

FLEX / OFFICE SPACE

FOR LEASE

16800

VALLEY VIEW AVE

LA MIRADA, CA 90638



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

MATTHEW PALUMBO
Associate | DRE # 02170562
mpalumbo@leelalb.com
310.403.4254

TRAUGER RALSTON
Principal | DRE # 01731383
tralston@leelalb.com
562.234.1027

LEE & ASSOCIATES
LOS ANGELES - LONG BEACH INC.
DRE LIC 01069854
21250 Hawthorne Blvd, Suite 700,
Torrance, CA 90503

PROPERTY OVERVIEW

Lee & Associates is pleased to present 16800 Valley View Ave, a ±6,825 SF office space located within Parkway La Mirada in La Mirada, CA.

The available suite features a full office build-out with three large open-plan work areas with skylights, 11 private offices, a spacious conference room with a projector and skylight, private restrooms, reception area, server room, two separate entrances, and a surplus of parking spaces.

The space is well suited for office, administrative, creative, flex, or professional users seeking a functional layout with abundant natural light and convenient parking.

OFFERING SUMMARY

| | |
|-------------------------|--|
| Property Address | 16800 Valley View Ave, La Mirada, CA 90638 |
| Park Name | Parkway La Mirada |
| Space Available | ±6,825 SF |
| Use Type | Office / Flex |
| Lease Rate | \$1.44/SF/Month NNN (\$9,828.00 / Mo.) |
| CAM | \$0.34/SF |
| Term | 3-10 Years |
| Clear Height | 16' |

PROPERTY HIGHLIGHTS

- Skylights & Natural Light
- Three Large Open-Plan Work Areas
- 11 Private Offices
- Beautiful Conference Room w/ Projector & Skylight
- Roll-Up Door in the Rear for Deliveries
- A Surplus of Free Parking Spaces

