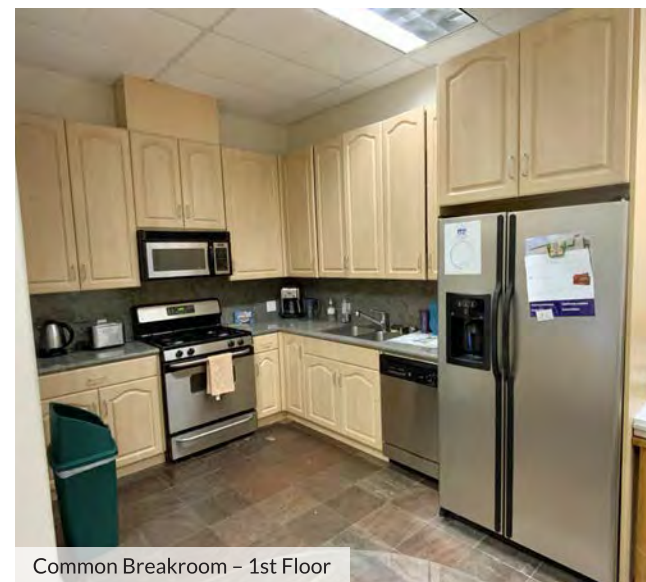
PROPERTY FEATURES

- High-Image Office Building
- Creative Office Suite with Three (3) Glass Offices + Open Area
- Large Kitchen/Breakroom – Shared Amenity
- Great Window Line with Natural Light Throughout
- Ample Parking Located Immediately Adjacent to the Building
- High Speed Business Broadband Internet Available
- Potential Building Signage Opportunity “call Broker to discuss”

LOCATION HIGHLIGHTS

- Highly Desirable Valencia Location along Smyth Drive
- Excellent Demographics
- Adjacent to the new Cross Valley Connector Newhall Ranch Road
- Convenient access to I-5 Freeway & Highway 126
- Minutes to Local Amenities Including Restaurants, Valencia Town Center, Championship Golf Country Clubs, Hyatt Hotel, Fitness Facilities, Daycare, Shopping, and Future Developments.

PHOTOS



Common Breakroom – 1st Floor

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Available Suite

1ST FLOOR PLAN

SUITE	SIZE SF	FEATURES
100	1,471	Three (3) Glass Offices + Open Area

- LEASED
- Shared, Common Area
- Available 1,471 SF



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SPECTRUM
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Ralphs
Bank of America
SUBWAY
Starbucks

amazon

Logix
Smarter Banking
Headquarters
Future Home



Castaic Junction

SUBWAY

EMBASSY SUITES
COURTYARD
Marriott

HOMESUITES
Hilton
Oakmont of Valencia
Hampton Inn

Walmart
Save money. Live better.

LAIFITNESS
Smart & Final
PATRÓN
Mexican Bar & Grill
TESLA
SUPERCHARGER
the Habit
BURGER GRILL
APOLA
COPPER HILL (BBQ)

AVALLARIA
SUPERMARKETS

Jack
in the box
Starbucks
DEL TRICO

SUBJECT PROPERTY

VALENCIA
HIGH SCHOOL

Carl's Jr.
7 ELEVEN

Office DEPOT
What you need. What you need to know.
Wendy's
Urbane Cafe

Starbucks
POPEYES
Former Boys
PREMIUM BURGERS & MORE

Assisted Living & Memory Care
Oakmont
of Valencia
Albertsons

THE HOME DEPOT
Jack
in the box

ENTRADA GATEWAY CENTER
75 Acres of Mixed Use Development:
Office, Retail and Residential
Condos 9 Million SF of Business Development

