

# For Lease

39,933 SF Industrial Building

28606 Livingston Ave  
Valencia, CA 91355



Accelerating success.

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# Building Highlights



Valencia  
Commerce Center



Free-Standing  
Corporate Facility



Dock High & Ground  
Level Loading



Heavy Power



High End Offices

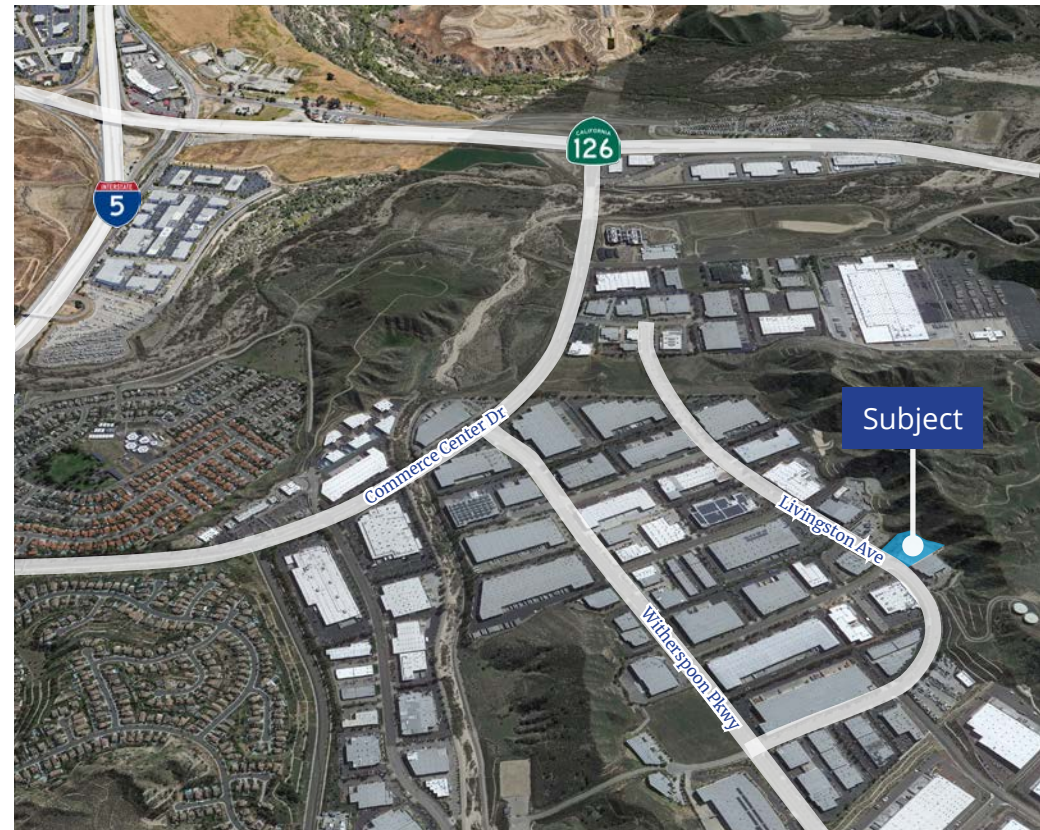


Undergoing Renovation

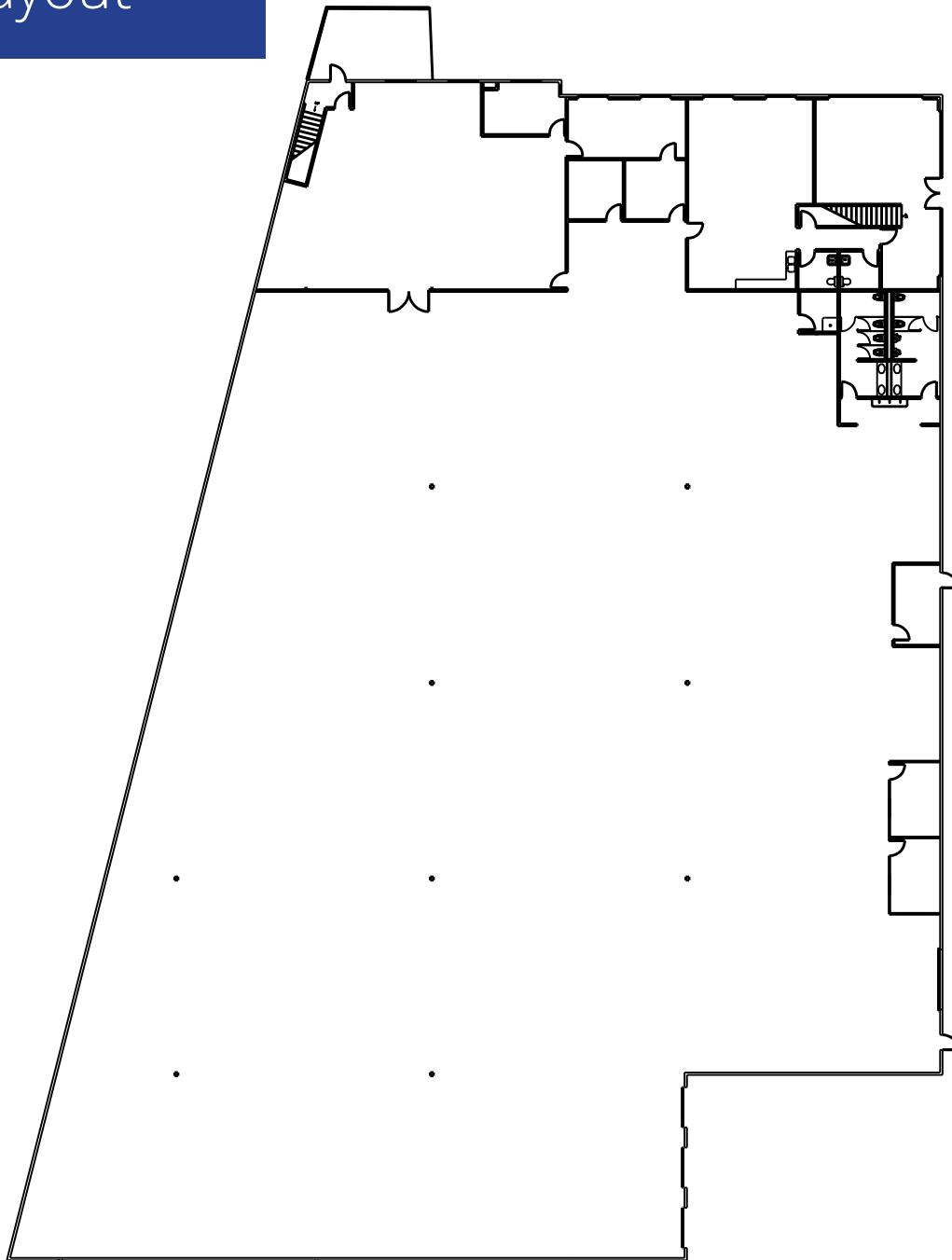
