



Colliers

For Sublease

26235 Technology Dr Valencia, CA 91355

92,337 SF High-Image Industrial Building

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Accelerating success.

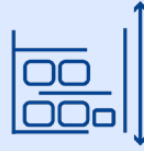
Building Highlights



Excellent Manufacturing /
Distribution Facility



City of Santa Clarita / Valencia
Industrial Center Location



27' Minimum
Clear



Heavy Power:
2500 Amps



Good Parking and Loading,
Functional Layout

Term	Sublease through 12/31/2029
Available SF	92,337
Monthly Rent	\$90,490
Lease Rate PSF	\$0.98 NNN / Op.Ex. \$0.43
Clear Height	27'
DH / GL Doors	8 / 2
Power	2500A, 480V, 3Ph, 4W
Parking Spaces / Ratio	185 / 2.0:1
Sprinklered	Yes
Office SF	15,895
Restrooms	8
Zoning	SCBP
Possession	Q1 2026
To Show	Call Agent



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

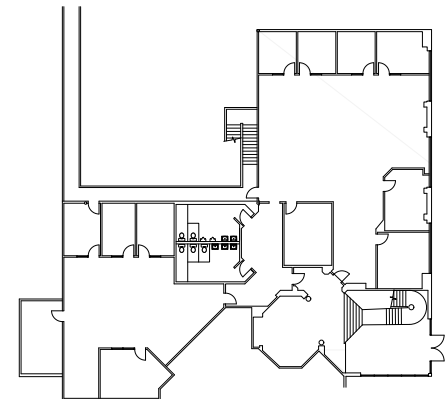
Photos



Layout



Second Floor



Note: Warehouse/manufacturing improvements can be removed.

Amenity Map



TESLA
SUPERCHARGER SITE

COURTYARD
Marriott
EMBASSY
SUITES
by HILTON

Pita Pit Granite & Tass US Bank
LA FITNESS Smart & Final Walmart
menchie's the Habit JJ CORE BEAN TEA LAB
Burger Grill

COFFEE POT Starbucks PANDA EXPRESS
CHASE Little Caesars Wendy's
Office DEPOT JUICE IT UP
SUPERCUTS

