

25709 Rye Canyon Road

Flex Industrial Space Available for Lease
10,131 SF

VALENCIA | CA

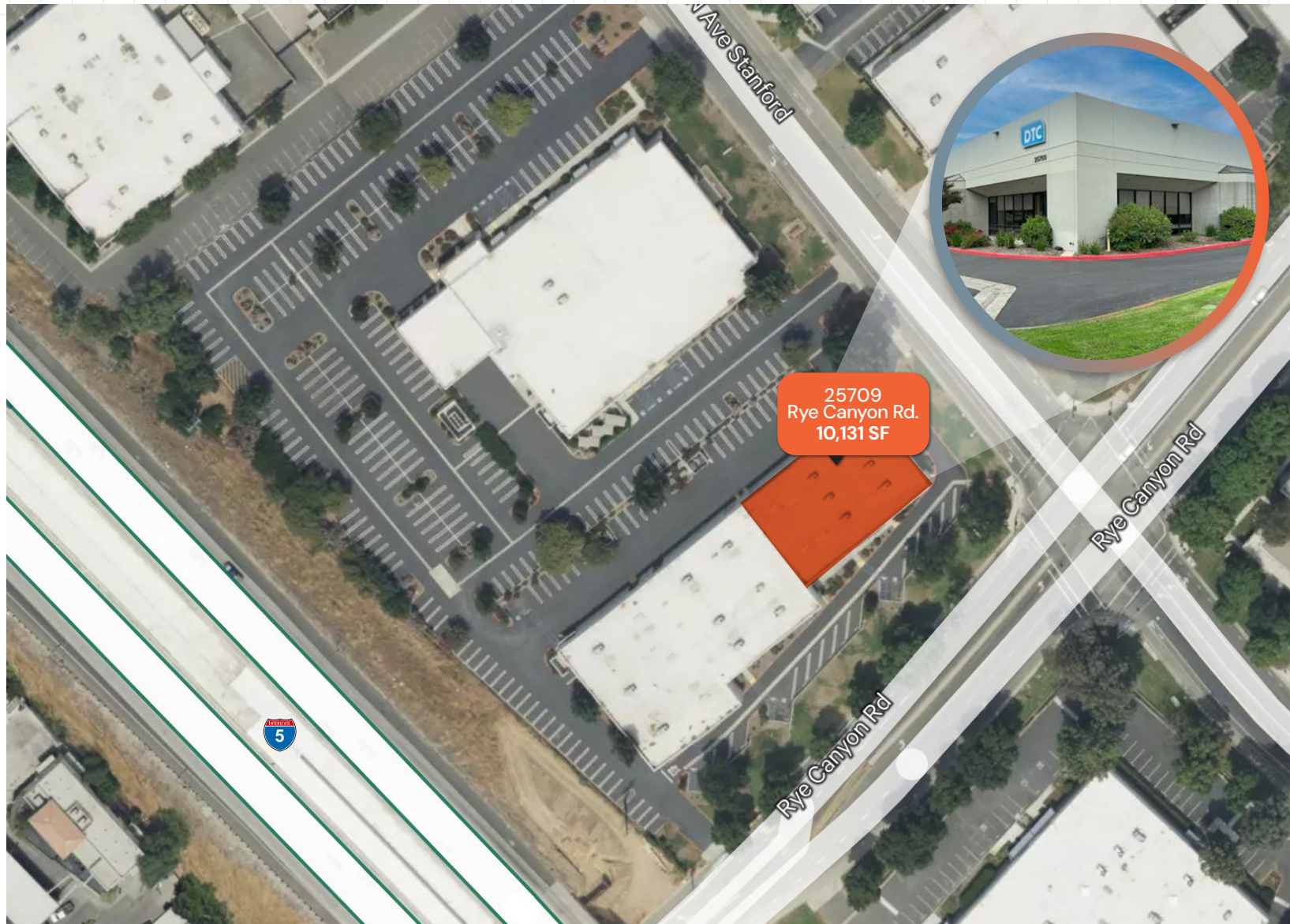


Broker Bonus For Leases Signed by 12/31/2025

High-Image Flex Industrial Space
in Thriving Valencia

CBRE

Aerial View



Property Highlights



10,131 SF
Flex Industrial
Space Available



Building Top and
Monument Signage
Opportunity



Immediate Access to
Interstate 5 Freeway



One Ground Level
Loading Door



Part of Master Planned
Valencia Industrial Center



