

For Lease

64,450 SF Industrial Building

Valencia Commerce Center
28144 Witherspoon Pkwy
Valencia, CA 91355



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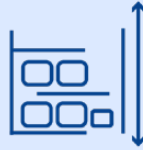
Building Highlights



High Image
Building



10 Dock-High Doors
& Concrete Apron



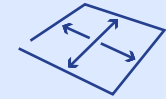
30'
Clear Height



Heavy
Power



Easy Freeway
Access



Expandable
to 124,800 &
189,250 SF

Available SF	64,450
Lease Rate/SF	\$1.55 NNN / Op.Ex. \$0.44
Clear Height	30'
DH / GL Doors	10 / 1
Power	1000A, 277/480V, 3Ph, 4W
Parking Spaces / Ratio	122 / 1.9:1
Sprinklered	ESFR Capable
Office SF	2,096
Restrooms	4
Zoning	M1.5
Possession	2/1/2026
To Show	Call Agent

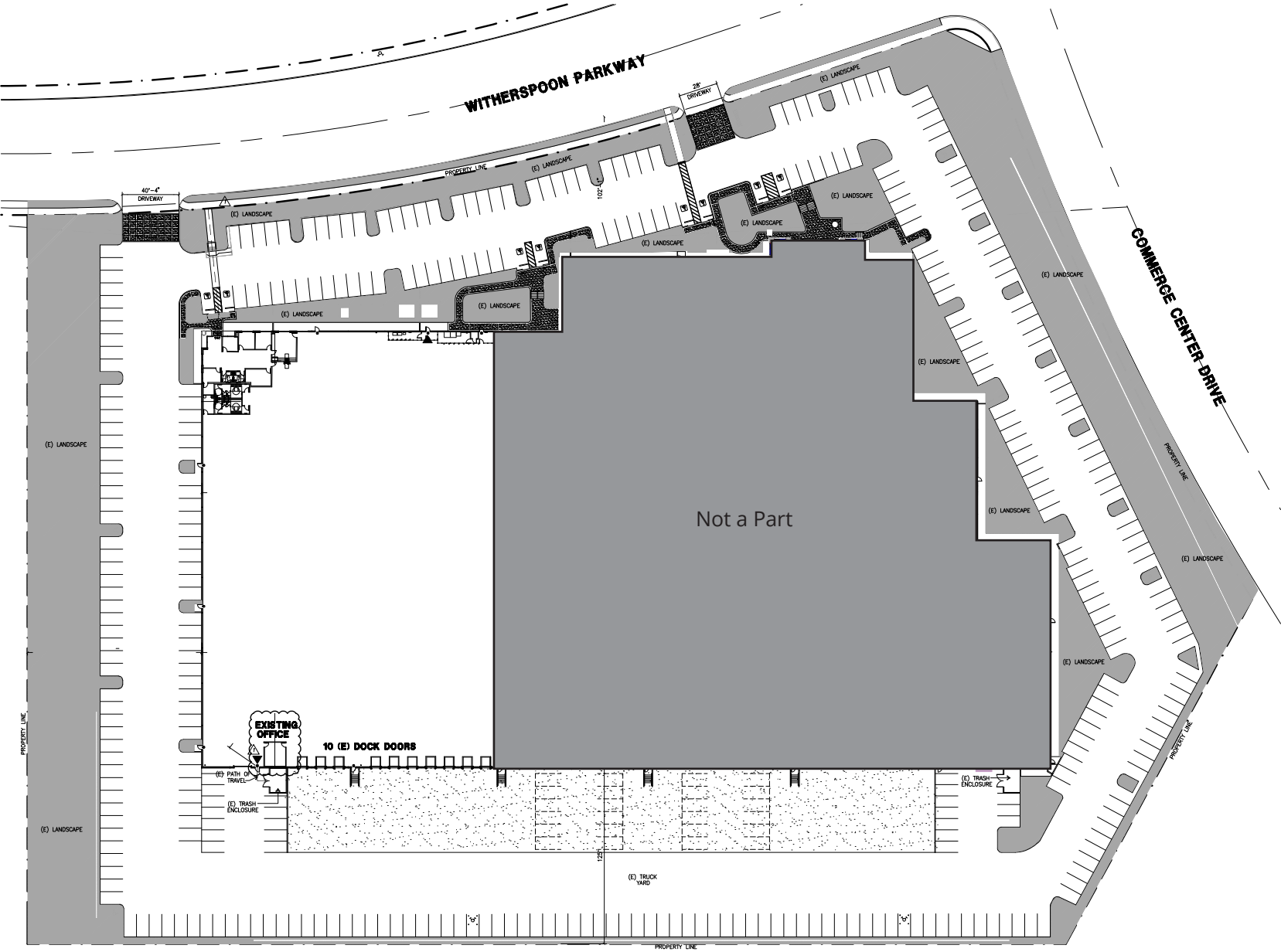


Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Photos



Site Plan



Amenity Map



TESLA
SUPERCHARGER SITE

COURTYARD
Marriott

EMBASSY
SUITES
by HILTON

Pita Pit Granite Express USbank
LA FITNESS Smart & Final Walmart
menchie's frozen yogurt the Habit BURGER GRILL JJ JOLLY JOE COFFEE BEAN TEA LEAN