Six Flags

Six Flags
HURRICANE HARBOR

NEWWHALL RANCH
12,000 Acres 21,000 Homes

ENTRADA DEVELOPMENT
1,600 Residential Units

McDonald's
HomeGoods
NORDSTROM
Rack

Holiday Inn
Starbucks
Best Western
Penny's

McDonald's
Wendy's
Hilton
Red Lobster
IN-N-OUT BURGER
Shell

UCLA Health
Quest Diagnostics

Kaiser Permanente
the Canyons

Valencia
Town Center

BOUQUET JUNCTION

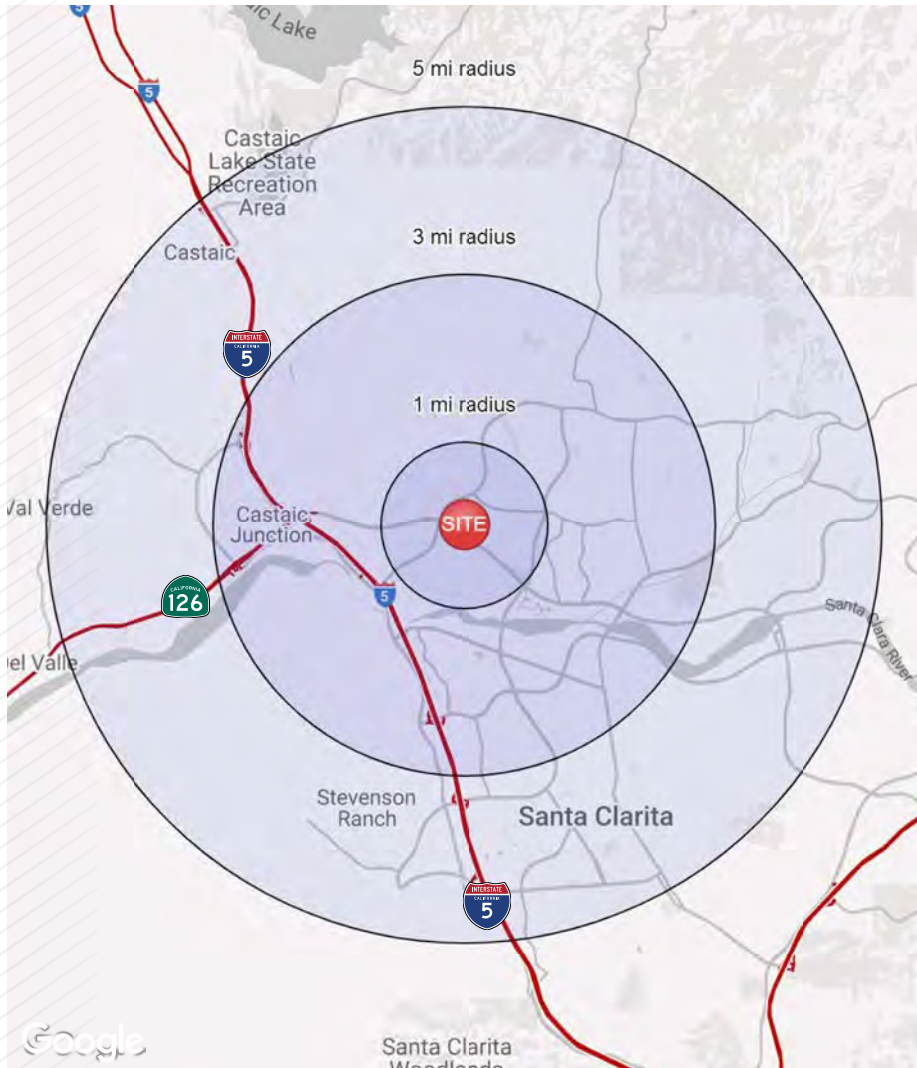
PARDEE

SAUGUS

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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2019)	5,017	75,063	162,193
Median Age	35.9	37.5	37.0



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg HH Income (2019)	\$154,812	\$135,658	\$133,322
Projected Avg HH Income (2024)	\$190,178	\$163,156	\$161,156
Estimated Households	1,976	26,200	53,507



DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Businesses	1,194	4,948	8,348
Daytime Population	17,598	58,358	85,292

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