



# For Lease Office

28546 Constellation Road  
Valencia, CA

Accelerating success.

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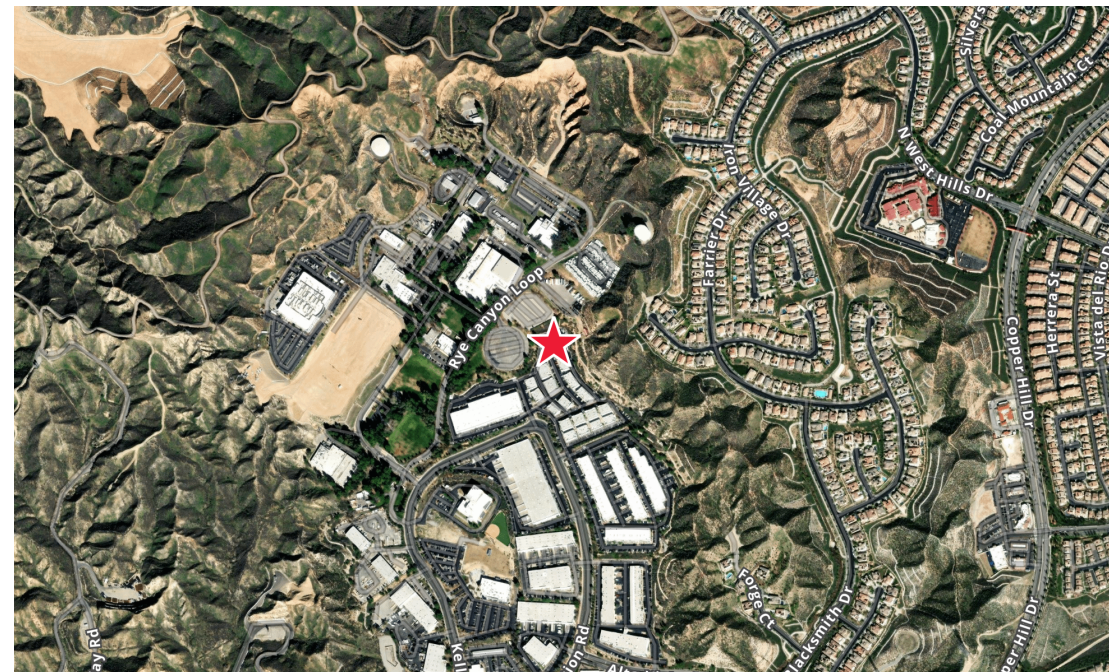
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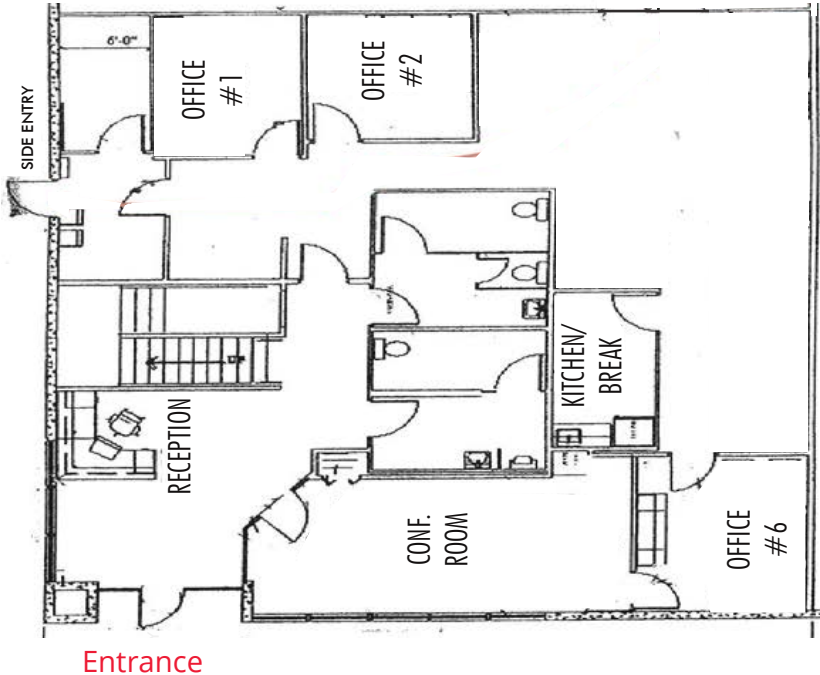
# Building Highlights

