



## **FOR LEASE** | CLASS-A PROFESSIONAL OFFICE SUITES

**1,163 – 20,555 SF | FULL FLOOR TO ENTIRE BUILDING AVAILABLE**

**25106 Avenue Tibbitts | Valencia, CA 91355**

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### PROPERTY FEATURES

- Professional Class-A Office Building
- Small Suites, Full Floor or Entire Building Available
- Building Conference Room
- Elevator Served / Free and Abundant Parking Spaces
- Professionally Managed
- Upgraded Common Area with High-End Finishes
- Building Signage Opportunity
- Extensive and Wrap-Around Window Line with Beautiful Views
- Common Outside Break Area with Water Feature & Lavish Landscape
- Professional Business Environment

### LOCATION HIGHLIGHTS

- Prime Valencia Location with Excellent Demographics
- Close proximity to Valencia Town Center Amenities, Hyatt Hotel & Conference Center, Fitness Facilities, Daycare Centers, Restaurants, Shopping and Golf Country Clubs
- Located within River Court Business Park
- Easy access to most parts of the Santa Clarita Valley, I-5, SR-126 and Highway 14 Freeway Onramp



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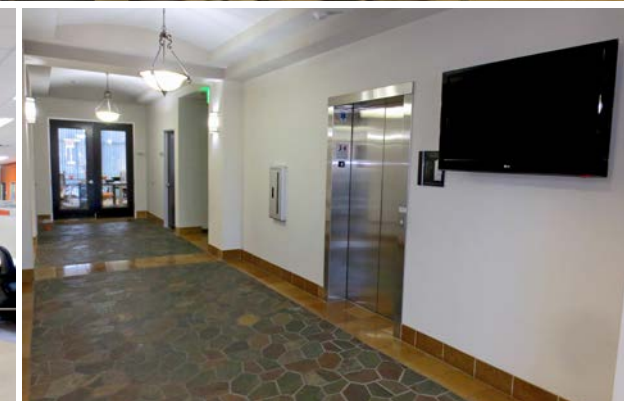
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SUITE	SIZE RSF	FEATURES
100	2,039	3 offices, large bullpen area, wrap-around window-line
101	1,713	2 offices, large bullpen area, wrap-around window-line
102	1,163	Building Conference Room
103*	2,875	2 offices, breakroom w/ kitchenette, bullpen area, wrap-around window-line
104*	2,510	2 offices, reception area, large bullpen / training room, wrap-around window-line
2nd Floor*	10,255	9 offices, 2 kitchenettes, multiple bullpen areas, wrap-around window-line
1st Floor*	10,300	9 offices, reception area, large bullpen area, training room, wrap-around window-line
Entire Building*	20,555	19 offices, reception area, large bullpen area, training room, wrap-around window-line

