

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 tree stands in the foreground, partially obscuring the building. A blue car is parked in the lot to the right. The sky is clear and blue.

Accelerating success.

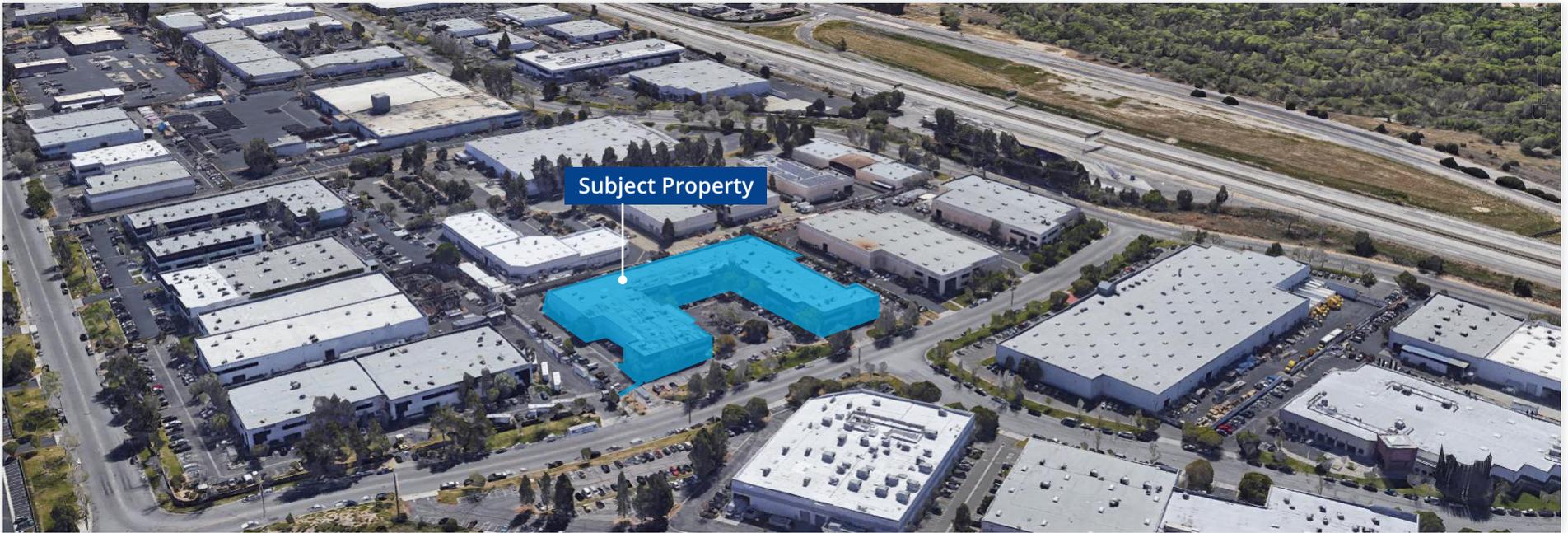
John Erickson
License No. 00977578
661.253.5202
John.Erickson@colliers.com

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
5	3,131	\$1.40 IG	Immediately
18	5,078	\$1.40 IG	Immediately
20	3,082	\$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
PANDA EXPRESS
Starbucks
NUTRISHOP
VITAMINS • SPORTS NUTRITION • WEIGHT LOSS

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

Ralphs
McDonald's
RITE AID

SUBJECT PROPERTY

Walmart

Scooter's Jungle

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

Six Flags

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

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

UNITED STATES POSTAL SERVICE
SPROUTS FARMERS MARKET
Pier 1 Imports
TARGET
ULTA BEAUTY
Mimi's Cafe
BIG 5 SPORTING GOODS

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

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
RESTAURANT BREWHOUSE
Brewery
Coke

5

1 MILE

5

126

Hasley Canyon Rd

Commerce Center Dr

The Old Rd

Avenue Crocker
Avenue Stanford

Rye Canyon Rd

Copper Hill Dr

Newhall Ranch Rd

Avenue Scott

Valencia Heritage Park

McBean Pkwy

Magic Mountain Pkwy

Valencia Blvd

Bonquet Canyon Rd

McBean Pkwy





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%

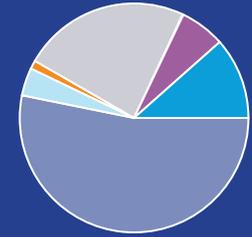
Some college



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,
PLEASE CONTACT:

John Erickson

Lic. 00977578

661.253.5202

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Available SF 3,131 SF

Industrial For Lease

Building Size 56,572 SF



Property Name:

Valencia Industrial Center

Address:

26074 Avenue Hall, Unit 5, Santa Clarita, CA 91355

Cross Streets:

Avenue Stamford/Ave Hall

Multi-Tenant Building
Highly Improved Industrial Unit
26' Clearance | Fully Sprinklered
High Image Campus Environment

Lease Rate/Mo:	\$4,383	Sprinklered:	Yes	Office SF / #:	1,600 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:	3,131 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	800 SF
Minimum SF:	3,131 SF	A: 225 Y: 277/480 O: 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:	Yes	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	6 / Ratio: 1.9:1/	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:	John Erickson 661-253-5202 , Christopher Erickson 661-253-5207 , Cole Taylor 661-253-5271				
Listing #:	42566002	Listing Date:	05/12/2025	FTCF:	CB300N00S000
Notes:	Lessee to verify all information.				

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	Wise 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
Yard:	BP	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Zoning:				APN#:	2866-013-045-2866-013-046
Listing Company:	Colliers				
Agents:	Christopher Erickson				
Listing #:	44285705				
Notes:	Lessee to verify all information.				

FTCF: CB300N00S00/A0AA

Available SF 3,082 SF

Industrial For Lease

Building Size 56,572 SF



Property Name:

Valencia Industrial Center

Address:

26074 Avenue Hall, Unit 20, Santa Clarita, CA 91355

Cross Streets:

Avenue Stamford/Ave Hall

Multi-Tenant Building
 26' Clear Height
 200 Amps, 277/480 Volts
 Convenient Access to 5 & 126 Freeways

Lease Rate/Mo:	\$4,315	Sprinklered:	Yes	Office SF / #:	1,950 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:	3,082 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	850 SF
Minimum SF:	3,082 SF	A: 200 V: 277/480 0: 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:	2.6:1/	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](mailto:christopher.ericsson@colliers.com), [John Erickson 661-253-5202](mailto:John.Erickson@colliers.com), [Cole Taylor 661-253-5271](mailto:Cole.Taylor@colliers.com)

Listing #:

41057868

Notes: Lessee to verify all information.

FTCF: CB250N000S000/A0AA