Retail Like Visibility



Well Appointed Office
Space and Functional
Warehouse Area



Business Friendly City of
Santa Clarita Location



Prominent Corner
Unit Fronting Highly
Trafficked Intersection



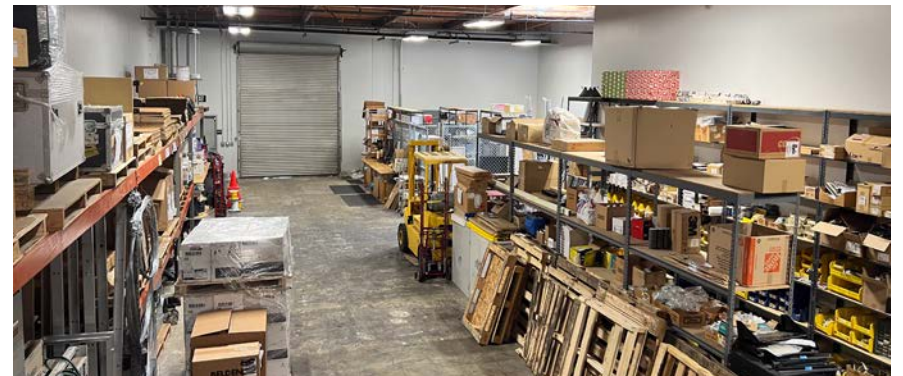
Property Information

25709 RYE CANYON ROAD

Available	10,131 SF
Lease Rate	\$1.10/SF NNN
NNN Charges	±\$0.42/SF/Month
Office SF	±6,585 SF
Warehouse SF	±3,546 SF
Loading	1 Grade Level Door (12'x14')
Parking	30 Spaces
Restrooms	4
Power	400 Amps 120/208V 3P 4W