\* POTENTIAL BUILD-TO-SUIT



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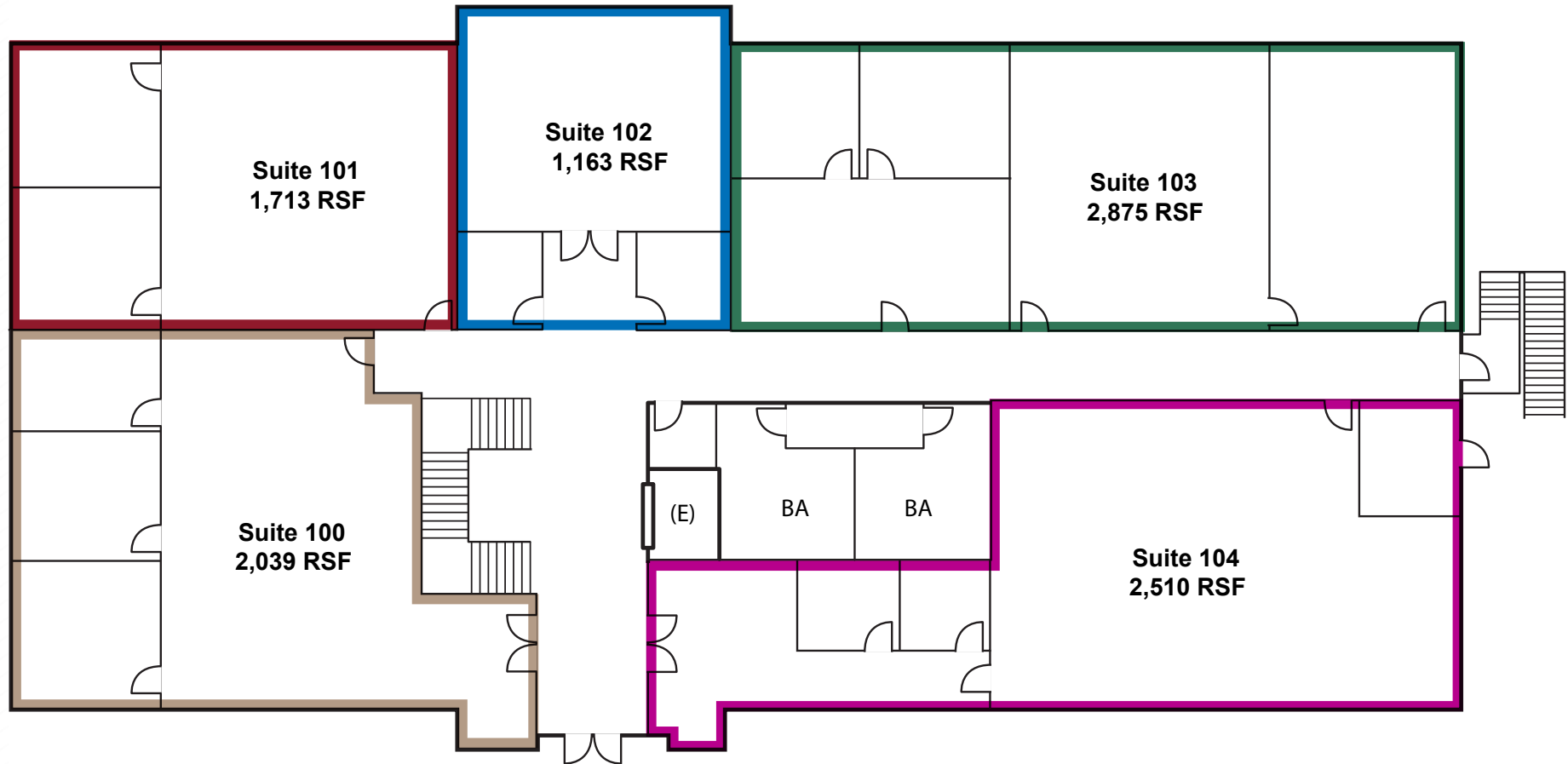
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SUITE 100 (ENTIRE 1ST FLOOR)  
10,300 RSF



