

**25510-25530**

AVENUE STANFORD

**UNITS 103, 310 & 311**

**25520**



**\$1.45/SF/MO FOR THE FIRST 6 MONTHS**

**CBRE**

# PROPERTY INFORMATION

- > New Ownership, Substantial Renovations Underway
- > Professionally Managed
- > Vacant & Available Now
- > Grade Level Loading
- > Immediate Access to I-5 Freeway
- > Close to Retail Amenities & Valencia Town Center
- > Parking Available

## 25510 - Unit 103

Size (SF)	1,760 SF
Lease Rate	Months 1-6: \$1.45 MG/SF/mo (minimum 3 year term) Months 7+: \$1.85 MG/SF/mo + Annual COLA
Estimated Operating Expenses	Est. \$0.10/SF/mo
Grade Level Doors	1 (10'x10')
Clear Height	12'
Office SF	263 SF
Power	200 A, 120/208 V
Restrooms	1

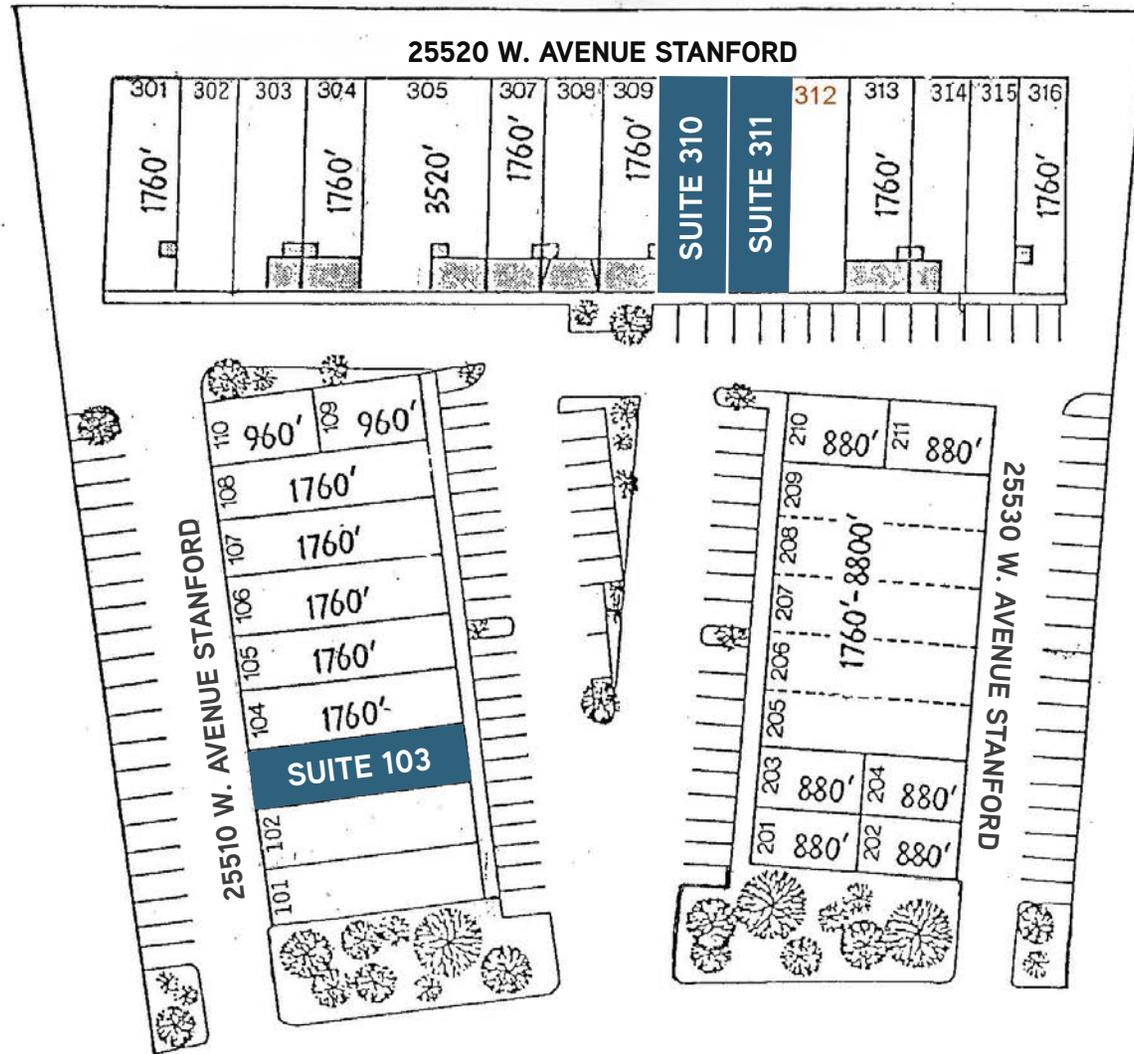
## 25520 - Unit 310

Size (SF)	1,760 SF
Lease Rate	Months 1-6: \$1.45 MG/SF/mo (minimum 3 year term) Months 7+: \$1.85 MG/SF/mo + Annual COLA
Estimated Operating Expenses	Est. \$0.10/SF/mo
Grade Level Doors	1 (10'x10')
Clear Height	12'
Office SF	263 SF
Power	200 A, 120/208 V
Restrooms	1

