

FOR SALE | 22,972 SF

DIVISIBLE TO SMALLER SUITES

FREESTANDING CLASS-A OFFICE BUILDING



OWNER-USER / INVESTMENT OPPORTUNITY

25106 AVENUE TIBBITTS | VALENCIA, CA 91355

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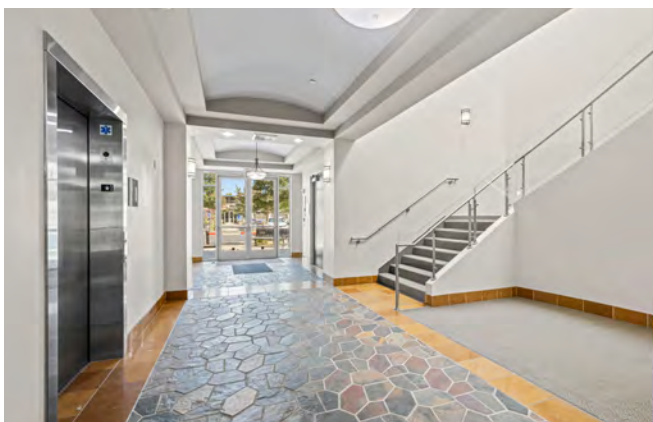
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COMMERCIAL REAL ESTATE, INC.

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PROPERTY FEATURES

-  Class-A High-Image Freestanding Office Building
-  Owner-User / Investment Opportunity
-  Located within the Prestigious River Court Business Park
-  Hard Corner Location with Excellent Visibility
-  2 Floor Plates - *Divisible to Multiple Suites*
-  Security System with Keyless Entry
-  Elegant Lobby
-  Well Designed Layouts with Upgraded Finishes
-  Extensive & Wrap-Around Window Line
-  Manicured Landscaping and Outdoor Employee Break Area

ADDRESS	25106 Avenue Tibbitts Valencia, CA 91355
APN #	2811-069-027
GLA	22,972 SF Divisible
PRICE	\$7,500,000.00
PRICE PSF	\$326.50
STORIES	2 Floor Plates
ELEVATOR	1
CONSTRUCTION TYPE	Concrete Tilt-Up
FIRE SPRINKLERS	Wet
YEAR BUILT/RENOVATED	2008 / 2024
ZONING	SCBP (Santa Clarita Business Park)
CITY JURISDICTION	City of Santa Clarita
CITY JURISDICTION	Los Angeles County
HOA BUSINESS PARK	River Court



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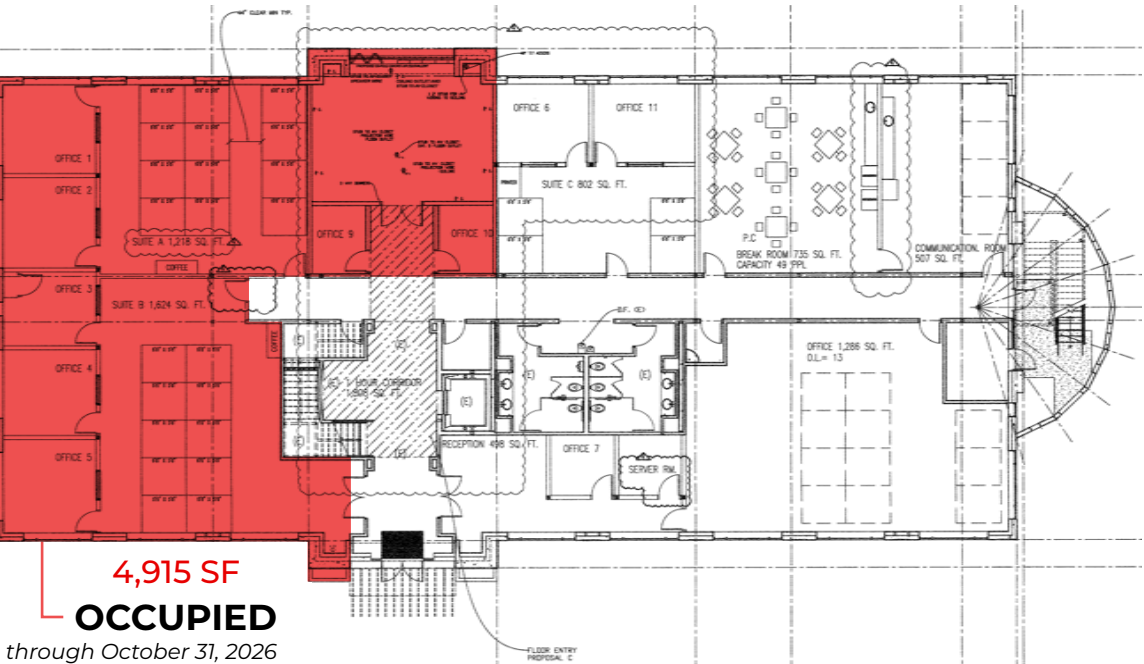
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1ST FLOOR PLAN