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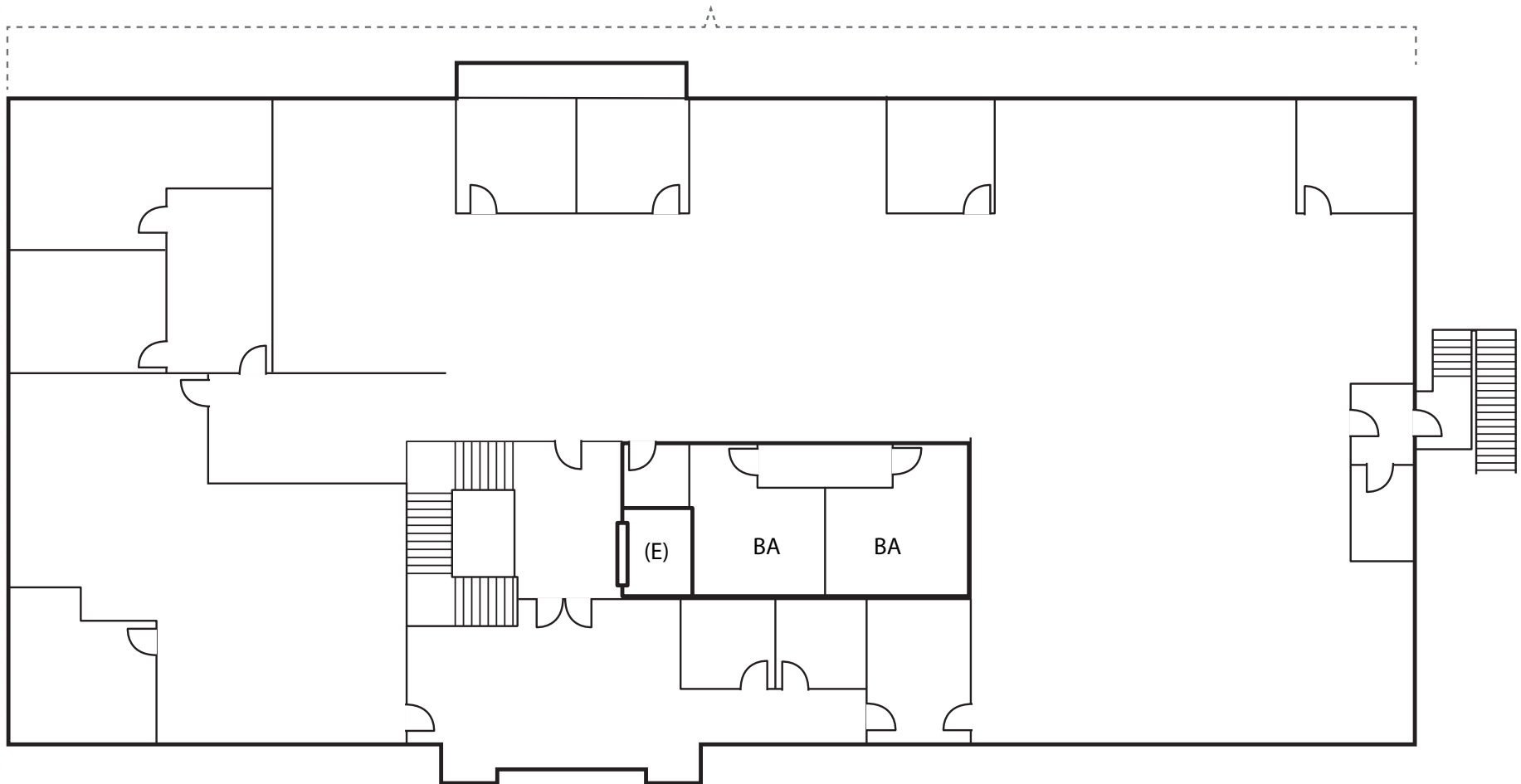
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SUITE 200 (ENTIRE 2ND FLOOR)  
10,255 RSF