## Specifications

Available SF	39,933
Monthly Rent	\$55,507
Lease Rate/SF	\$1.39
Operating Expenses/SF	\$0.28
Clear Height	24'
DH Doors	3
GL Doors	1
Power	2000A, 480V, 3Ph, 4W
Parking Spaces / Ratio	82 / 2.05:1
Sprinklered	Yes
Office SF	8,400
Finished Office Mezz. SF	5,900
Restrooms	6
Zoning	M1.5
Possession	9/1/2023
To Show	Call Agent

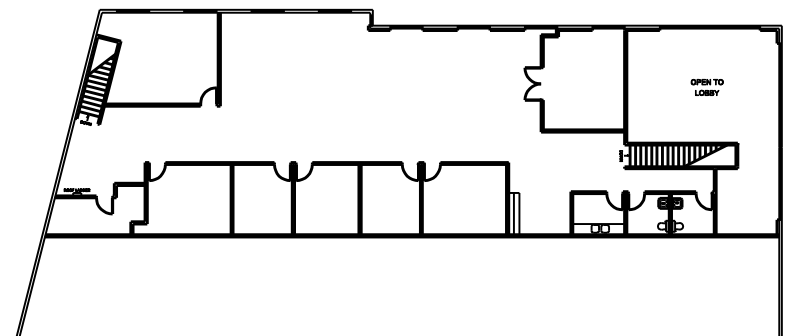
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