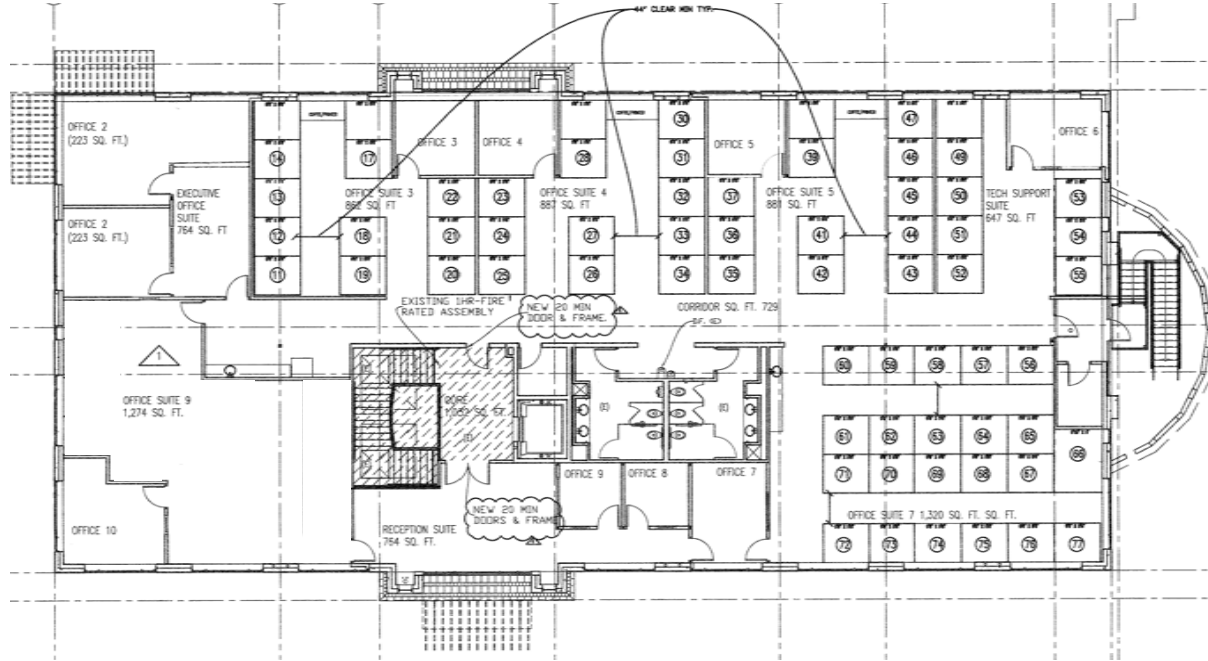
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2ND FLOOR PLAN