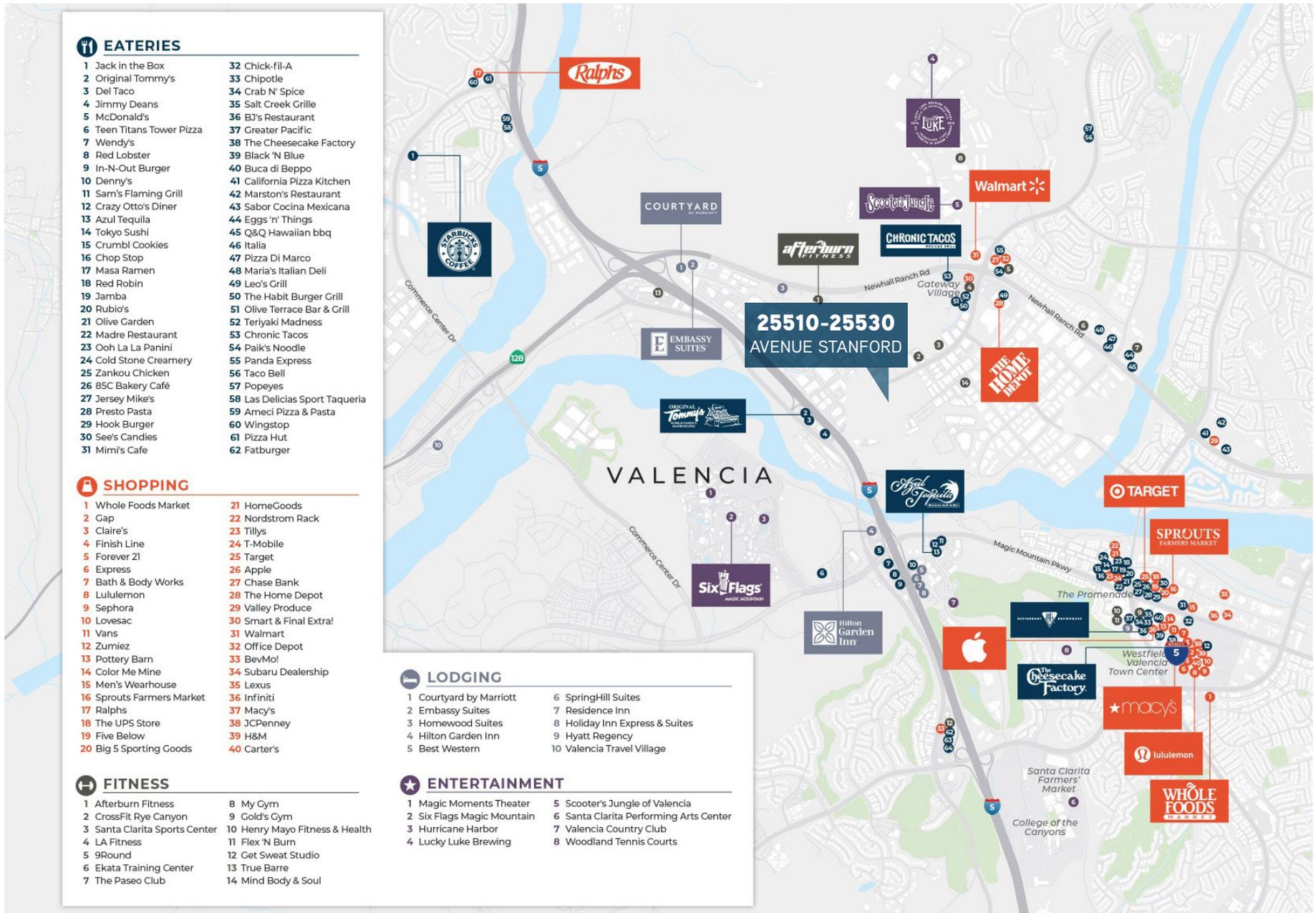
## 25520 - Unit 311

Size (SF)	1,760 SF
Lease Rate	Months 1-6: \$1.45 MG/SF/mo (minimum 3 year term) Months 7+: \$1.85 MG/SF/mo + Annual COLA
Estimated Operating Expenses	Est. \$0.10/SF/mo
Grade Level Doors	1 (10'x10')
Clear Height	12'
Office SF	263 SF
Power	200 A, 120/208 V
Restrooms	1