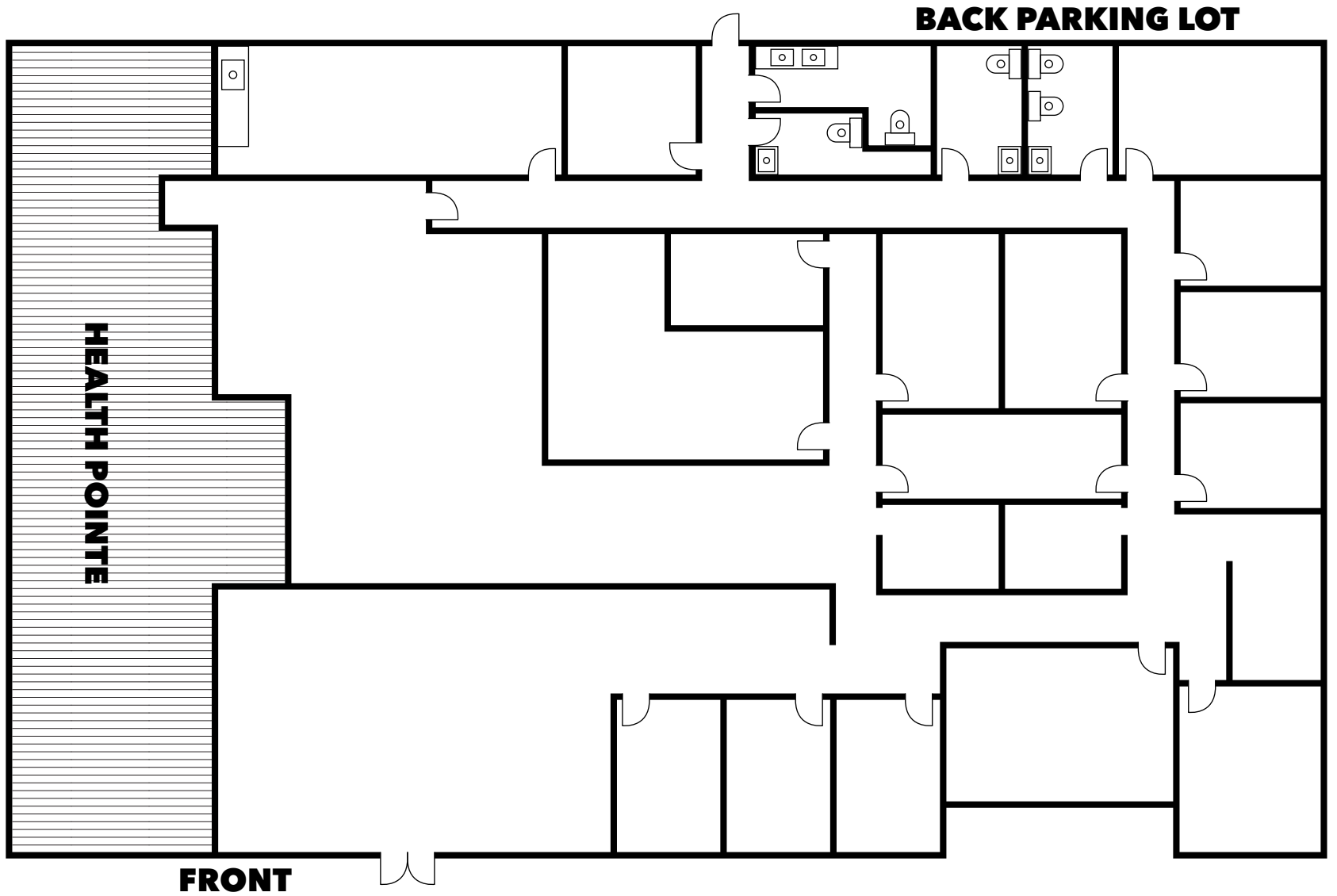








PROPERTY PLAN



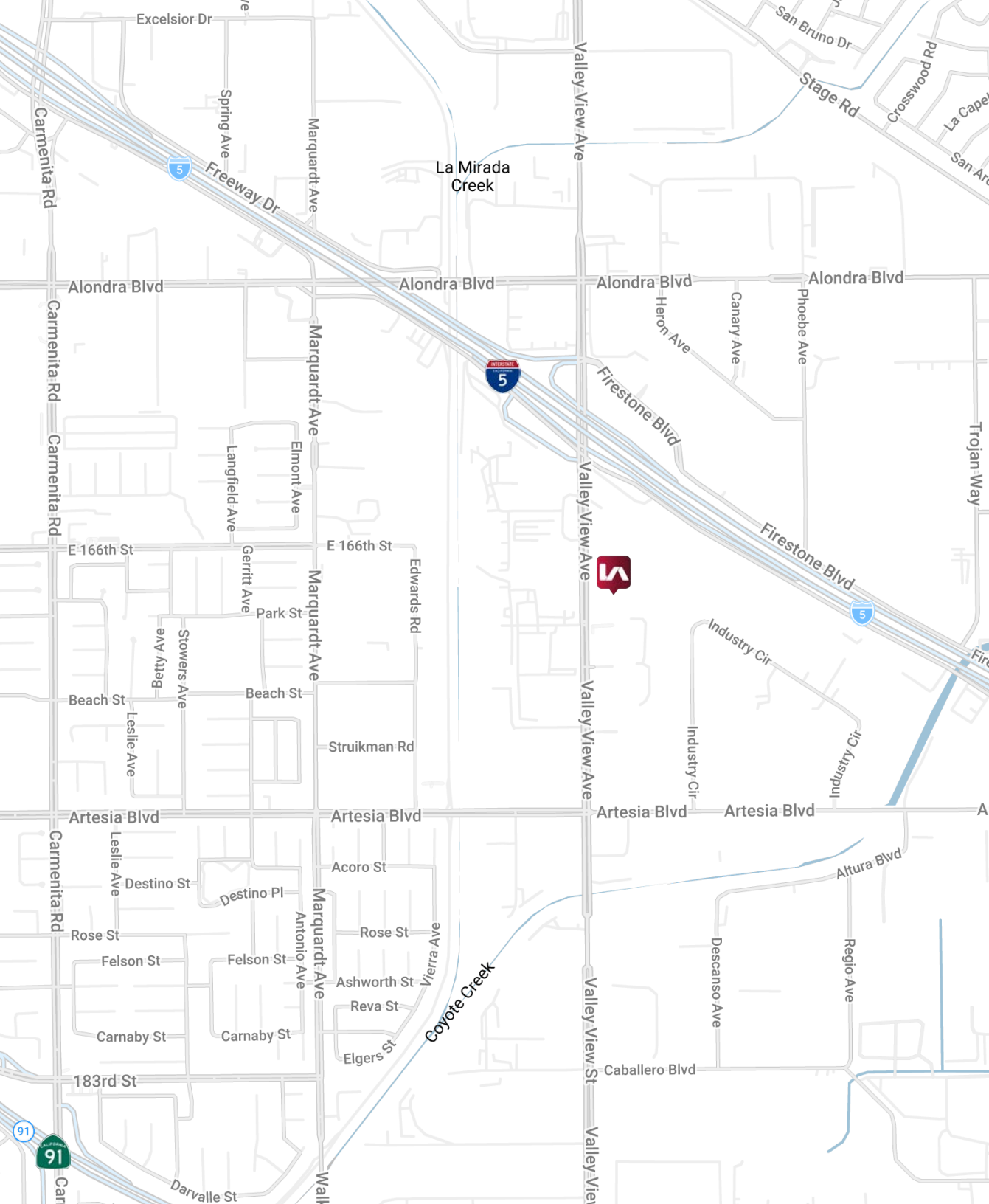
This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's measurements independently.