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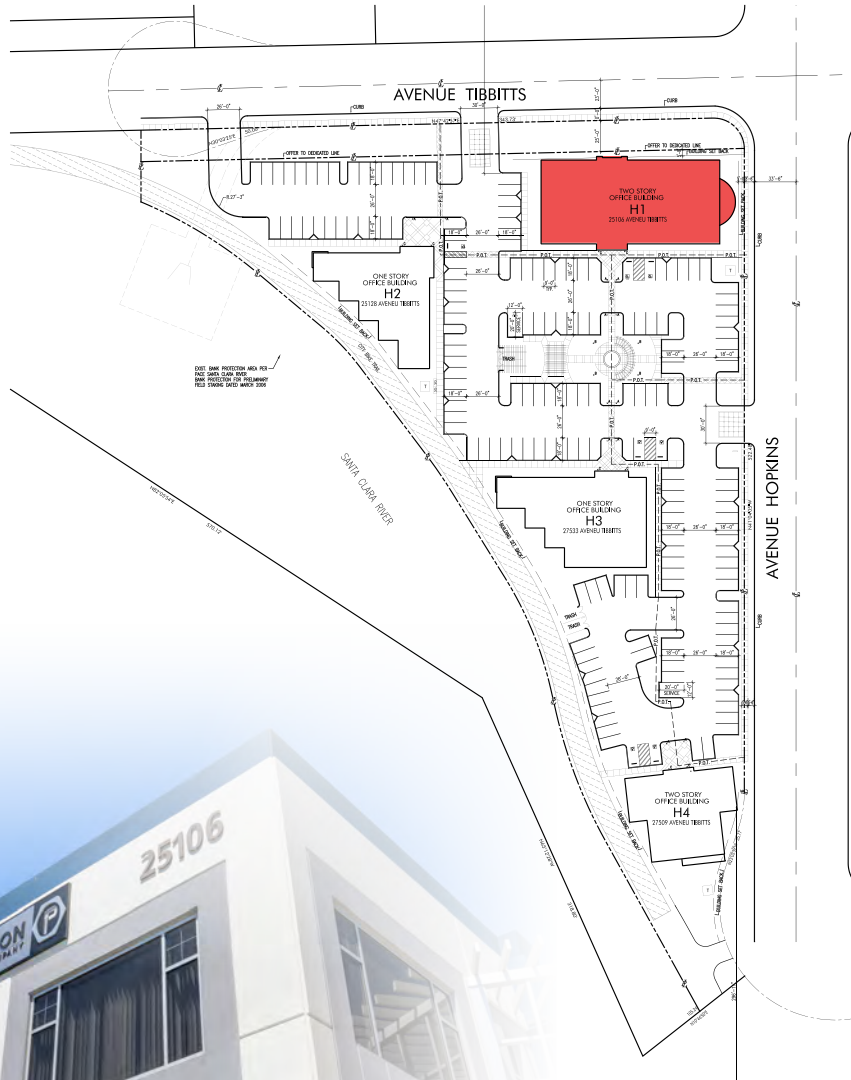
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SITE PLAN



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LOCATION HIGHLIGHTS



Highly Desirable Valencia Location



Located in the Prestigious River Court Business Park



Excellent Demographics and Strong Workforce



Minutes to Local Amenities, Restaurants, Hotels, Shopping, Fitness, Daycare, Henry Mayo Newhall Hospital, Valencia Town Center, Six Flags and Golf Courses



Balanced Professional Environment with immediate access to Biking, Jogging, Hiking Trail and Nature Activities



Close Proximity to Multiple Developments Including FivePoint Valencia a 21,000+/- Residential Homes



Easy access to most parts of the Santa Clarita Valley, I-5, SR-126 and Hwy 14 Freeway Onramp



PROPERTY PHOTOS



SANTA CLARITA VALLEY

CITY OVERVIEW

The City of Santa Clarita is widely considered to be one of the safest and most desirable cities to live in the country. As is the third largest city in Los Angeles County, and the 24th largest city in the state of California. The City of Santa Clarita was established in 1987 through the forming of the unincorporated communities of Canyon County, Newhall, Saugus, and Valencia. The city occupies most of the Santa Clarita Valley, which includes several other unincorporated communities, such as Castaic and Stevenson's Ranch. The Santa Clarita Valley is the 3rd largest city in LA County. It is a growing area within Los Angeles and it encompasses 520 square miles with a population of approximately 300,000 residents and is growing significantly faster than other regions in the State.

