

**Back on the Market!!!**  
Major Price Reduction

# For Sale Industrial

25060 Avenue Tibbitts  
Valencia, CA



Accelerating success.



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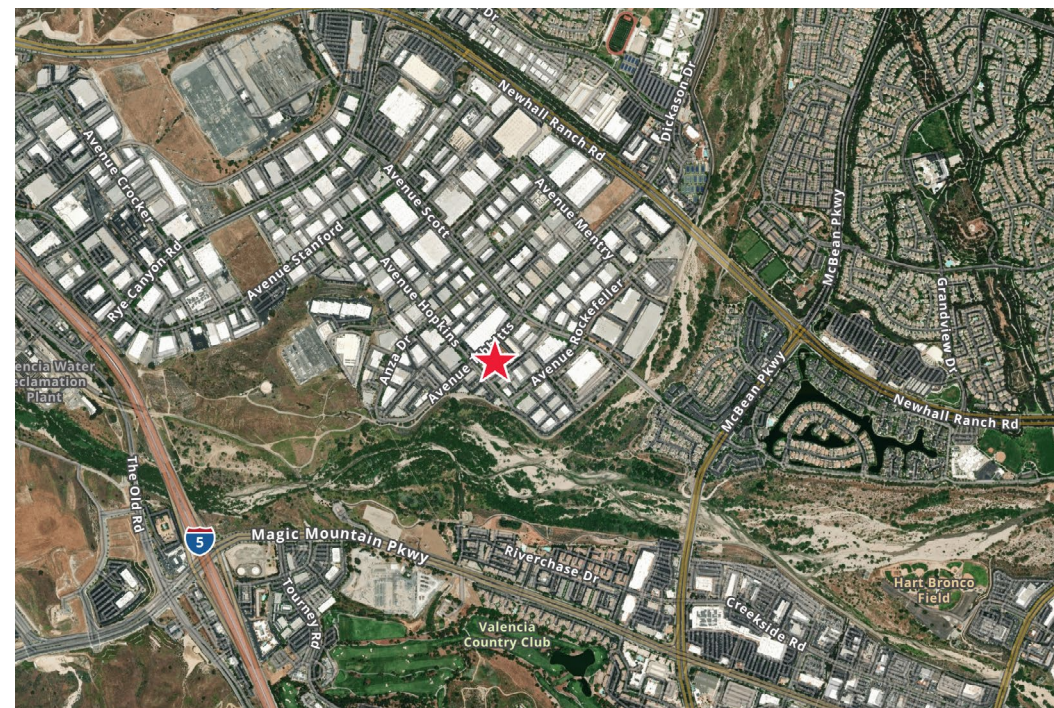
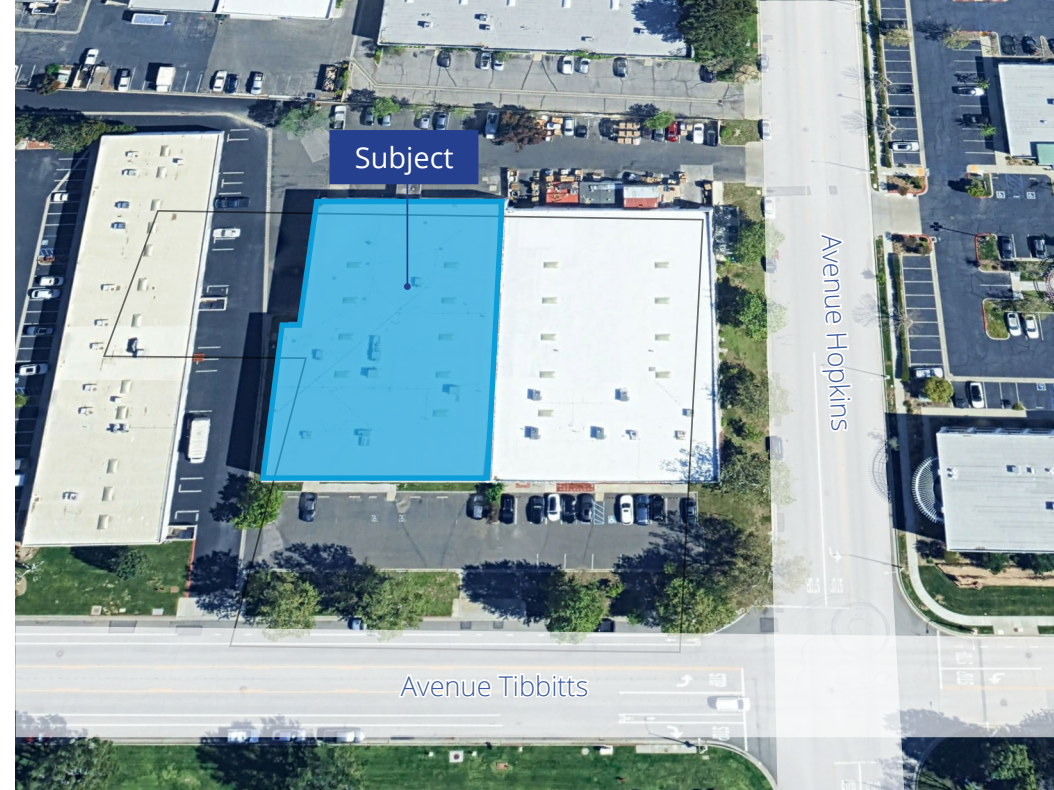
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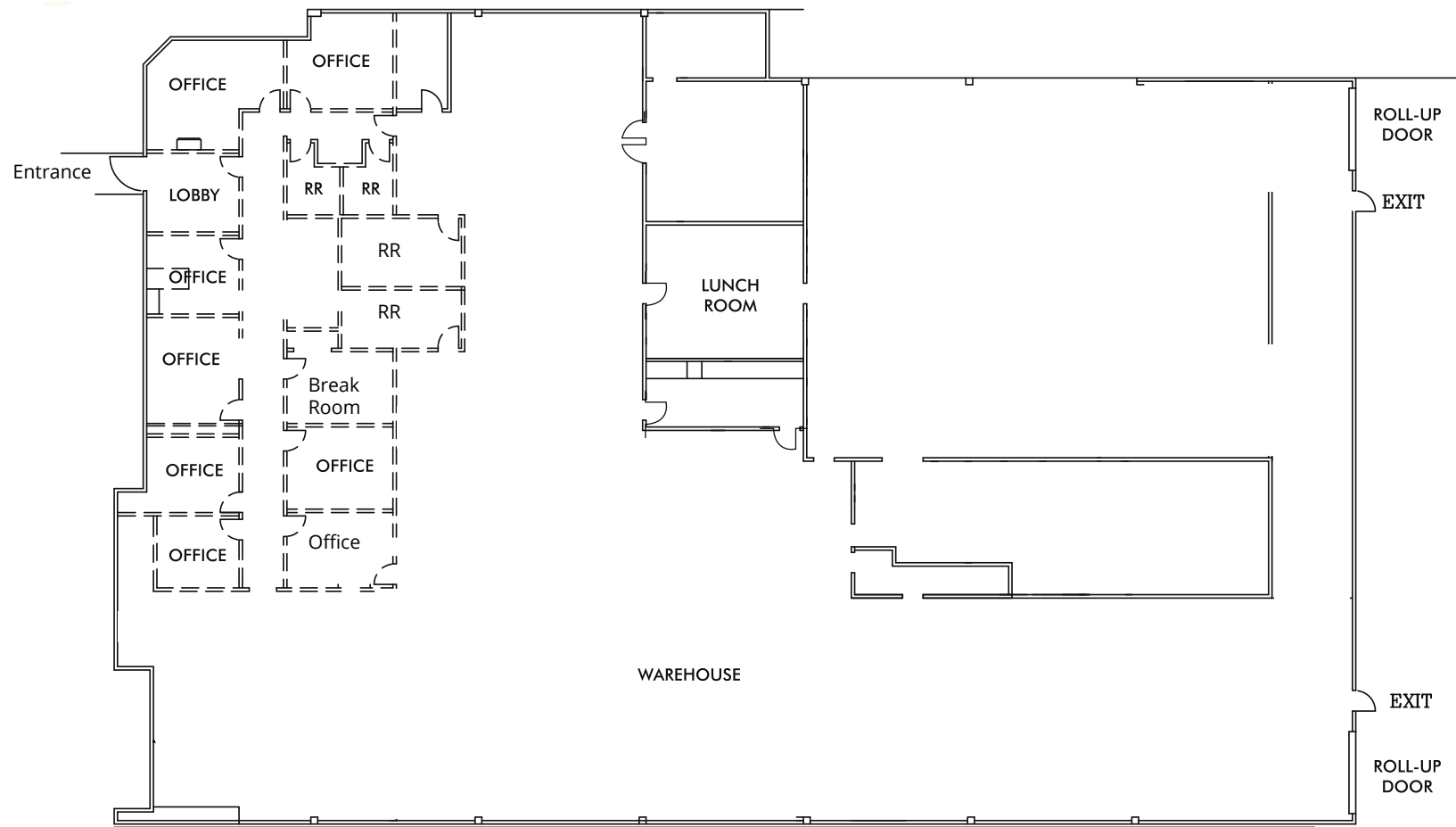


