

28001

VALENCIA SUITES

# FOR LEASE | HIGH-IMAGE PROFESSIONAL OFFICE

890 RSF GROUND FLOOR SUITE

28001 Smyth Drive | Valencia, CA 91355

**MATT SREDEN**

Vice President  
661.755.6654

DRE License #01907628

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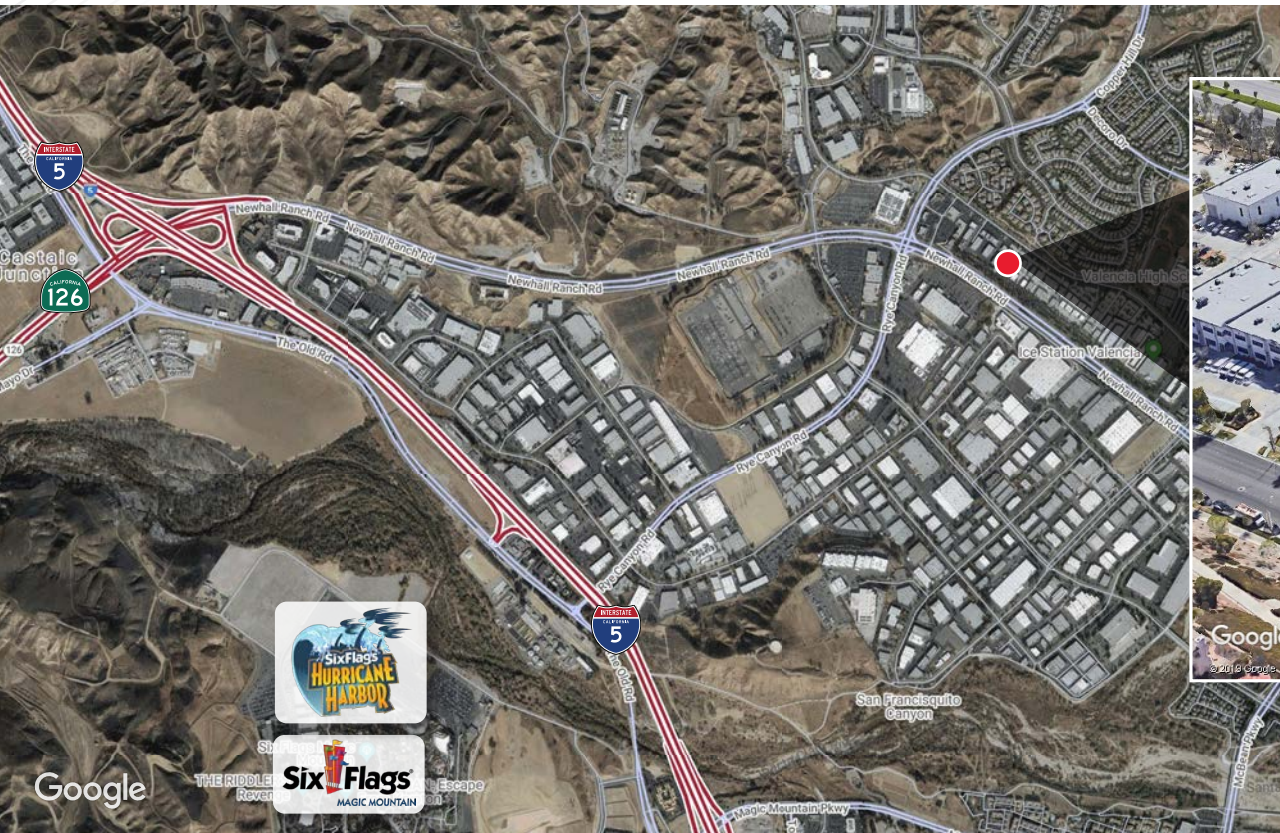
Aerial

## PROPERTY FEATURES

- High Image Professional Office
- Well Designed and Efficient Ground Floor Suites
- New HVAC Units - 2019
- Ample Parking

## LOCATION HIGHLIGHTS

- Highridge Business Park
- Prime Valencia Location with Excellent Demographics
- Adjacent to the new Cross Valley Connector Newhall Ranch Road
- Convenient access to I-5 Freeway & Highway 126
- Close proximity to Valencia Town Center Amenities, Hyatt Hotel & Conference Center, Fitness Facilities, Daycare Centers, Restaurants, Shopping, and Golf Country Clubs.