QUIPOTE STARBUCKS PANDE EXPRESS
CHASE Lada Cakes Wendy's
Office DEPOT JUICE IT UP
SUPERCUTS

UNITED STATES
POSTAL SERVICE

7 ELEVEN Jack In the box ORIGINAL Tommy's STARBUCKS
Jimmy Dean Scapy Snds DEL TACO

Six Flags

Hilton Garden Inn McDonald's COFFEE BEAN TEA LEAN

Red Lobster Chevron Wendy's

THE HOME DEPOT Jack In the box

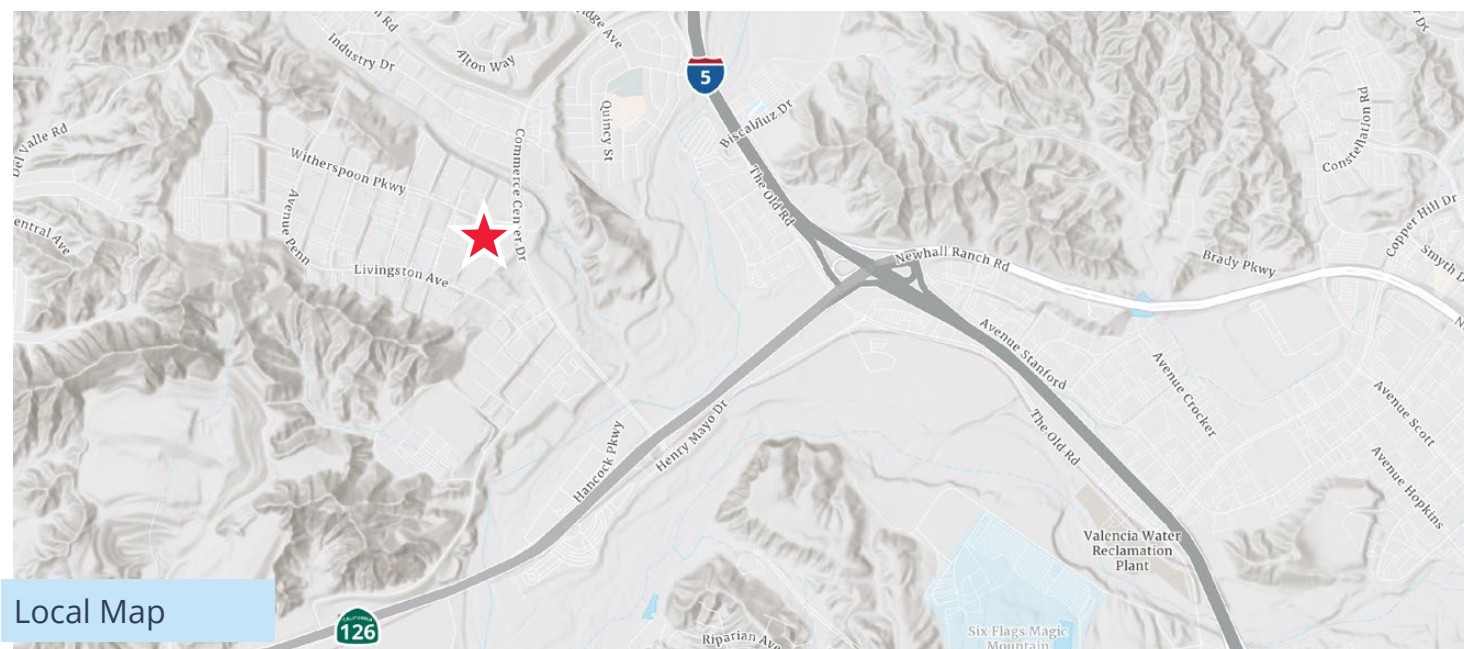
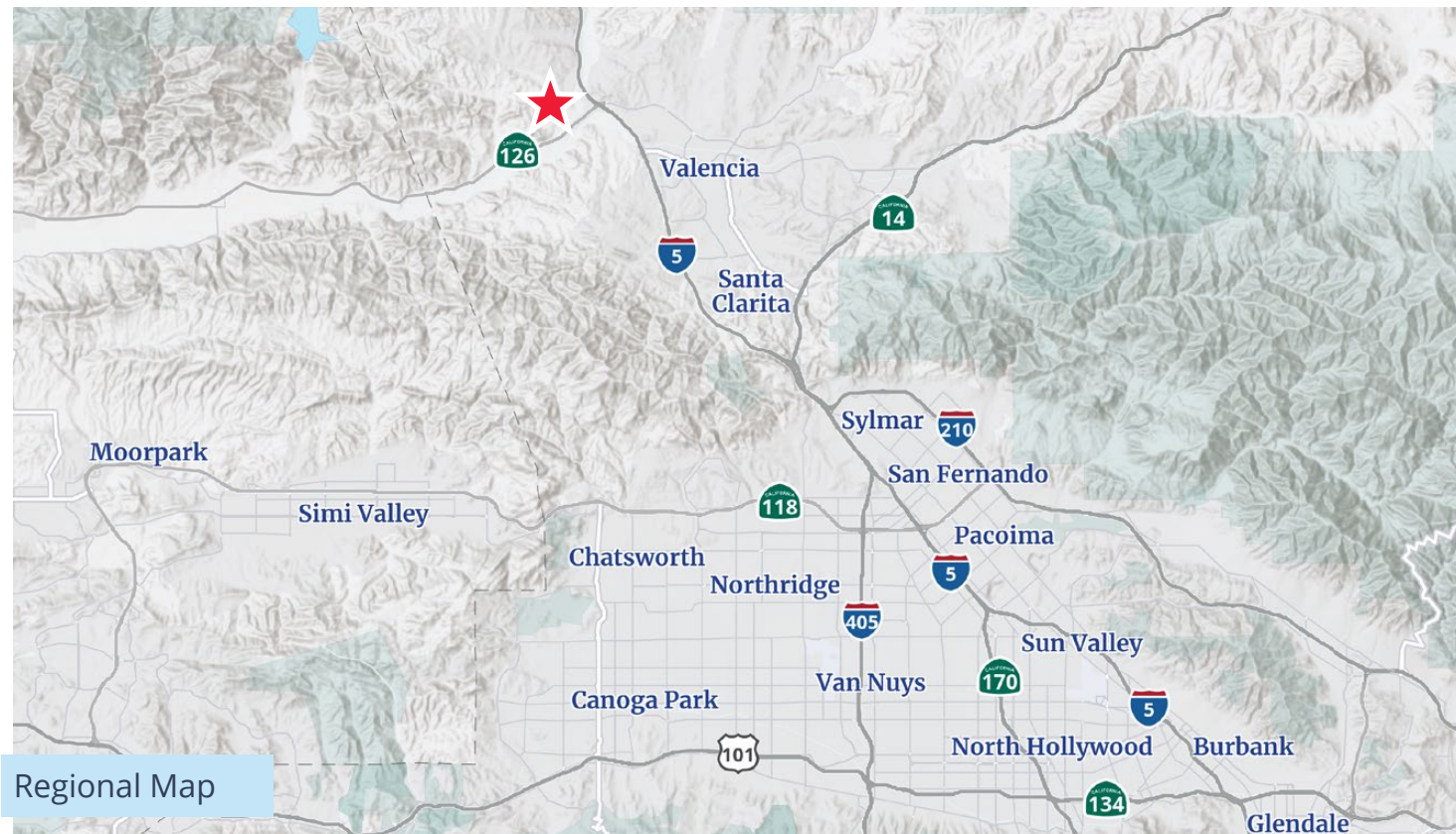
Carl's Jr. Italia
7 ELEVEN DOMINO'S THE PASEO CLUB
SUBWAY Walgreens