# Building Highlights

- > **Square Footage:**  $\pm 21,147$  SF
- > **Sale Price:** \$5,815,425.00 ( $\pm$  \$275 PSF)
- > Heavy Power: 1,600 AMP's, 277/480 Volts, 3P, 4W
- > 20' Clear Height
- > Two (2) Ground Level Loading Doors (12'x14')
- > +/- 3,100 SF of Office Space
- > Functional Layout / Ground Level Building
- > 42 Parking Spaces
- > Partially Conditioned Assembly Area

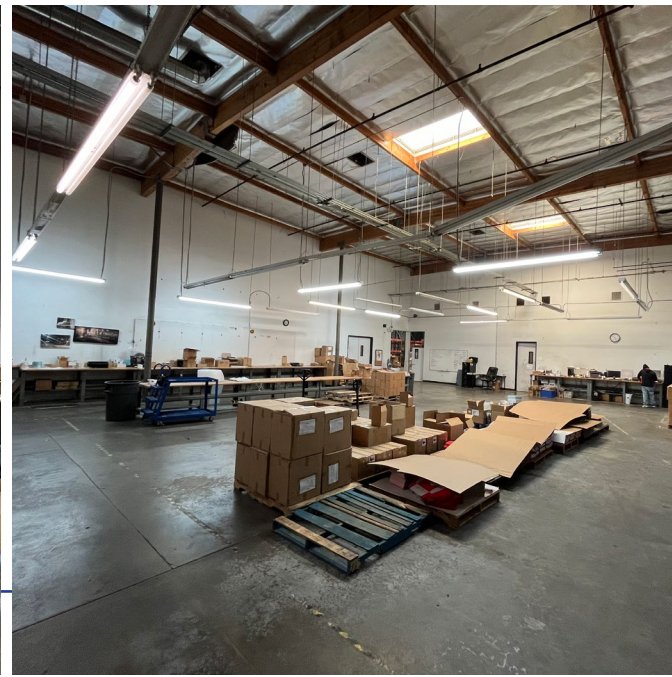


# Floor Plan





# Photos











# Market Overview

25060 Avenue Tibbitts, Valencia, California, 91355  
1 mile radius

## Household & population characteristics



**\$129,773**

Median household income



**\$867,834**

Median home value



**41.7%**

Owner occupied housing units



**36.1**

Median age



**50.0%**

Female population



**50.2%**

% Married (age 15 or older)