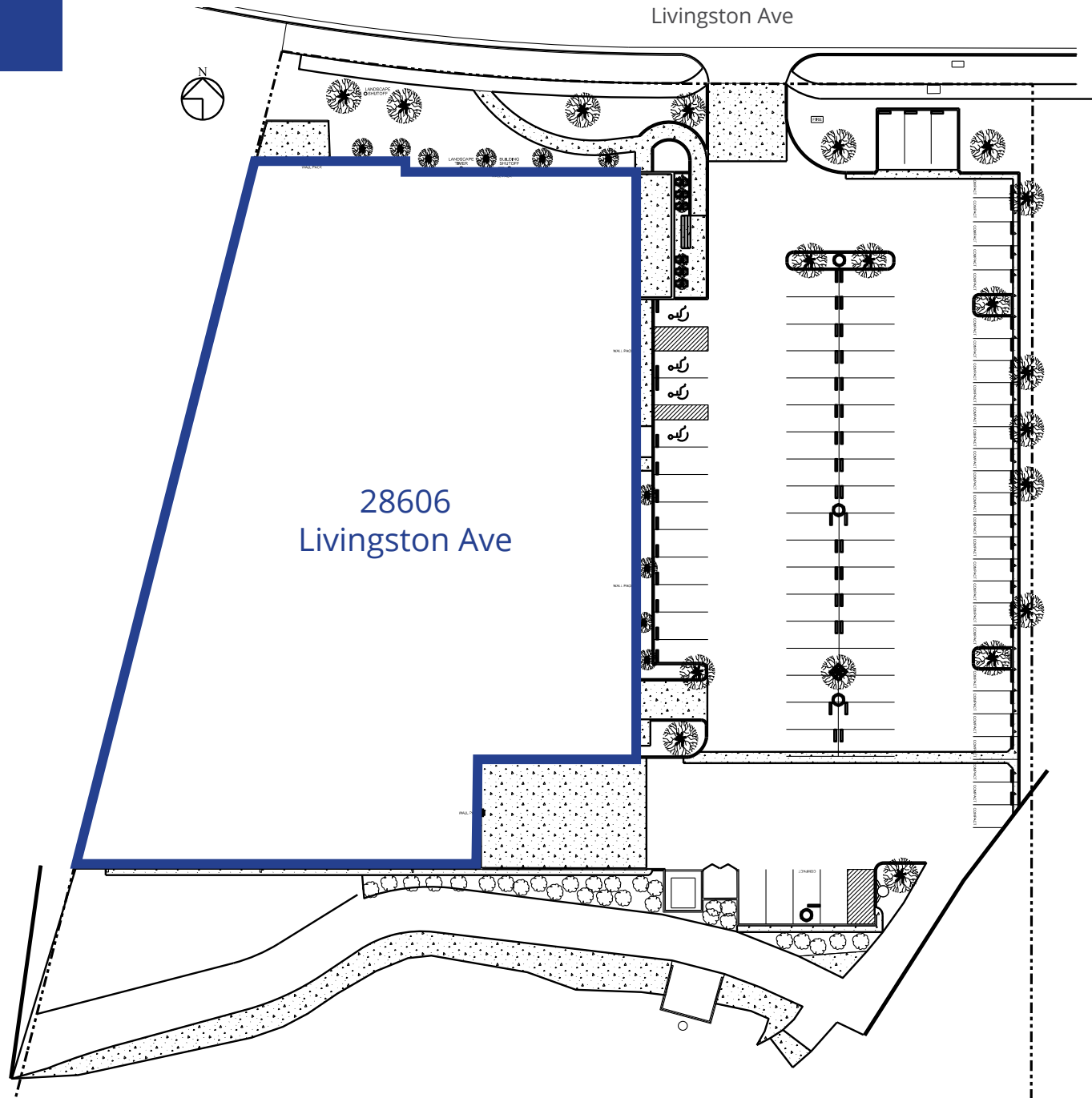
# Layout



## Mezzanine