# SITE PLAN



# AMENITIES MAP



## EATERIES

- |                           |                                |
|---------------------------|--------------------------------|
| 1 Jack in the Box         | 32 Chick-fil-A                 |
| 2 Original Tommy's        | 33 Chipotle                    |
| 3 Del Taco                | 34 Crab N' Spice               |
| 4 Jimmy Deans             | 35 Salt Creek Grille           |
| 5 McDonald's              | 36 BJ's Restaurant             |
| 6 Teen Titans Tower Pizza | 37 Greater Pacific             |
| 7 Wendy's                 | 38 The Cheesecake Factory      |
| 8 Red Lobster             | 39 Black 'N Blue               |
| 9 In-N-Out Burger         | 40 Buca di Beppo               |
| 10 Denny's                | 41 California Pizza Kitchen    |
| 11 Sam's Flaming Grill    | 42 Marston's Restaurant        |
| 12 Crazy Otto's Diner     | 43 Sabor Cocina Mexicana       |
| 13 Azul Tequila           | 44 Eggs 'n' Things             |
| 14 Tokyo Sushi            | 45 Q&Q Hawaiian bbq            |
| 15 Crumbl Cookies         | 46 Italia                      |
| 16 Chop Stop              | 47 Pizza Di Marco              |
| 17 Masa Ramen             | 48 Maria's Italian Deli        |
| 18 Red Robin              | 49 Leo's Grill                 |
| 19 Jamba                  | 50 The Habit Burger Grill      |
| 20 Rubio's                | 51 Olive Terrace Bar & Grill   |
| 21 Olive Garden           | 52 Teriyaki Madness            |
| 22 Madre Restaurant       | 53 Chronic Tacos               |
| 23 Ooh La La Panini       | 54 Paik's Noodle               |
| 24 Cold Stone Creamery    | 55 Panda Express               |
| 25 Zankou Chicken         | 56 Taco Bell                   |
| 26 BSC Bakery Café        | 57 Popeyes                     |
| 27 Jersey Mike's          | 58 Las Delicias Sport Taqueria |
| 28 Presto Pasta           | 59 Ameci Pizza & Pasta         |
| 29 Hook Burger            | 60 Wingstop                    |
| 30 See's Candies          | 61 Pizza Hut                   |
| 31 Mim's Cafe             | 62 Fatburger                   |

## SHOPPING

- |                           |                         |
|---------------------------|-------------------------|
| 1 Whole Foods Market      | 21 HomeGoods            |
| 2 Gap                     | 22 Nordstrom Rack       |
| 3 Claire's                | 23 Tillys               |
| 4 Finish Line             | 24 T-Mobile             |
| 5 Forever 21              | 25 Target               |
| 6 Express                 | 26 Apple                |
| 7 Bath & Body Works       | 27 Chase Bank           |
| 8 Lululemon               | 28 The Home Depot       |
| 9 Sephora                 | 29 Valley Produce       |
| 10 Lovesac                | 30 Smart & Final Extra! |
| 11 Vans                   | 31 Walmart              |
| 12 Zumiez                 | 32 Office Depot         |
| 13 Pottery Barn           | 33 BevMo!               |
| 14 Color Me Mine          | 34 Subaru Dealership    |
| 15 Men's Wearhouse        | 35 Lexus                |
| 16 Sprouts Farmers Market | 36 Infiniti             |
| 17 Ralphs                 | 37 Macy's               |
| 18 The UPS Store          | 38 JCPenney             |
| 19 Five Below             | 39 H&M                  |
| 20 Big 5 Sporting Goods   | 40 Carter's             |

## FITNESS

- |                               |                                |
|-------------------------------|--------------------------------|
| 1 Afterburn Fitness           | 8 My Gym                       |
| 2 CrossFit Rye Canyon         | 9 Gold's Gym                   |
| 3 Santa Clarita Sports Center | 10 Henry Mayo Fitness & Health |
| 4 LA Fitness                  | 11 Flex 'N Burn                |
| 5 9Round                      | 12 Get Sweat Studio            |
| 6 Ekata Training Center       | 13 True Barre                  |
| 7 The Paseo Club              | 14 Mind Body & Soul            |