- > **Square Footage** - ± 3,500 SF
- > **Lease Rate** - \$1.50 PSF, IG
- > **Available** - Immediately
- > No CAM Fee
- > Move in Ready
- > Building Signage Available
- > Corner unit with Extensive Glass Line
- > Functional Office Layout
- > Immediate Access to Cross Valley Connector & Interstate 5

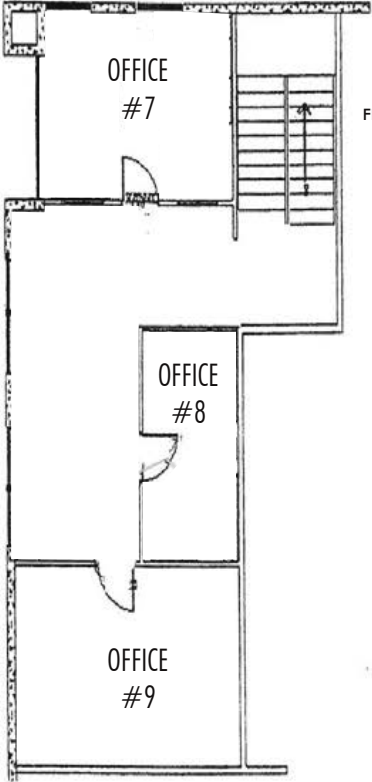


# Floor Plan

First Floor



Second Floor



# Photo Gallery



1 MILE



el Pollo Loco  
Mobil

Great Clips  
Albertsons  
UPS  
movita JUICE BAR  
Jersey Mike's SUBS

POPEYES  
LOUISIANA KITCHEN  
Starbucks  
TACO BELL

Smart & Final extra!  
DOLLAR TREE  
The Coffee Bean & Tea Leaf  
LAIFITNESS.  
the Habit BURGER GRILL  
TINY JOE'S  
JJ  
Olive Terrace  
PATRÓN'S Mexican Bar & Grill  
CHRONIC TACOS  
TESLA Supercharger  
menchie's

Walmart

Ralphs  
McDonald's  
WOLF CREEK  
WELLS FARGO

COURTYARD BY MARRIOTT  
EMBASSY SUITES by Hilton

HOMESWOOD SUITES  
Hilton

Valencia High School

Decoro Dr

Newhall Ranch Rd

afterburn FITNESS

THE HOME DEPOT  
Jack In the box

Carls Jr  
7-Eleven

The Paseo Club  
Valencia  
SUBWAY  
Domino's

Valley Marketplace  
Walgreens  
MARSTON'S RESTAURANT  
california PIZZA KITCHEN

Rye Canyon Rd

CHIPOTLE MEXICANO  
Office DEPOT  
Wendy's  
CHASE  
JUICE IT UP!  
NUTRISHOP  
PANDA EXPRESS  
Urbane Cafe

7-Eleven  
Starbucks  
Tommy's  
Jack In the box  
DEL TACO

Six Flags  
MAGIC MOUNTAIN

Panera BREAD

5

126

5

The Old Rd

Copper Hill Dr

Copper Hill Dr

McBean Pkwy



# Market Overview

28546 Constellation Rd, Valencia, California, 91355  
1 mile radius

## Household & population characteristics



\$163,247

Median household income



\$787,689

Median home value



78.1%

Owner occupied housing units



34.4

Median age



35.6%

Female population



41.0%

% Married (age 15 or older)

## Annual lifestyle spending



\$4,558

Travel



\$61

Tickets to Movies



\$99

Theatre/Operas/Concerts



\$109

Admission to Sports Events



\$17

Online Gaming Services

## Households & population



9,355

Current total population



9,287

5 Year total population



1,673

Current total households



1,663

5 year total households

## Education

19%

No high school diploma



19%

High school graduate



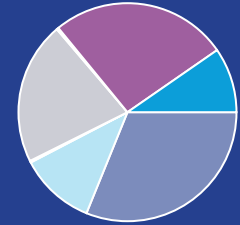
25%  
Some college



38%

Bachelor's/graduate/prof degree

## Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

## Business



444

Total businesses



5,283

Total employees

## Employment



84%

White collar



7%

Blue collar



9%

Services

4.1%

Unemployment rate

## Annual household spending



\$4,060

Apparel & Services



\$497

Computers & Hardware



\$7,156

Eating Out



\$11,682

Groceries



\$12,769

Health Care

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