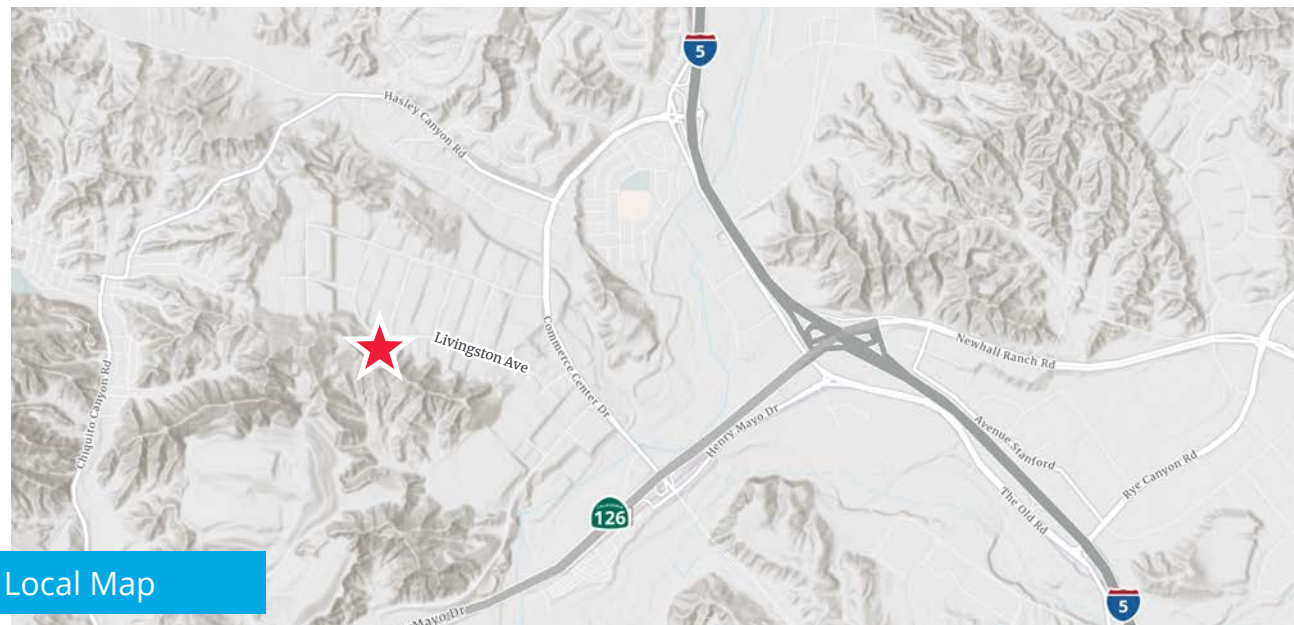
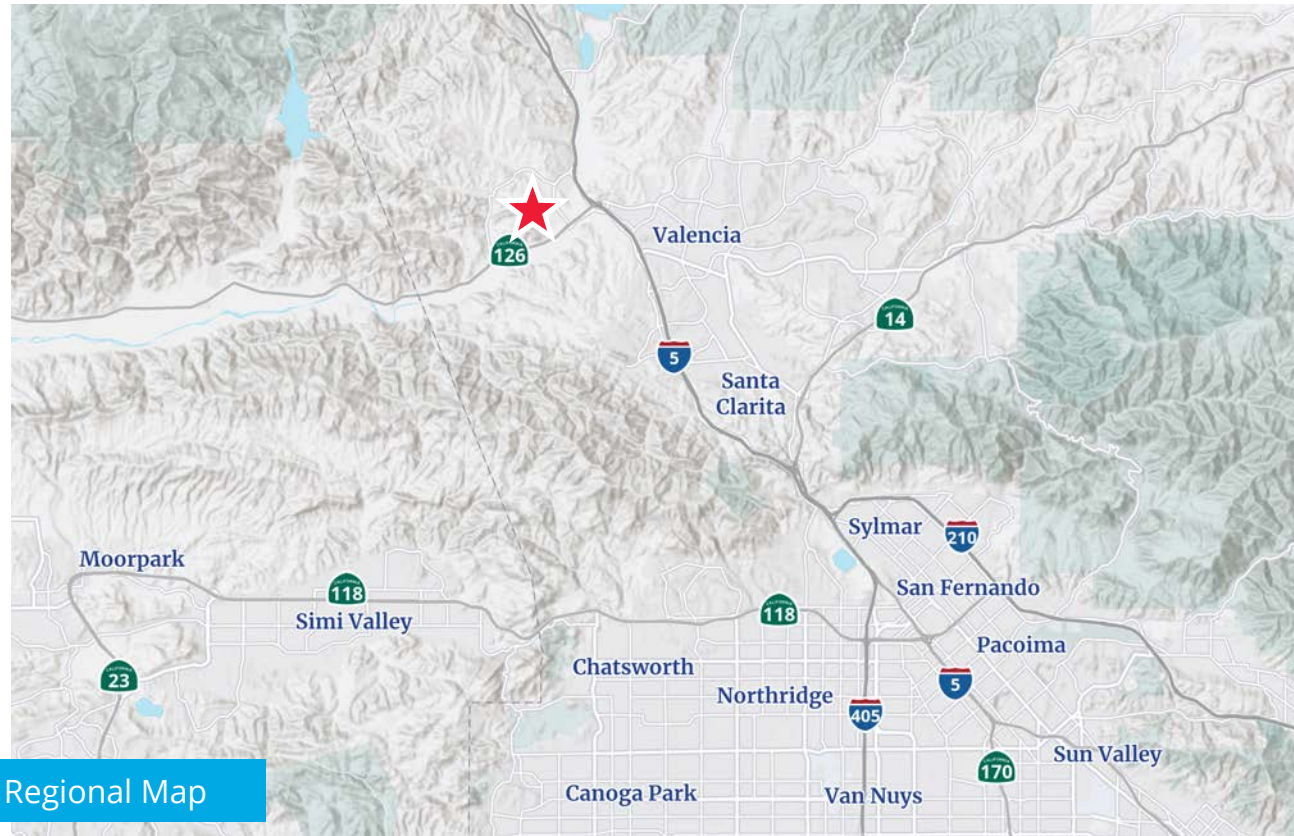