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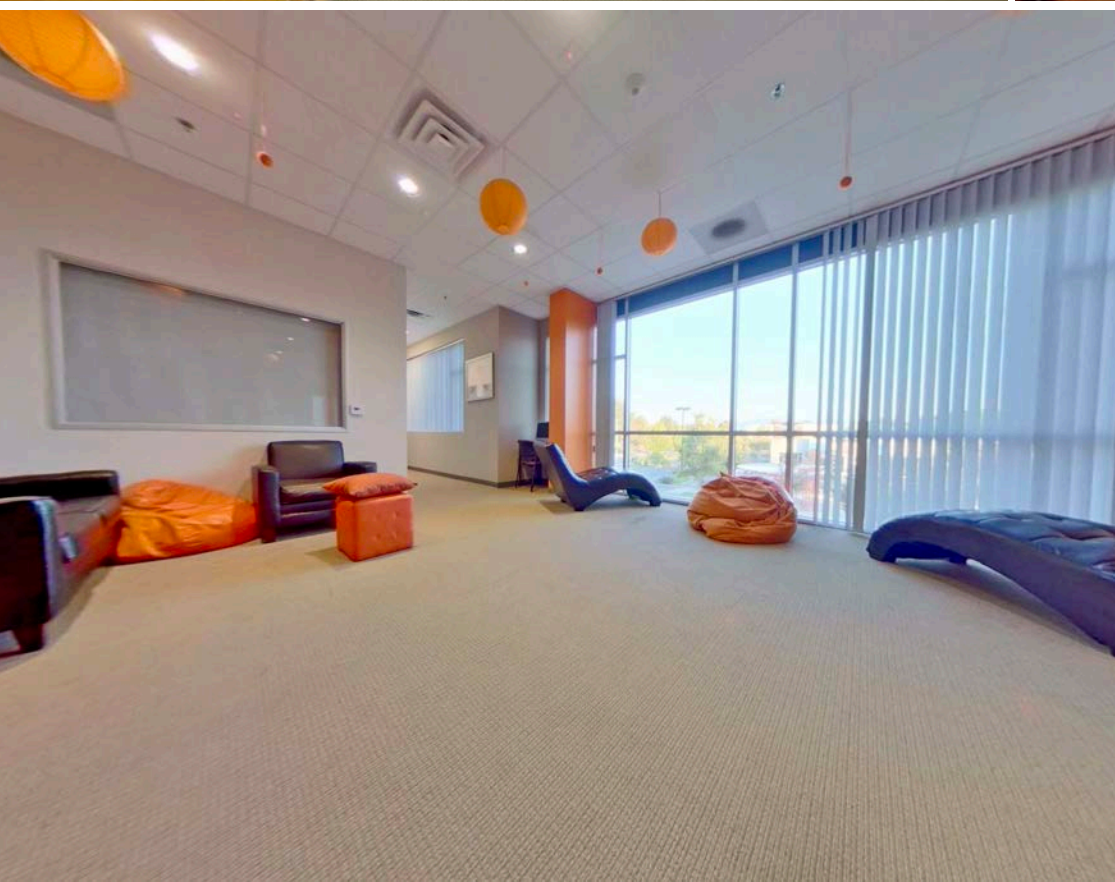
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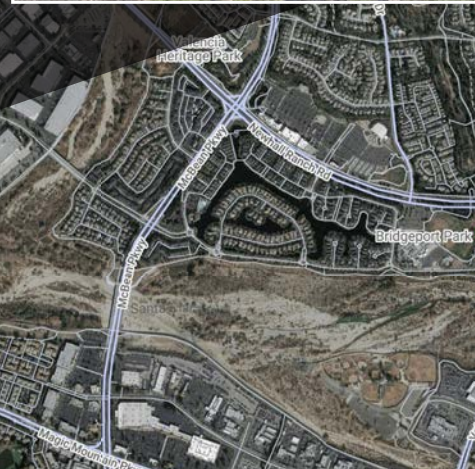
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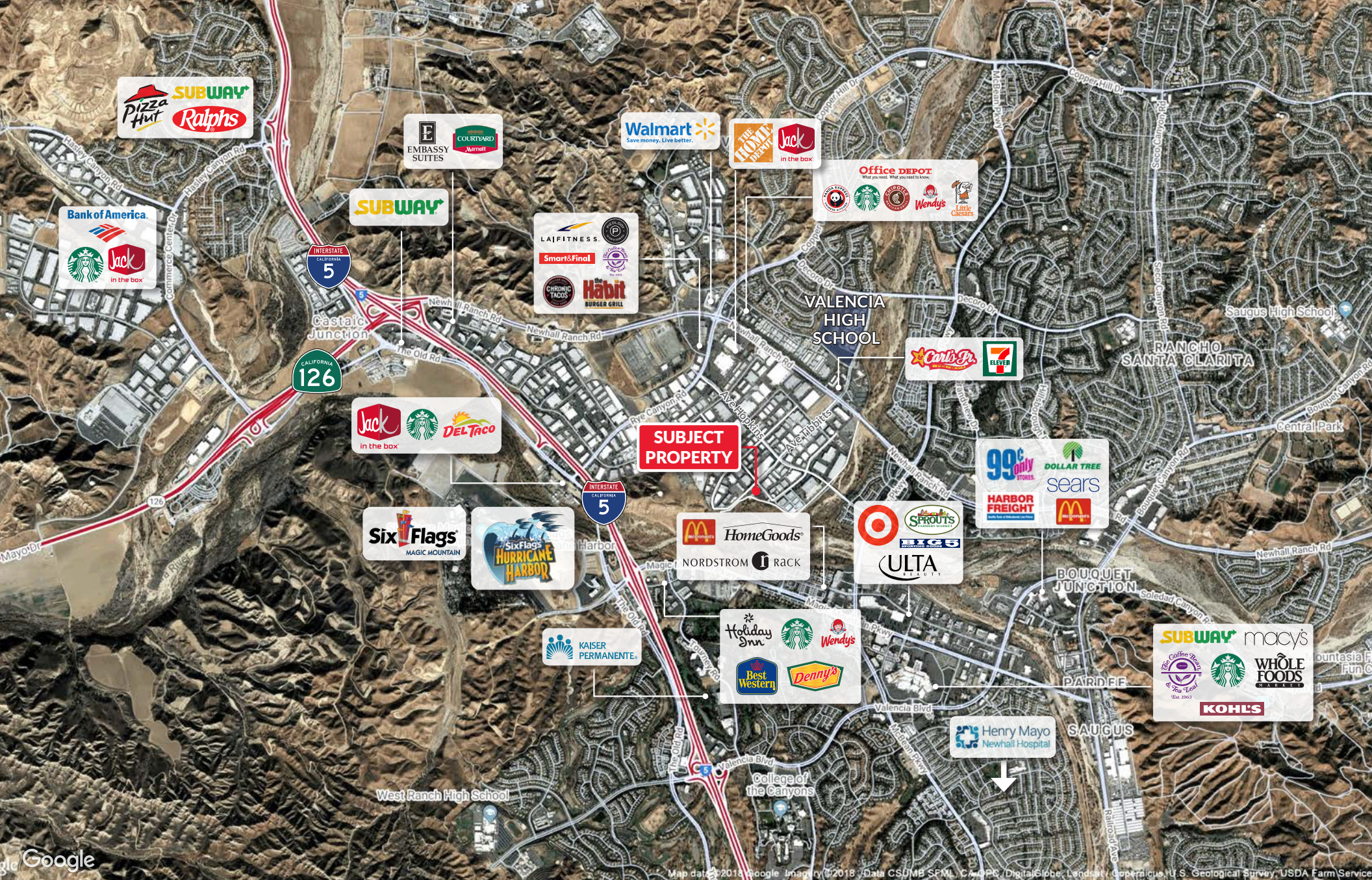