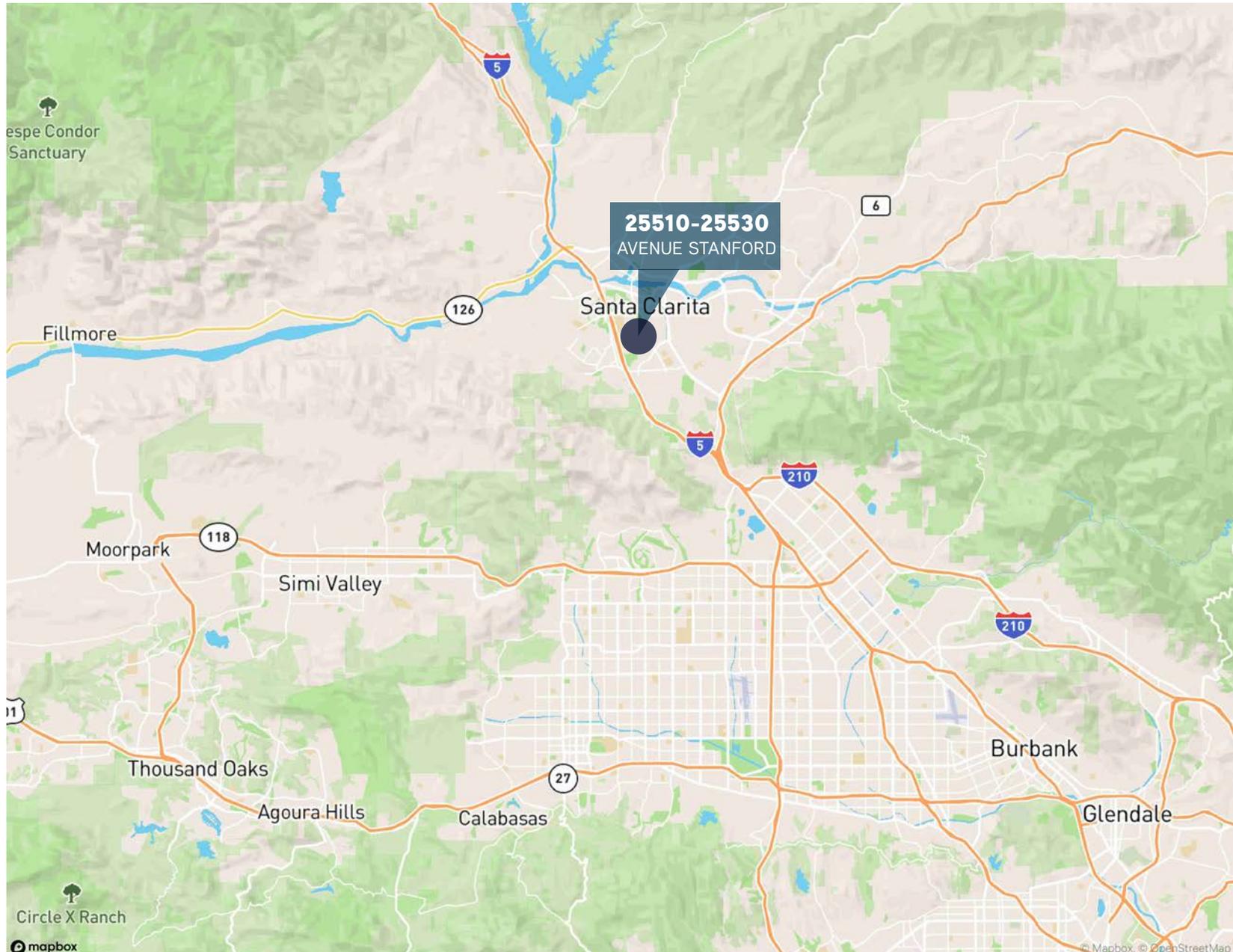
## LODGING

- |                         |                                |
|-------------------------|--------------------------------|
| 1 Courtyard by Marriott | 6 SpringHill Suites            |
| 2 Embassy Suites        | 7 Residence Inn                |
| 3 Homewood Suites       | 8 Holiday Inn Express & Suites |
| 4 Hilton Garden Inn     | 9 Hyatt Regency                |
| 5 Best Western          | 10 Valencia Travel Village     |

## ENTERTAINMENT

- |                            |  |
|----------------------------|--|
| 1 Magic Moments Theater    | 5 Scooter's Jungle of Valencia         |
| 2 Six Flags Magic Mountain | 6 Santa Clarita Performing Arts Center |
| 3 Hurricane Harbor         | 7 Valencia Country Club                |
| 4 Lucky Luke Brewing       | 8 Woodland Tennis Courts               |

# REGIONAL MAP





**INTERIOR PHOTOS**





**INTERIOR PHOTOS**



# 25510-25530

AVENUE STANFORD

## UNITS 103, 310 & 311



### LEASING CONTACTS

**SAM GLENDON, SIOR**

Senior Vice President  
+1 818 502 6745  
sam.glendon@cbre.com  
Lic. 01826689

**MIKE ZUGSMITH**

Senior Associate  
+1 818 907 4683  
mike.zugsmith@cbre.com  
Lic. 02056362

**NICK CASASANTE**

Associate  
+1 818 907 4737  
nicholas.casasante@cbre.com  
Lic. 02246788

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.