



For Lease Industrial

26074 Avenue Hall
Valencia, CA



Accelerating success.

John Erickson
License No. 00977578
661.253.5202
John.Erickson@colliers.com

Christopher Erickson
License No. 01966495
661.253.5207
Christopher.Erickson@colliers.com

Cole Taylor
License No. 02042569
661.253.5271
Cole.Taylor@colliers.com

Colliers
6324 Canoga Ave
Suite 100
Woodland Hills, CA 91367
www.colliers.com

Building Highlights



Availabilities:

Unit	Square Feet	Rate	Available
18	5,078	\$1.40 IG	Immediately
21	3,177	\$1.40 IG	Immediately

* CAM charges are approximately \$0.22 PSF

Building Highlights:

- Highly Improved Industrial Units
- 26' Clearance
- Fully Sprinklered
- High Image Campus Environment

Ralphs
SUBWAY
Bank of America
Pizza Hut
IT'S A GRIND
COFFEE HOUSE

CHASE
Office DEPOT
JUICE IT UP!
Little Caesars
Wendy's
CHIPOTLE MEXICAN GRILL
STARBUCKS
NUTRISHOP
VITAMINS • SPORTS NUTRITION • WEIGHT LOSS

Ralphs
McDonald's
RITE AID

Valley Marketplace
Your Neighborhood International Marketplace
Walgreens
california PIZZA KITCHEN
yogaworks
Massage Envy

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
DOLLAR TREE
sears
99¢ ONLY
McDonald's

macy's
JCPenney
REGAL ENTERTAINMENT GROUP
Cheesecake Factory
POTTERY BARN
B's RESTAURANT BREWHOUSE
Buck
CROWN

Henry Mayo
Newhall Hospital

KAISER PERMANENTE
KOHL'S
WHOLE FOODS MARKET

FATBURGER
Bank of America
STARBUCKS

Red Lobster
Wendy's
Chevron
STARBUCKS
Denny's
Best Western
Holiday Inn Express

Six Flags

Tommy's
STARBUCKS
Jack In the box
ARCO
DEL TACO

Hilton Garden Inn
McDonald's
The Coffee Bean & Tea Leaf

WORDSTROM
rack
Tilly's
Party City
BLACK ANGUS
Rubio's
Happy's
McDonald's
Olive Garden
Peet's Coffee & Tea
HomeGoods
Jamba Juice

CROSSFIT
RYE CANYON

ICE STATION
Star's Jr.

Panera
BREAD

SPROUTS
Target
Pier 1 Imports
ULTA
Mimi's Cafe
BIG 5
SPORTING GOODS

Walmart

Scooter's Jungle

COURTYARD
Marriott
EMBASSY SUITES
HOTELS

Smart & Final
usbank
LAIFITNESS
menchie's
frozen yogurt
NiGize
Lifestyle Cafe
The Habit
BURGER GRILL
COFFEE BEAN & TEA LEAF
PIEDLODY
PIZZERIA
TINY TACOS

The Paseo Club
Valencia
SUBWAY
Domino's

Jack In the box

THE TOMMY HILF

SUBJECT PROPERTY

SUBWAY

UNITED STATES POSTAL SERVICE

Jack In the box
STARBUCKS





Market Overview

26074 Avenue Hall, Valencia, California, 91355
1 mile radius

Household & population characteristics



\$193,041

Median household income



\$738,636

Median home value



83.6%

Owner occupied housing units



35.7

Median age



50.5%

Female population



58.1%

% Married (age 15 or older)

Annual lifestyle spending



\$6,408

Travel



156

Tickets to Movies



\$181

Theatre/Operas/
Concerts



\$179

Admission to Sports Events



\$14

Online Gaming Services

Households & population



329

Current total population



320

5 Year total population



73

Current total households



71

5 year total households

Education



No high school diploma



12%

High school graduate



23%

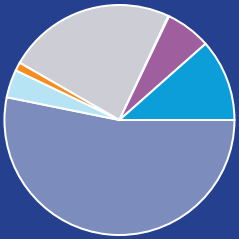
Some college



63%

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



724

Total businesses



12,796

Total employees

Employment



90%

White collar



6%

Blue collar



4%

Services



Unemployment rate

Annual household spending



\$4,993

Apparel & Services



\$424

Computers & Hardware



\$9,097

Eating Out



\$12,063

Groceries



\$13,808

Health Care

FOR MORE INFORMATION,
PLEASE CONTACT:

