



**FOR LEASE**

**1,471 SF | Ground Floor Office Suite**

27893 Smyth Drive, Valencia | CA 91355

**MATT SREDEN**

Senior Vice President

661.755.6654

msreden@spectrumcre.com

CA DRE Lic. #01907628

[SPECTRUMCRE.COM](http://SPECTRUMCRE.COM) | 661.306.9600

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals, cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc., CA DRE #02042805

# FOR LEASE | GROUND FLOOR OFFICE SUITE

27893 Smyth Drive, Valencia | CA 91355

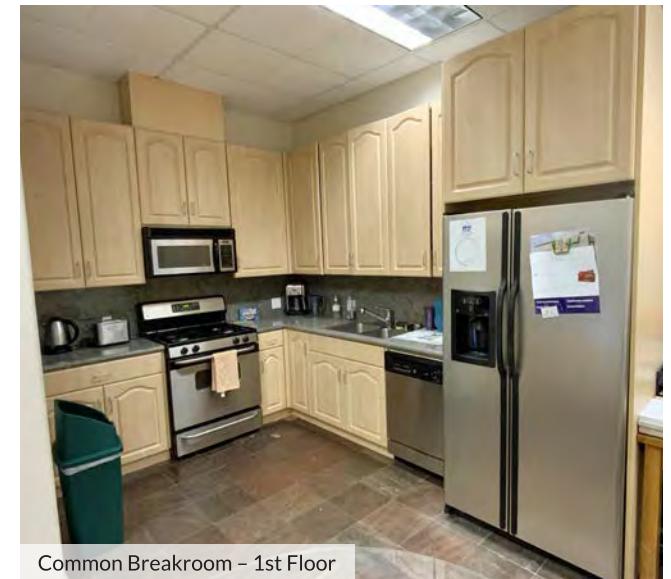
## PROPERTY FEATURES

- 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

## MATT SREDEN

Senior Vice President

661.755.6654

msreden@spectrumcre.com

CA DRE Lic. #01907628

[SPECTRUMCRE.COM](http://SPECTRUMCRE.COM)

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc., CA DRE #02042805

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

# FOR LEASE | GROUND FLOOR OFFICE SUITE

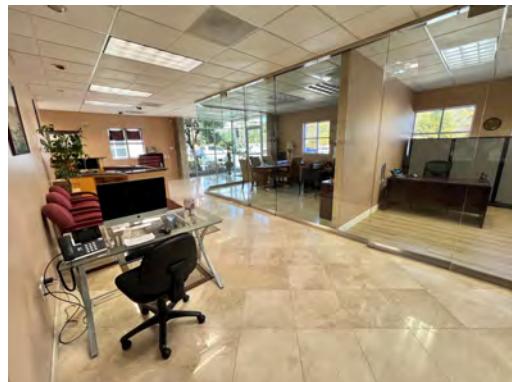
27893 Smyth Drive, Valencia | CA 91355

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



MATT SREDEN

Vice President

661.755.6654

[msreden@spectrumcre.com](mailto:msreden@spectrumcre.com)

DRE License #01907628

[SPECTRUMCRE.COM](http://SPECTRUMCRE.COM)

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc., CA DRE #02042805

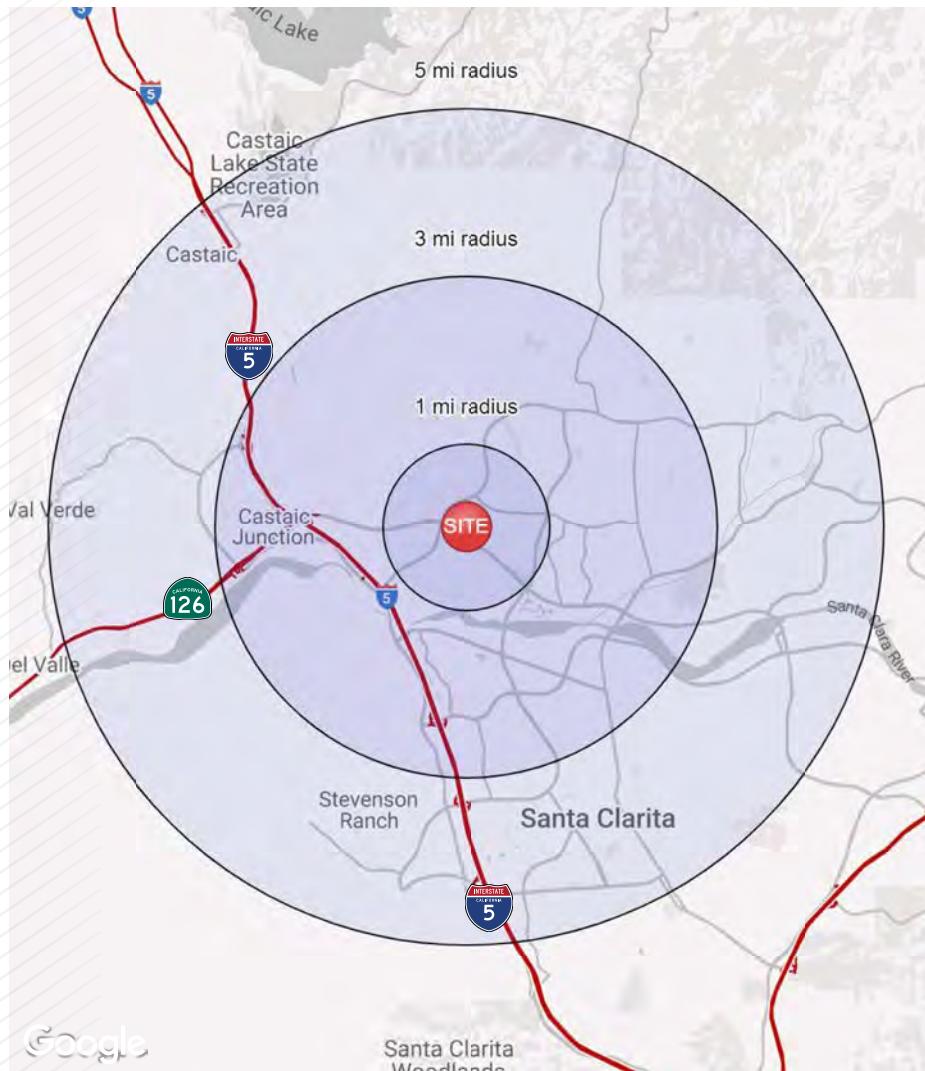
**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.



# FOR LEASE | GROUND FLOOR OFFICE SUITE

27893 Smyth Drive, Valencia | CA 91355

## 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

MATT SREDEN

Senior Vice President  
661.755.6654  
msreden@spectrumcre.com  
CA DRE Lic. #01907628

[SPECTRUMCRE.COM](http://SPECTRUMCRE.COM)

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc., CA DRE #02042805

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.