Panera BREAD

ULTA BEAUTY Party City
JASON MIERZ SPROUTS rubio's
target WELLS FARGO Red Robin McDonald's
five BELOW Mimi's Cafe Olive Garden
BIG 5 SPORTING GOODS Peets Coffee & Tea
HomeGoods TJ-maxx

Valencia Blvd

Location Maps



Market Overview

7 Mile Radius

Household & population characteristics



\$124,735

Median household income



\$737,144

Median home value



73.4%

Owner occupied housing units



37.8

Median age



49.2%

Female population



55.1%

% Married (age 15 or older)

Annual lifestyle spending



\$3,519

Travel



\$44

Tickets to Movies



\$86

Theatre/Operas/
Concerts



\$94

Admission to Sports Events



\$14

Online Gaming Services

Households & population



162,543

Current total population



159,887

5 Year total population



53,351

Current total households



52,825

5 year total households

Education



No high school diploma



17%

High school graduate



30%

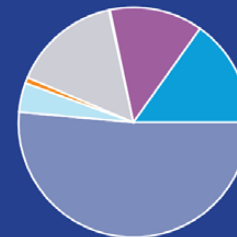
Some college



46%

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



7,387

Total businesses



81,141

Total employees

Employment



77%

White collar



12%

Blue collar



11%

Services

4.5%

Unemployment rate

Annual household spending



\$3,282

Apparel & Services



\$393

Computers & Hardware



\$5,572

Eating Out



\$9,804

Groceries



\$10,329

Health Care



Accelerating success.

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