John Erickson

Lic. 00977578

661.253.5202

John.Erickson@Colliers.com

Christopher Erickson

Lic. 01966495

661.253.5207

Christopher.Erickson@Colliers.com

Cole Taylor

Lic. 02042569

661.253.5271

Cole.Taylor@colliers.com



Colliers

6324 Canoga Avenue

Suite 100

Woodland Hills, CA 91367

www.colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.

Colliers

6324 Canoga Avenue, Suite 100 Los Angeles, CA 91367 | 818-905-5800

Colliers

Available SF 5,078 SF

Industrial For Lease - Hold

Building Size 56,572 SF

**Property Name:**

Valencia Industrial Center

Address:

26074 Avenue Hall, Unit 18, Santa Clarita, CA 91355

Cross Streets:

Avenue Stanford/Ave Hall

26' Clear Height

200 Amps, 277/480 Volts

Convenient Access to 5 & 126 Freeways

Lease Rate/Mo:	\$7,109	Sprinklered:	Yes	Office SF / #:	2,298 SF
Lease Rate/SF:	\$1.40	Clear Height:	26'	Restrooms:	2
Lease Type:	Industrial Gross / Op. Ex: \$0.22	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	5,078 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	5,078 SF	A: 200 V: 277/480 Q: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1987	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	12 / Ratio: 2.4:1	Vacant:	Yes
Taxes:	No	Rail Service:	No	To Show:	Call broker
Zoning:	BP	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Listing Company:	Colliers			APN#:	2866-013-045/2866-013-046

Agents:[Christopher Erickson 661-253-5207](#), [John Erickson 661-253-5202](#), [Cole Taylor 661-253-5271](#)**Listing #:**

44285705

Notes: Lessee to verify all information.**Listing Date:** 02/05/2026**FTCF:** CB300N00S000/A0AA**Christopher Erickson**

christopher.erickson@colliers.com

661-253-5207

Powered by
MOODY'S

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Colliers

6324 Canoga Avenue, Suite 100 Los Angeles, CA 91367 | 818-905-5800

Colliers

Available SF 3,177 SF

Industrial For Lease

Building Size 56,572 SF

**Property Name:**

Valencia Industrial Center

Address:

26074 Avenue Hall, Unit 21, Santa Clarita, CA 91355

Cross Streets:

Avenue Stanford/Ave Hall

Multi-Tenant Building
High Image Campus Environment
26' Clear Height
200 Amps, 277/480 Volts
Fully Sprinklered
Convenient Access to 5 & 126 Freeways

Lease Rate/Mo:	\$4,448	Sprinklered:	Yes	Office SF / #:	3,000 SF
Lease Rate/SF:	\$1.40	Clear Height:	26'	Restrooms:	2
Lease Type:	Industrial Gross / Op. Ex \$0.22	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	3,177 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	800 SF
Minimum SF:	3,177 SF	A- 200 V: 277/480 Q: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1987	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 8 / Ratio:	2.5:1	Vacant:	Yes
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	BP	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Zoning:				APN#:	2866-013-045,2866-013-046

Listing Company:

Colliers

Agents:[Christopher Erickson 661-253-5207](#), [John Erickson 661-253-5202](#), [Cole Taylor 661-253-5271](#)**Listing #:**

45592779

Notes:

Lessee to verify all information.

Listing Date:

09/08/2026

FTCF: CB250N00S000/A0AA

Colliers

Christopher Ericksonchristopher.erickson@colliers.com

661-253-5207

AIRCRE

Powered by
MOODY'S

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.