SANTA CLARITA WAS NAMED

- "Most Business Friendly City in Los Angeles" by LAEDC;
- "One of the Safest Cities in the US" by National Council for Home Safety & Security
- "Best City for Industrial Development" by LA Business Journal
- "City of the Future" in fDi Magazine
- "Best Cities to Live in the US" by 24/7 Wall Street



SCV TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Six Flags Magic Mountain	3,000
William S. Hart Union School District	2,100
Henry Mayo Newhall Hospital	1,683
College of the Canyons	1,599
The City of Santa Clarita	1,141
U.S. Postal Service	1,065
Princess Cruises	901
The Master's University	739
Advanced Bionics	723
Woodward	710
Logix	679
Boston Scientific	649
Amazon	580
California Institute of the Arts	454
Stay Green Inc.	450
DrinkPAK	445
Kaiser Permanente	435



SANTA CLARITA VALLEY

Located in the Santa Clarita Valley, home to Los Angeles County's third-largest city, FivePoint Valencia will set a new standard of sustainability by protecting vast areas of open space for public use and reducing or mitigating net greenhouse gas emissions to zero. FivePoint Valencia will offer 11.5 million square feet of job-generating uses at buildout & generate thousands of permanent jobs, helping the SCV continue to thrive economically and allowing families to live closer to their workspace.



- 21K+ homes
- 10K acres of open space and 50 miles of new trails
- 130K construction jobs
- 75K permanent jobs
- 11.5M SF of job generating uses
- \$12.7B total development investment
- \$1.8B in additional tax revenue each year





KNOWN AS THE UNDISPUTED

THRILL CAPITAL OF THE WORLD

THE 260-ACRE THEME PARK BOASTS 20 WORLD-WIDE COASTERS,
HOLDING THE WORLD RECORD FOR MOST ROLLER COASTERS IN AN AMUSMENT PARK



3.6 MILLION

ANNUAL ATTENDANCE



1.5 BILLION

ANNUAL REVENUE





Ralphs
Bank of America
SUBWAY
Starbucks

amazon

Logix
smarter banking
Headquarters
Future Home

CALIFORNIA
126

INTERSTATE
5

Castaño Junction

SUBWAY

EMBASSY SUITES
COURTYARD
Marriott

HOMESIDE SUITES
Hilton
Oakmont of Valencia
Hampton Inn

Oakmont of Valencia
Papa John's
K
Albertsons

Starbucks
Pepe's
Popeyes
CONVENIENCE
Former Boys
BURGERS & MORE

Office DEPOT
Wendy's
Starbucks
Urbane Cafe

Carl's Jr.
7 ELEVEN

LAIFITNESS
Smart & Final
PATRÓN
MEXICAN BAR & GRILL
TESLA
SUPERCHARGER
the Habit
BURGER GRILL
APOLA
COPPER HILL (BBQ)

Jack
in the box
Starbucks
DEL TACO

THE HOME DEPOT
Jack
in the box

SUBJECT PROPERTY

McDonald's
HomeGoods
NORDSTROM
1 RACK

Holiday Inn
Starbucks
Best Western
Denny's

Six Flags

Six Flags
HURRICANE HARBOR

NEWWHALL RANCH
12,000 Acres 21,000 Homes

ENTRADA DEVELOPMENT
1,600 Residential Units

ENTRADA GATEWAY CENTER
75 Acres of Mixed Use Development:
Office, Retail and Residential
Condos 9 Million SF of Business Development