PROPERTY DEMOGRAPHICS

| Population | | 1 mile | 3 miles | 5 miles |
|------------|----------------------------|-----------|-----------|-----------|
| | 2020 Population | 4,928 | 187,723 | 628,844 |
| | 2025 Population | 4,604 | 180,248 | 603,867 |
| | 2030 Population Projection | 4,525 | 178,502 | 598,034 |
| | Annual Growth 2025-2030 | -0.3% | -0.2% | -0.2% |
| Households | | 1 mile | 3 miles | 5 miles |
| | 2020 Households | 1,499 | 56,529 | 190,512 |
| | 2025 Households | 1,386 | 53,763 | 181,419 |
| | 2030 Household Projection | 1,358 | 53,120 | 179,311 |
| | Annual Growth 2025-2030 | -0.4% | -0.2% | -0.2% |
| Income | | 1 mile | 3 miles | 5 miles |
| | Avg Household Income | \$169,066 | \$135,012 | \$127,014 |
| | Median Household Income | \$133,333 | \$110,614 | \$104,867 |
| | \$50,000 - 75,000 | 149 | 6,827 | 24,141 |
| | \$75,000 - 100,000 | 182 | 6,450 | 21,347 |
| | \$100,000 - 125,000 | 135 | 6,780 | 23,062 |
| | \$125,000 - 150,000 | 84 | 5,045 | 16,855 |
| | \$150,000 - 200,000 | 157 | 7,641 | 25,664 |
| | \$200,000+ | 480 | 10,294 | 29,618 |



LOCATION OVERVIEW

16800 Valley View Ave is located in La Mirada within the Santa Fe Springs / La Mirada submarket, a well-established business area serving office, R&D, flex, light industrial, and service-oriented users.

The property benefits from its position near surrounding commercial and industrial corridors, with access to nearby cities including Santa Fe Springs, Cerritos, Buena Park, Norwalk, and Whittier. The location also provides convenient regional access to major Southern California employment, logistics, and business hubs.

The property offers strong vehicle accessibility, with 90 surface parking spaces and a parking ratio of approximately 3.75 spaces per 1,000 square feet. Nearby commuter rail stations include Buena Park and Norwalk / Santa Fe Springs, both within a short drive from the property.

LOCATION HIGHLIGHTS

SANTA FE SPRINGS / LA MIRADA SUBMARKET

Located within an established business submarket serving office, R&D, flex, and light industrial users.

REGIONAL ACCESS

Convenient access to surrounding Southeast Los Angeles County and North Orange County markets.

PARKING ADVANTAGE

The property includes 90 surface parking spaces, offering approximately 3.75 spaces per 1,000 square feet.

NEARBY COMMUTER ACCESS

Buena Park Station is approximately an 8-minute drive, while Norwalk / Santa Fe Springs Station is approximately a 9-minute drive.

AIRPORT ACCESS

The property is within driving distance of Long Beach Airport, John Wayne Airport, and Los Angeles International Airport.

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