

REBEL
TRAVEL

*Rebel
Professional
Center*

FOR LEASE | PROFESSIONAL OFFICE SUITES

378-1,510 SF | FREE WI-FI AVAILABLE

25050 Avenue Kearny | Valencia, CA 91355

RANDY CUDE

Executive Vice President

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DRE License #01005000

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COMMERCIAL REAL ESTATE, INC.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals, cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc., CA DRE #02042805

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Features & Highlights

PROPERTY FEATURES

- Professional Office Building with **NEW ELEVATOR** at Rebel Professional Center
- Well Maintained and Manager on Site
- Free Wi-Fi Available
- Immediate Occupancy Available
- Located within Master Planned Valencia Business Park
- Frontage on Both Avenue Scott and Avenue Kearny
- Free 4/1,000 Parking Ratio

LOCATION HIGHLIGHTS

- Prime Valencia Location with Excellent Demographics
- Major Street Identity on Avenue Scott
- Easy Access to I-5 Freeway, State Highway 126 and the new Cross Valley Connector
- Minutes from Valencia Town Center Amenities, Valencia Country Club, TPC Valencia, Valencia Hyatt Hotel and Conference Center, Child Care Centers, Fitness Facilities, Retail and Restaurants



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Available Suites

FLOOR	SUITE #	SIZE (SF)	NOTES	PRICE
1 st	101	891	Training Room and Two Large Window Offices	\$1,773
1 st	106	378	One Window Office	\$800
1 st	106 & 106A*	756	Two Window Offices	\$1,398
2 nd	212	1,510	Corner Office – Four Offices	\$3,004

* Can be Combined



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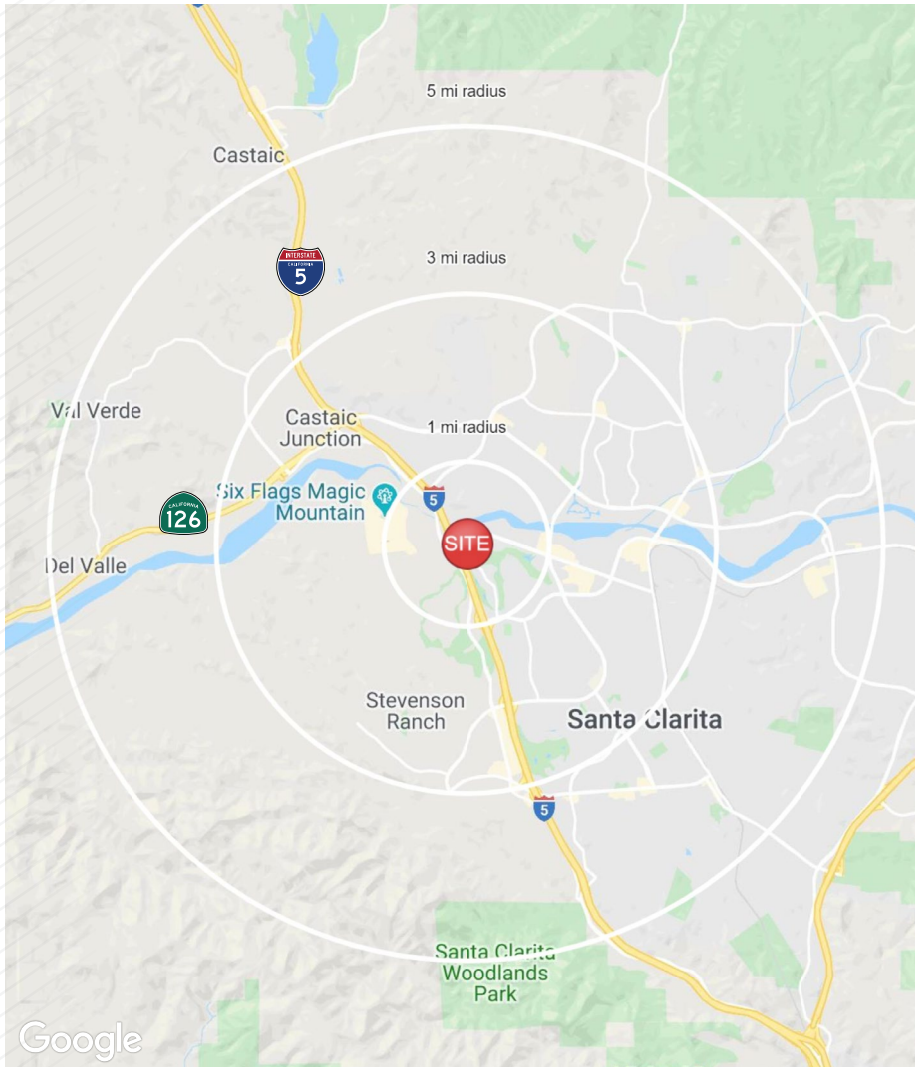
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2019)	5,017	75,063	162,193
Median Age	35.9	37.5	37.0



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg HH Income (2019)	\$154,812	\$135,658	\$133,322
Projected Avg HH Income (2024)	\$190,178	\$163,156	\$161,156
Estimated Households	1,976	26,200	53,507



DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Businesses	1,194	4,948	8,348
Daytime Population	17,598	58,358	85,292

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