McDonald's
Wendy's
Hilton
Red Lobster
Shell
IN-N-OUT BURGER
Chick-fil-A

UCLA Health
Quest Diagnostics
KAISER PERMANENTE

Valencia
Town Center

College of the Canyons

West Ranch High School

BOUQUET JUNCTION

PARDEE

SAUGUS

DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES	7 MILES
Estimated Population	7,468	82,635	173,233	240,337
Estimated Households	3,087	28,740	57,700	80,448



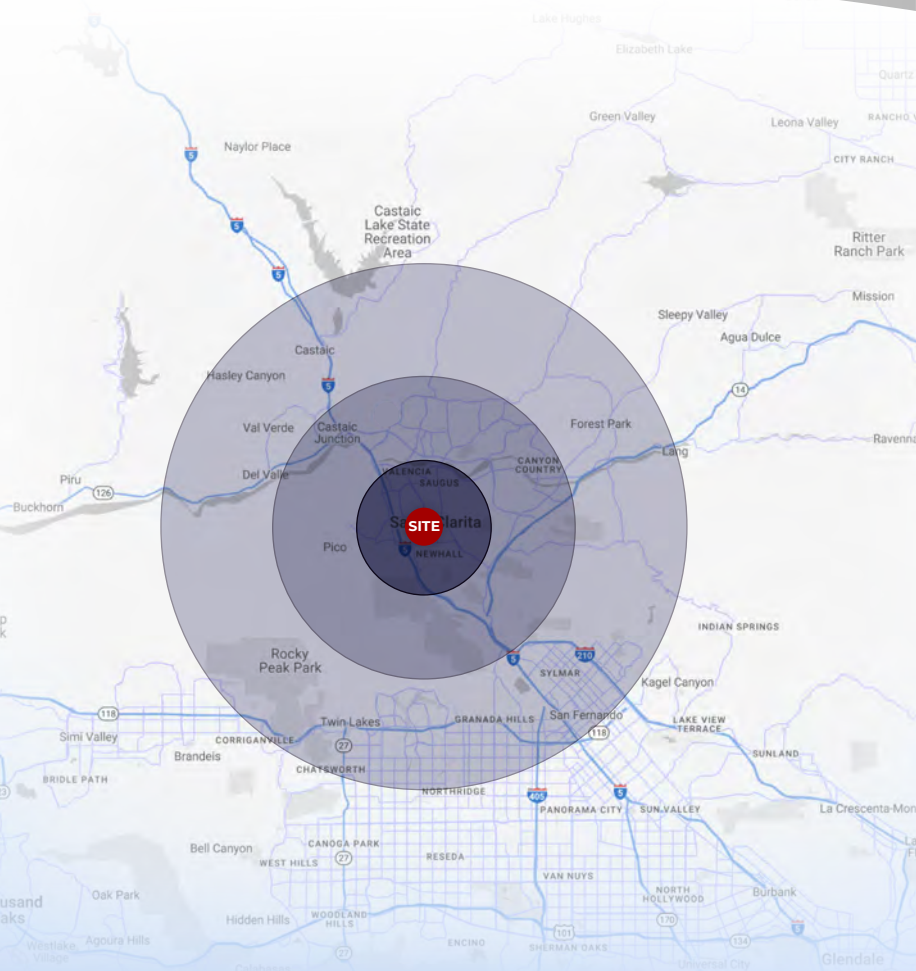
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES	7 MILES
Average Household Income	\$168,698	\$174,803	\$174,159	\$165,257
Median Household Income	\$118,878	\$132,561	\$136,684	\$130,587



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES	7 MILES
Total Businesses	1,599	5,492	9,330	11,216
Total Employees	18,141	55,052	85,290	95,551



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