

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes in yellow, red, and blue from top to bottom.

For Lease Industrial

26074 Avenue Hall
Valencia, CA

A photograph of a modern industrial building with a grey facade and large glass windows. A large, leafy green tree stands in the foreground, partially obscuring the building. A blue SUV is parked in the asphalt parking lot in front of the building. The sky is clear and blue.

Accelerating success.

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Colliers
6324 Canoga Ave
Suite 100
Woodland Hills, CA 91367
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Building Highlights



Availabilities:

Unit	Square Feet	Rate	Available
3	4,511	\$1.35 IG	Immediately

* CAM charges are approximately \$0.20 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
PANDA EXPRESS
Starbucks
NUTRISHOP
VITAMINS • SPORTS NUTRITION • WEIGHT LOSS

Jack In the box
Starbucks

COURTYARD Marriott
EMBASSY SUITES HOTELS

Scooters Jungle

Walmart

Smart & Final extra!
usbank
menchie's frozen yogurt
LAIFITNESS.
NiGize Lifestyle Cafe
The Habit BURGER GRILL

Ralphs
McDonald's
RITE AID

UNITED STATES POSTAL SERVICE

SUBWAY

SUBJECT PROPERTY

The Paseo Club
SUBWAY
Domino's

Valley Marketplace
Walgreens
yogaworks
california PIZZA KITCHEN
Massage Envoy

Tommy's
Starbucks
Jack In the box
ARCO
DEL TACO

CROSSFIT RYE CANTON

ICE STATION
Carl's Jr.

Panera BREAD

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

SPROUTS FARMERS MARKET
Pier 1 Imports TARGET
ULTRA Mimi's Cafe
BIG 5 SPORTING GOODS

HARBOR FREIGHT TOOLS
DOLLAR TREE
sears
99¢ ONLY
McDonald's

Six Flags

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

Red Lobster Wendy's Chevron

Starbucks
Denny's
Best Western Holiday Inn Express

Valencia Country Club

FATBURGER
Starbucks
Bank of America

KAISER PERMANENTE
KOHLS
WHOLE FOODS MARKET

Henry Mayo Newhall Hospital

macy's
JCPenney
REGAL ENTERTAINMENT GROUP
Cheesecake Factory
POTTERY BARN



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

2%

No high school diploma



12%

High school graduate



23%

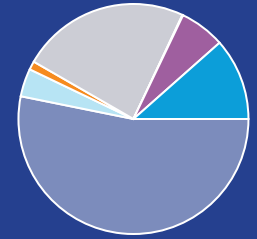
Some college



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

6.5%

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,
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