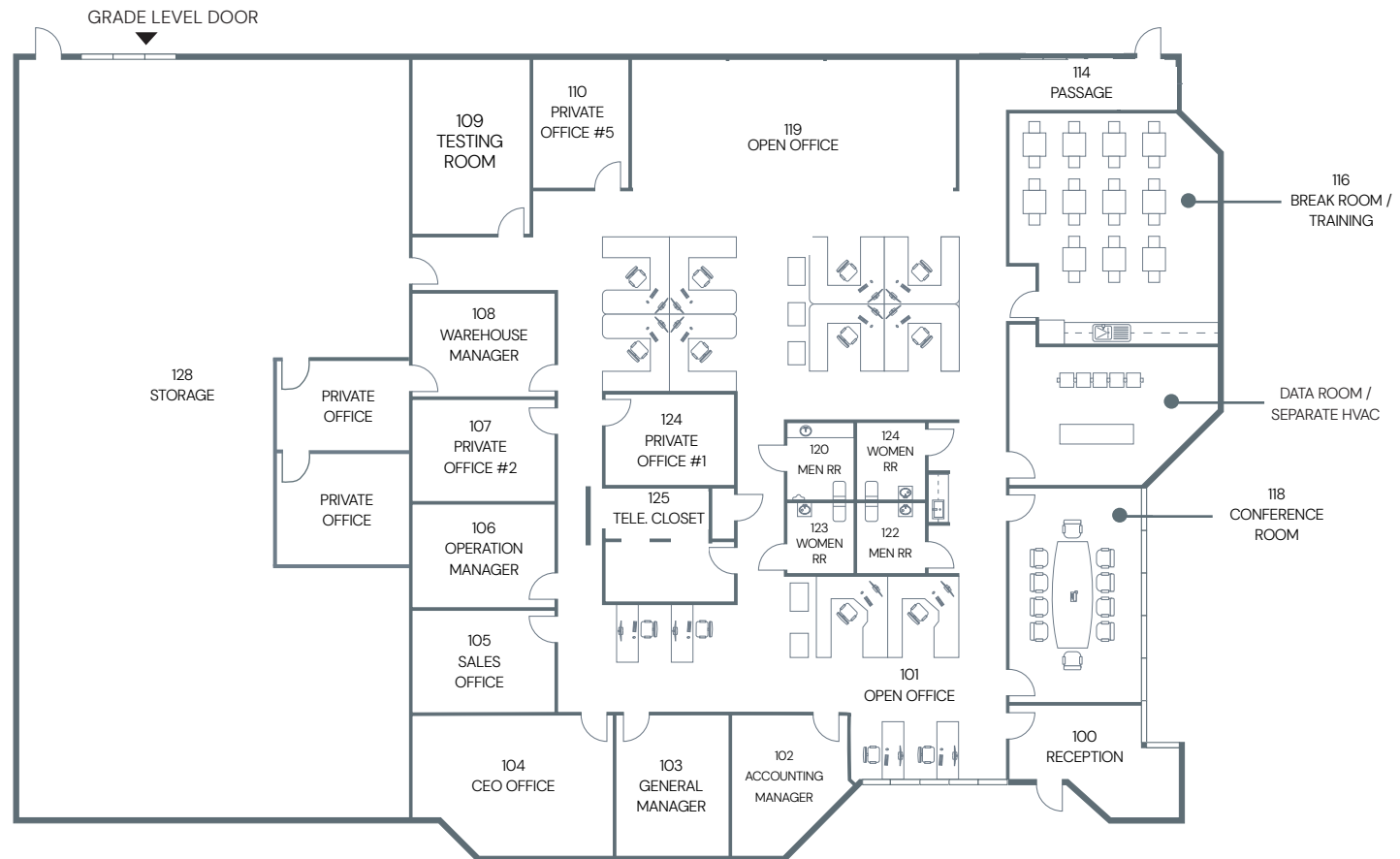
Interior Photos



Existing Floor Plan

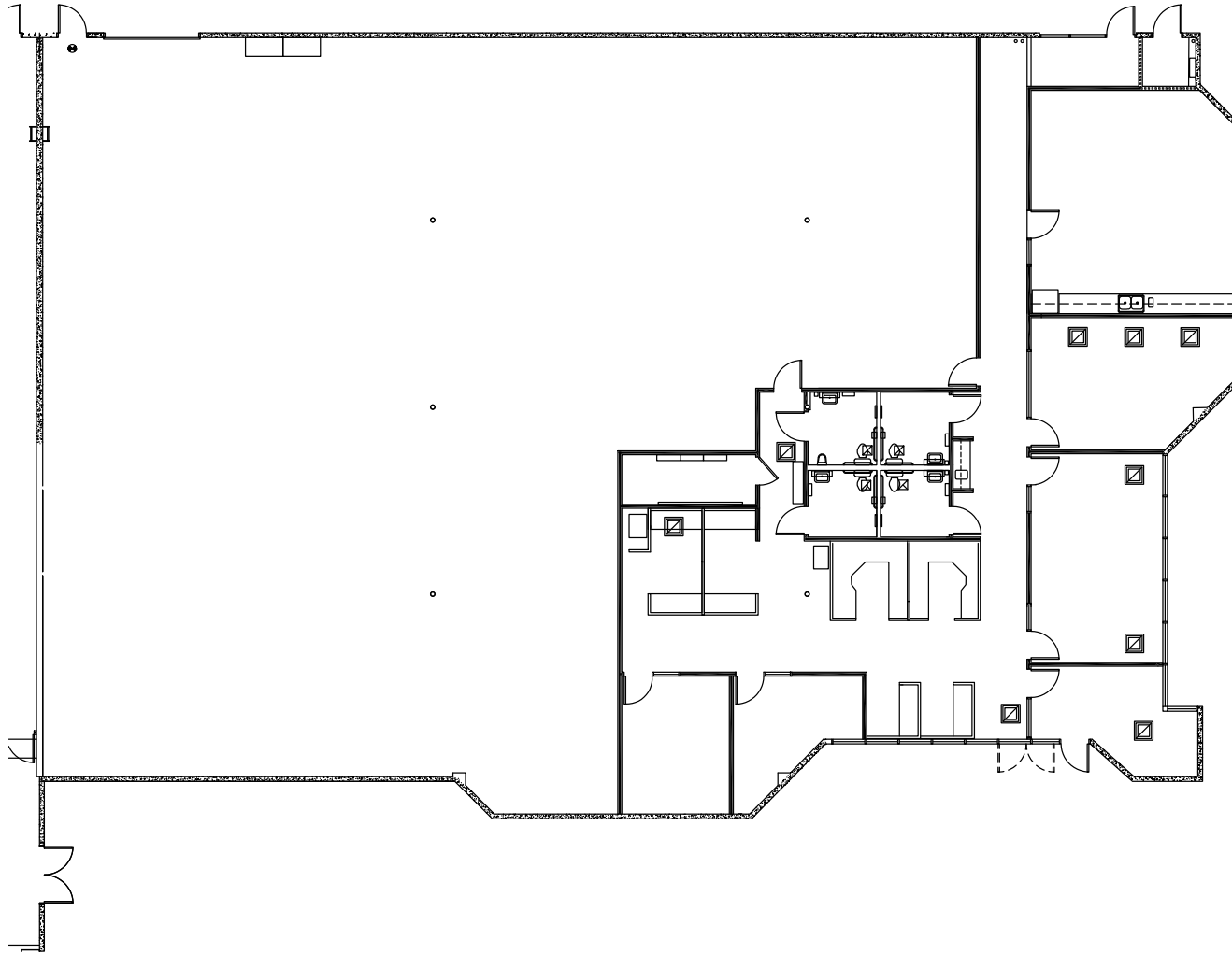
25709 RYE CANYON ROAD

POTENTIAL TO REMOVE A SUBSTANTIAL AMOUNT OF THE OFFICE IMPROVEMENTS / INCREASE THE WAREHOUSE AREA TO SUIT



Conceptual Floor Plan