UNITED STATES
POSTAL SERVICE

7 ELEVEN Jack in the Box ORIGINAL Tommy's Starbucks
Jimmy Dean Scappas DEL TACO

Six Flags

Hilton Garden Inn McDonald's CORE BEAN TEA LAB

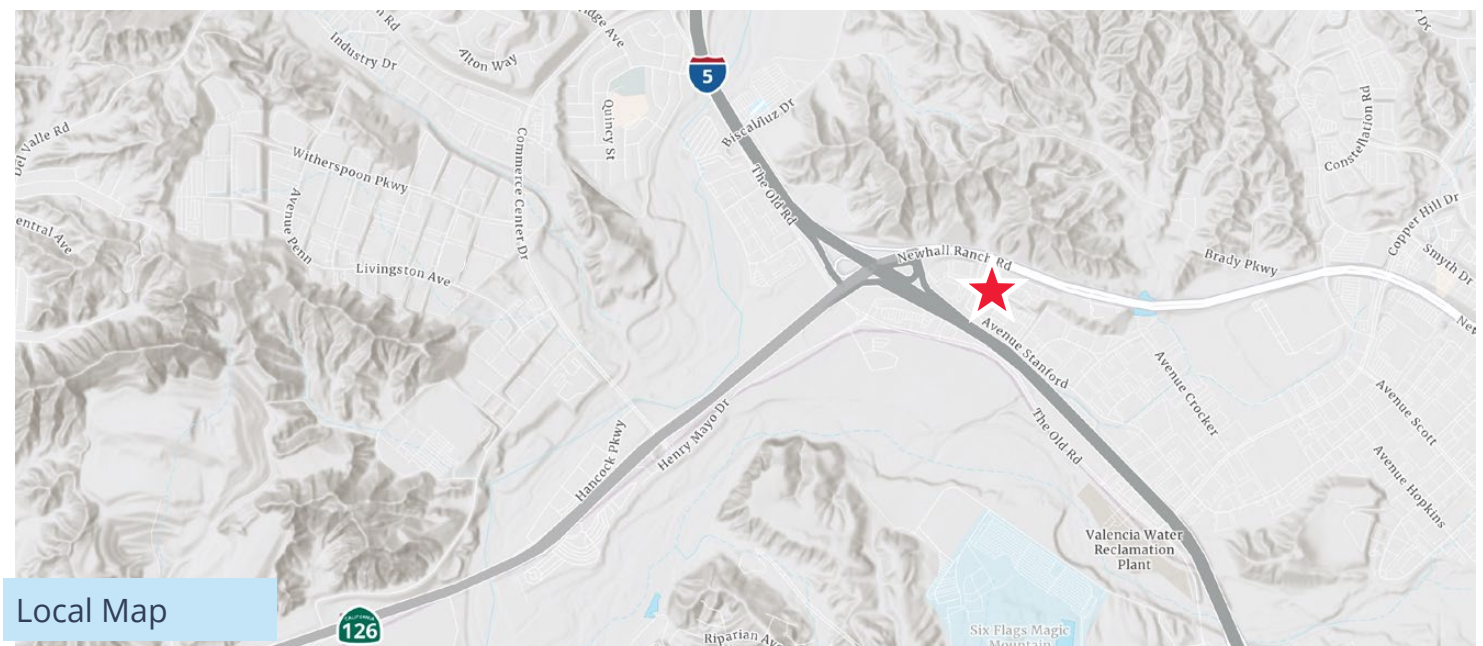
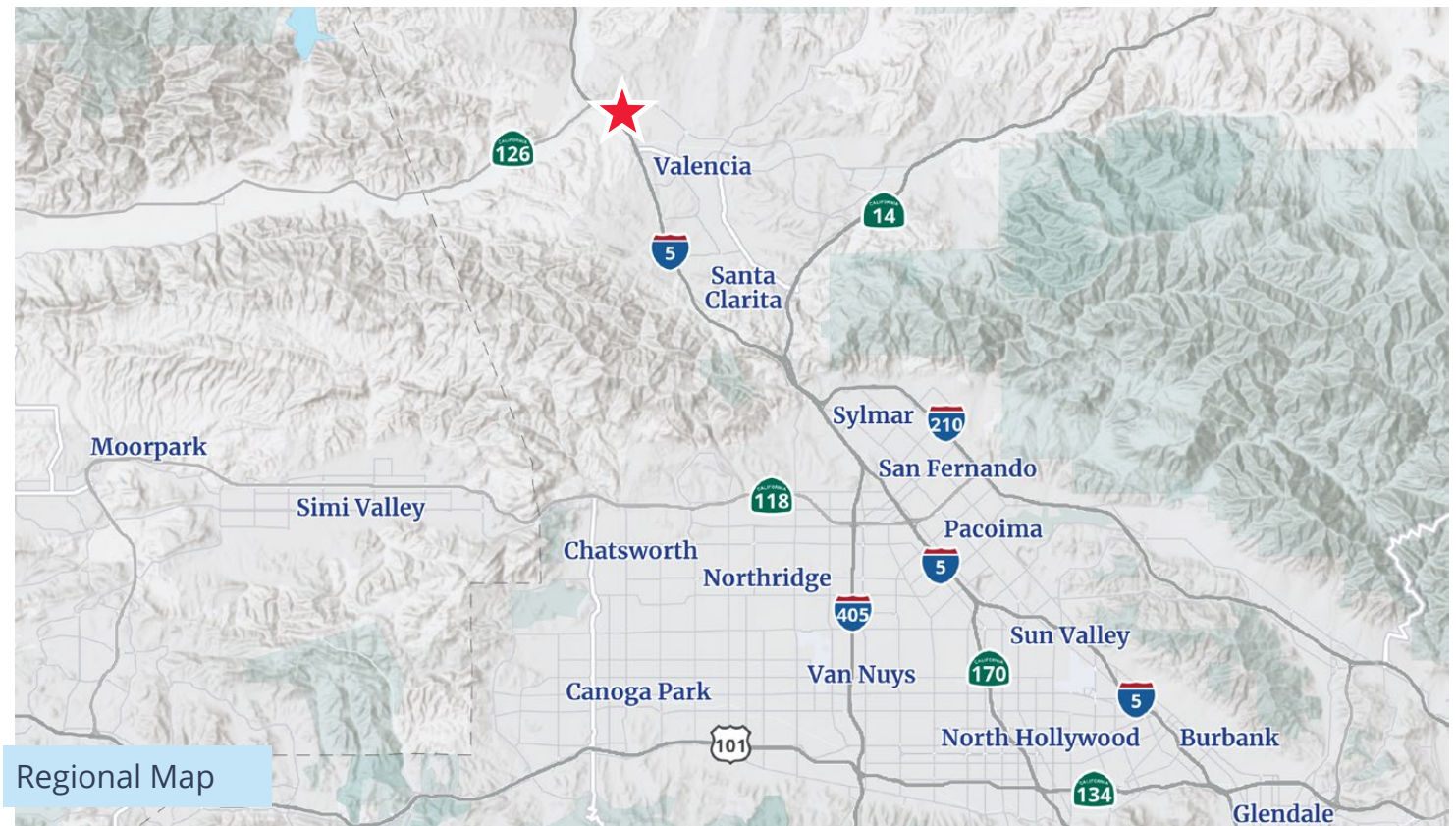
Red Lobster Chevron Wendy's

THE HOME DEPOT Jack in the Box

Panera BREAD

ULTA Party City
Jewel Mies Sprouts Rubio's
target WELLS FARGO Red Robin McDonald's
five BELOW Mini's Cafe Olive Garden
BIG 5 SPORTING GOODS Peet's Coffee & Tea
HomeGoods TJ-maxx

Location Maps



Market Overview

7 Mile Radius

Household & population characteristics



\$124,735

Median household income



\$737,144

Median home value



73.4%

Owner occupied housing units



37.8

Median age



49.2%

Female population



55.1%

% Married (age 15 or older)

Annual lifestyle spending



\$3,519

Travel



\$44

Tickets to Movies



\$86

Theatre/Operas/
Concerts



\$94

Admission to Sports Events



\$14

Online Gaming Services

Households & population



162,543

Current total population



159,887

5 Year total population



53,351

Current total households



52,825

5 year total households

Education



No high school diploma



17%

High school graduate



30%

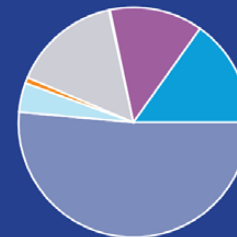
Some college



46%

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



7,387

Total businesses



81,141

Total employees

Employment



77%

White collar



12%

Blue collar



11%

Services

4.5%

Unemployment rate

Annual household spending



\$3,282

Apparel & Services



\$393

Computers & Hardware



\$5,572

Eating Out



\$9,804

Groceries



\$10,329

Health Care



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