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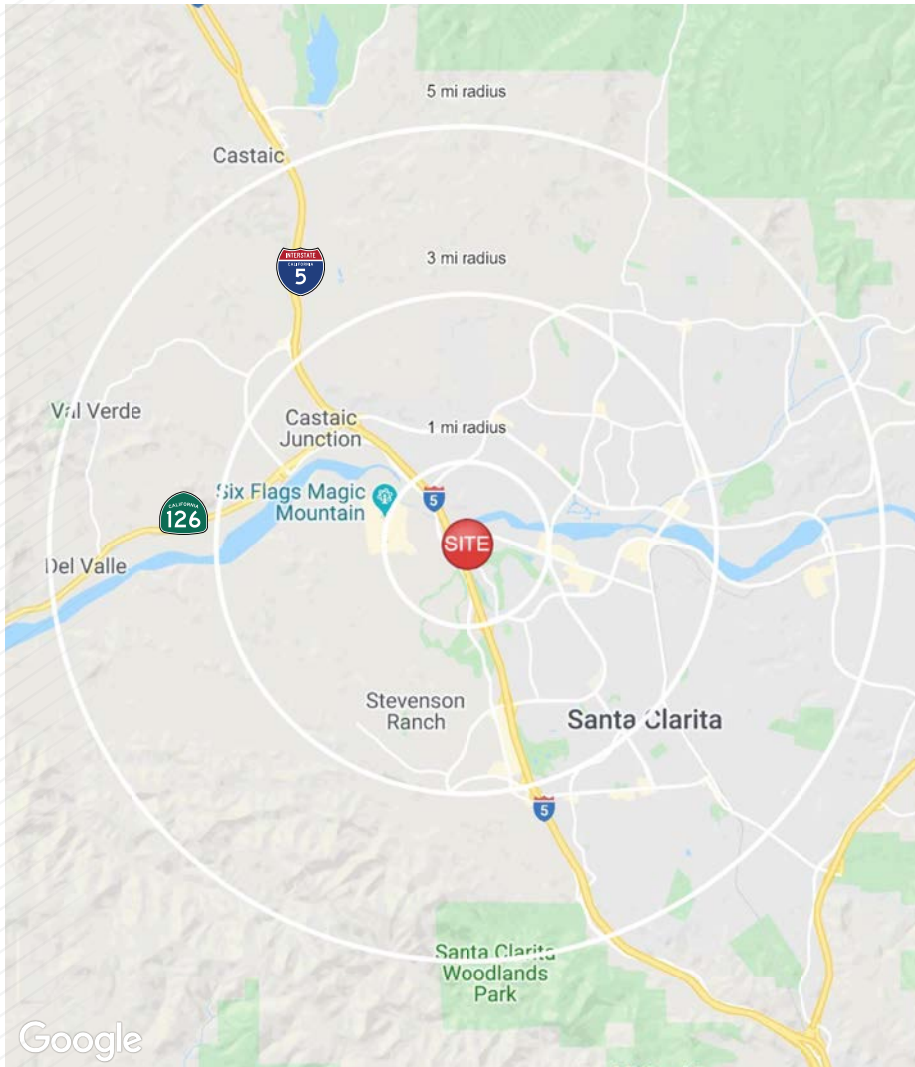
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POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2019)	5,017	75,063	162,193
Median Age	35.9	37.5	37.0



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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