# Site Plan





# Location Maps





# Market Overview

28606 Livingston Ave, Valencia, California, 91355  
8 mile radius

## Household & population characteristics



**\$126,816**

Median household income



**\$660,841**

Median home value



**72.9%**

Owner occupied housing units



**37.7**

Median age



**49.5%**

Female population



**56.4%**

% Married (age 15 or older)

## Annual lifestyle spending



**\$4,710**

Travel



**\$103**

Tickets to Movies



**\$152**

Theatre/Operas/  
Concerts



**\$126**

Admission to Sports Events



**\$10**

Online Gaming Services

## Households & population



**172,711**

Current total population



**168,203**

5 Year total population



**56,651**

Current total households



**55,295**

5 year total households

## Education



No high school diploma



**16%**

High school graduate



**31%**

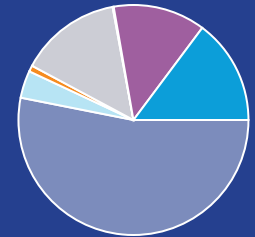
Some college



**45%**

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



**8,058**

Total businesses



**85,242**

Total employees

## Employment



**76%**

White collar



**13%**

Blue collar



**11%**

Services

**5.9%**

Unemployment rate

## Annual household spending



**\$3,697**

Apparel & Services



**\$307**

Computers & Hardware



**\$6,636**

Eating Out



**\$9,201**

Groceries



**\$10,337**

Health Care





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#### Contact Info

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