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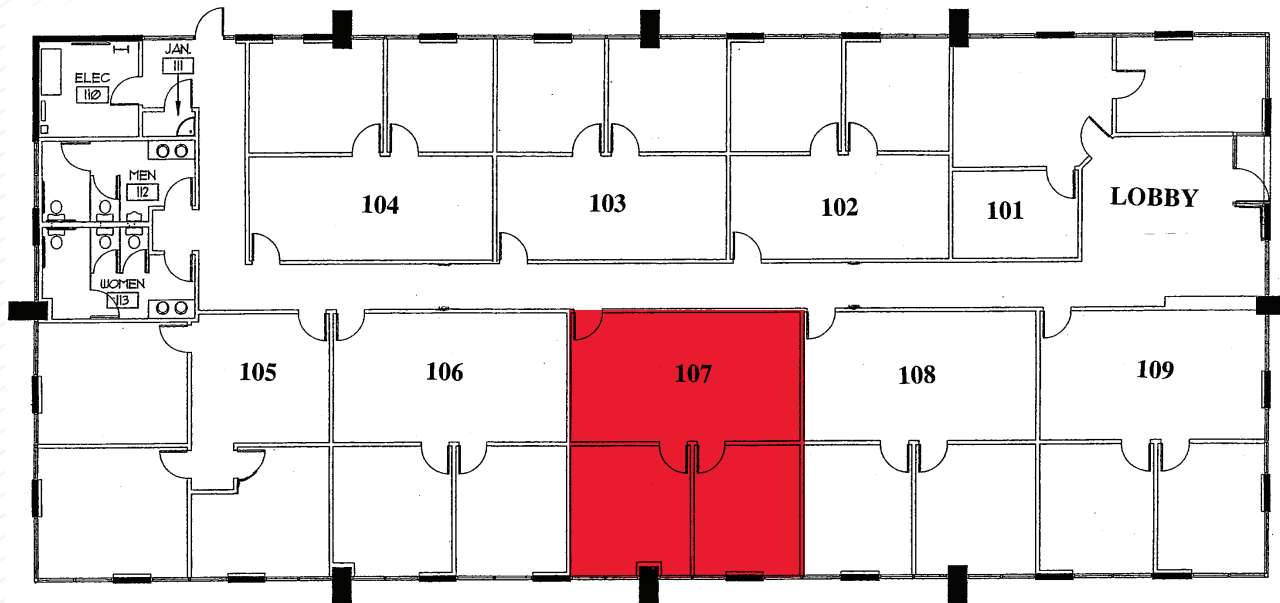
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*Available Suite*

SUITE	SIZE RSF	FEATURES
107	890	Two (2) private office + open area



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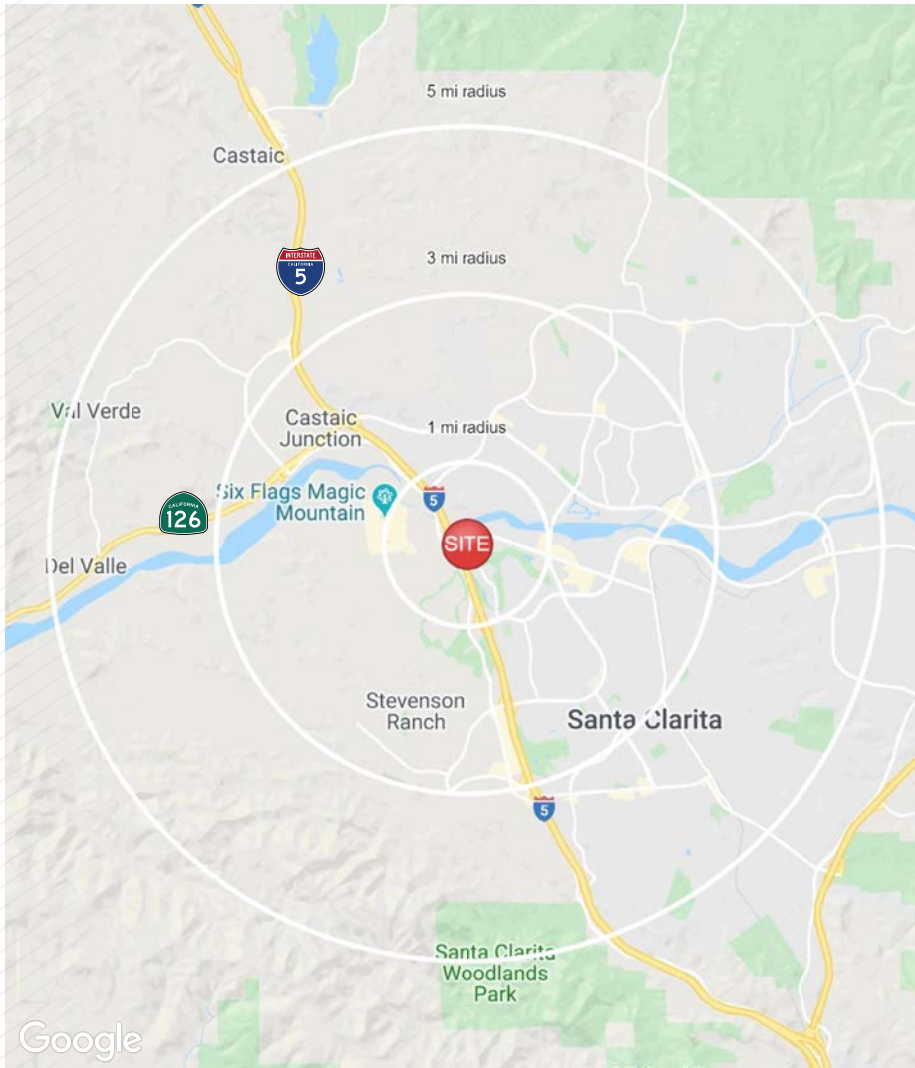
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## Demographics



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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