25709 RYE CANYON ROAD



Amenity Map

MAP © 2023 CARTIFACT
DATA © OSM CONTRIBUTORS

EATERIES

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

SHOPPING

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

FITNESS

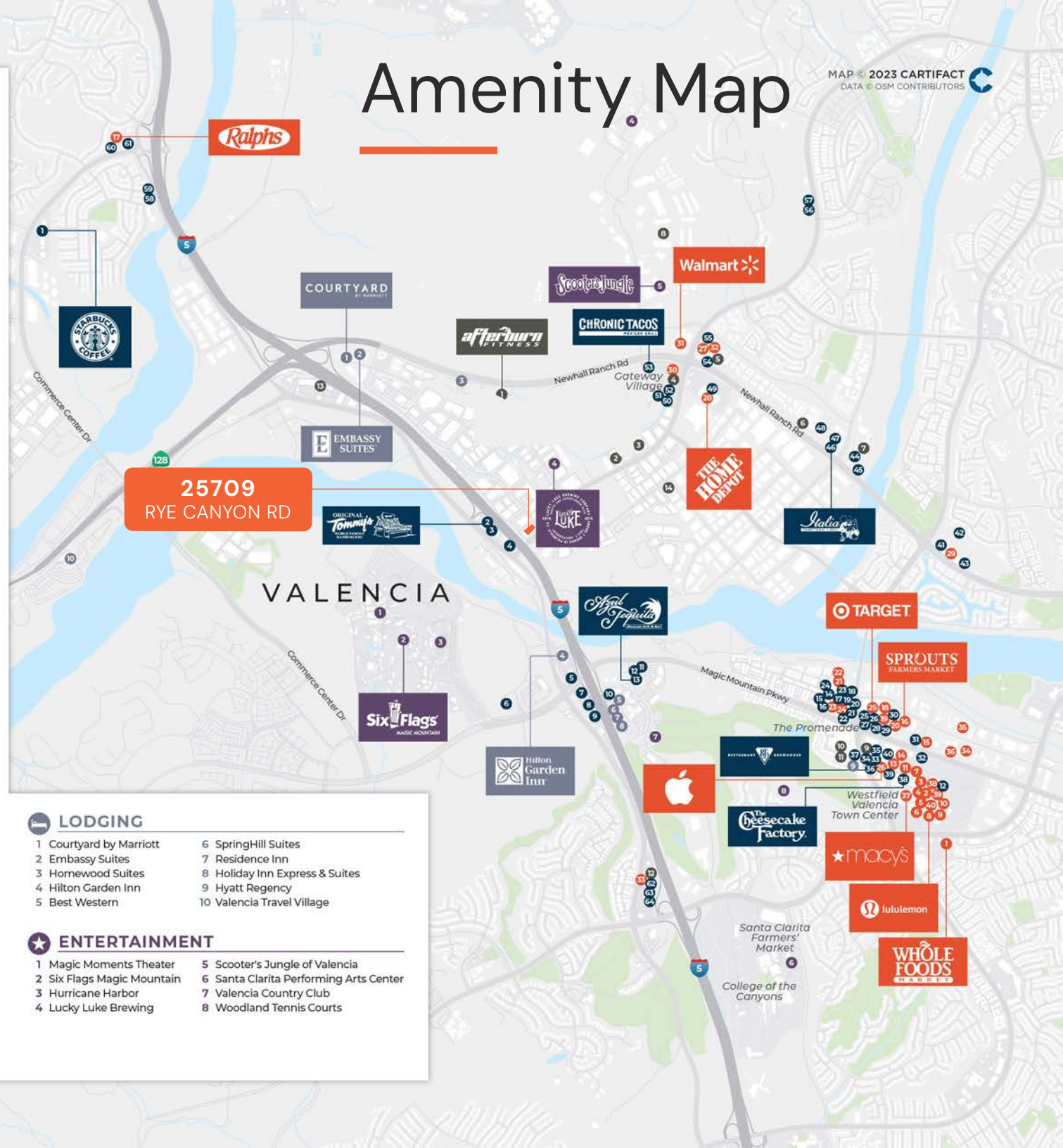
- 1 Afterburn Fitness
- 2 CrossFit Rye Canyon
- 3 Santa Clarita Sports Center
- 4 LA Fitness
- 5 9Round
- 6 Ekata Training Center
- 7 The Paseo Club
- 8 My Gym
- 9 Gold's Gym
- 10 Henry Mayo Fitness & Health
- 11 Flex 'N Burn
- 12 Get Sweat Studio
- 13 True Barre
- 14 Mind Body & Soul