## Annual lifestyle spending



**\$4,889**

Travel



**\$42**

Tickets to Movies



**\$128**

Theatre/Operas/Concerts



**\$104**

Admission to Sports Events



**\$15**

Online Gaming Services

## Households & population



**6,983**

Current total population



**6,758**

5 Year total population



**2,924**

Current total households



**2,913**

5 year total households

## Education

**1%**

No high school diploma



**9%**

High school graduate



**29%**

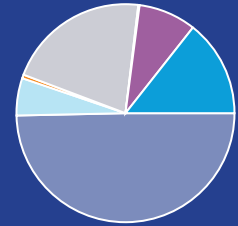
Some college



**61%**

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



**1,764**

Total businesses



**17,890**

Total employees

## Employment



**87%**

White collar



**9%**

Blue collar



**5%**

Services

**3.2%**

Unemployment rate

## Annual household spending



**\$3,701**

Apparel & Services



**\$446**

Computers & Hardware



**\$6,291**

Eating Out



**\$11,216**

Groceries



**\$10,536**

Health Care



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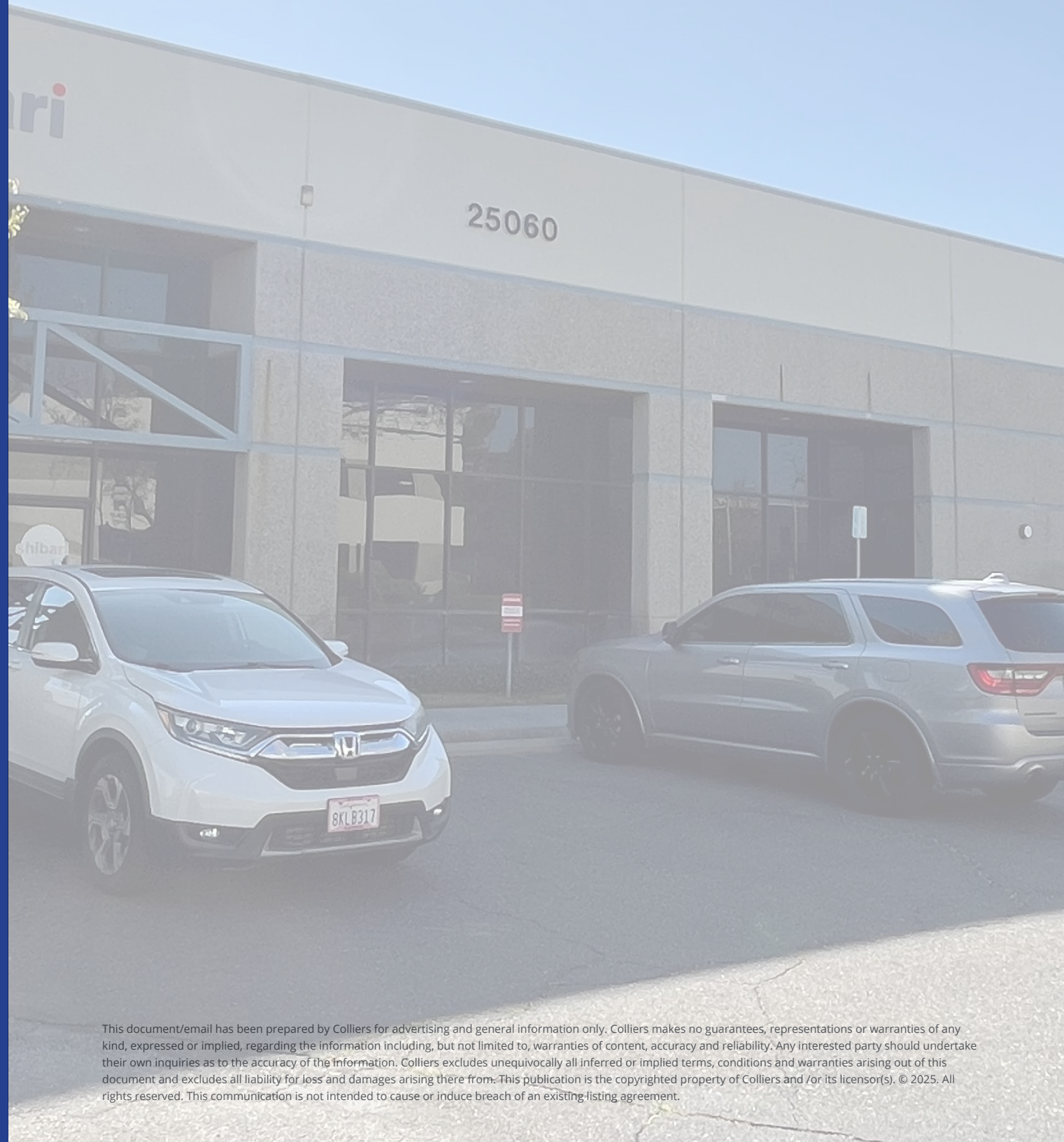
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