LODGING

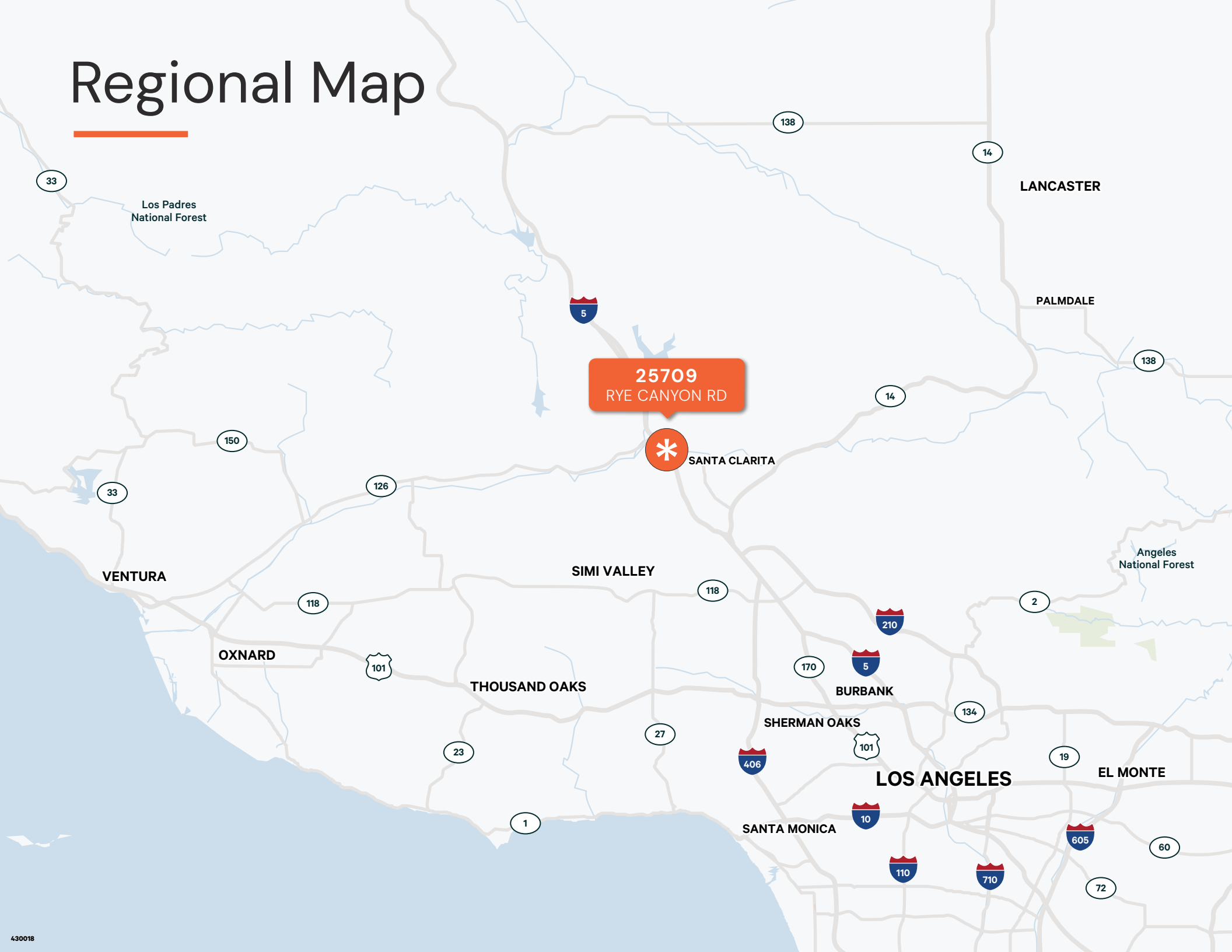
- 1 Courtyard by Marriott
- 2 Embassy Suites
- 3 Homewood Suites
- 4 Hilton Garden Inn
- 5 Best Western
- 6 SpringHill Suites
- 7 Residence Inn
- 8 Holiday Inn Express & Suites
- 9 Hyatt Regency
- 10 Valencia Travel Village

ENTERTAINMENT

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



Regional Map



25709
RYE CANYON RD



SANTA CLARITA

SIMI VALLEY

THOUSAND OAKS

BURBANK

SHERMAN OAKS

LOS ANGELES

SANTA MONICA

EL MONTE

LANCASTER

PALMDALE

VENTURA

OXNARD

Los Padres
National Forest

Angeles
National Forest

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For More Information, Please Contact:

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CBRE