

**TOURNEY
PLACE**

27451

FOR LEASE | CLASS-A PROFESSIONAL OFFICE

865 SF – 1,418 SF AVAILABLE

27451 Tourney Road | Valencia, CA 91355

YAIR HAIMOFF, SIOR

Executive Managing Director

818.203.5429

DRE License #01414758

RANDY CUDE

Executive Vice President

661.414.2004

DRE License #01005000

spectrumcre.com

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

FOR LEASE | CLASS-A PROFESSIONAL OFFICE

865 SF – 1,418 SF

Features & Highlights

PROPERTY FEATURES

- Professional Class-A Office Building
- Top Building Signage & Monument Signage (Ask for Details)
- Elevator Served
- Building has Fiber Optic Through Spectrum and AT&T
- Free & Abundant Parking Spaces
- Corporate Image with Impressive Lobby
- Extensive & Wrap Around Window Line with Beautiful Views
- Well Designed Layouts
- Professionally Managed

LOCATION HIGHLIGHTS

- Prime Valencia Location with Excellent Visibility
- Located Within Tourney Place Business Center
- Located on Corporate Row Between Valencia Blvd and Magic Mountain Parkway with Immediate Access to and from Interstate 5 Freeway On-ramps
- Close Proximity to Valencia Town Center Amenities, Hyatt Hotel & Conference Center, Fitness Facilities, Daycare Centers, Restaurants, Shopping and Gold Country Clubs



YAIR HAIMOFF, SIOR

Executive Managing Director
yhaimoff@spectrumcre.com
818.203.5429

DRE License #01414758

RANDY CUDE

Executive Vice President
rcude@spectrumcre.com
661.414.2004

DRE License #01005000

spectrumcre.com

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

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

FOR LEASE | CLASS-A PROFESSIONAL OFFICE

865 SF – 1,418 SF

Available Suites

FIRST FLOOR

Suite #	Size (SF)	Notes
150	865	2 window offices, bullpen area



YAIR HAIMOFF, SIOR

Executive Managing Director
yhaimoff@spectrumcre.com
818.203.5429
DRE License #01414758

RANDY CUDE

Executive Vice President
rcude@spectrumcre.com
661.414.2004
DRE License #01005000

spectrumcre.com

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

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

FOR LEASE | CLASS-A PROFESSIONAL OFFICE

865 SF – 1,418 SF

Available Suites

SECOND FLOOR

Suite #	Size (SF)	Notes
250	1,418	2 window offices, conference room, large bullpen area



YAIR HAIMOFF, SIOR

Executive Managing Director
yhaimoff@spectrumcre.com
818.203.5429

DRE License #01414758

RANDY CUDE

Executive Vice President
rcude@spectrumcre.com
661.414.2004

DRE License #01005000

spectrumcre.com

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

SPECTRUM
COMMERCIAL REAL ESTATE, INC.





**SUBJECT
PROPERTY**



ENTRADA DEVELOPMENT - SOUTH
1,600 Residential Units



**SUBJECT
PROPERTY**





NEUWHALL RANCH
12,000 Acres 21,000 Homes

ENTRADA GATEWAY CENTER - NORTH
75 Acres of Mixed Use Development:
Office, Retail and Residential
Condos 9 Million SF of Business Development

ENTRADA DEVELOPMENT - SOUTH
1,600 Residential Units

Magic Mountain Parkway

The Old Road

292,032 ADT

93,988 ADT

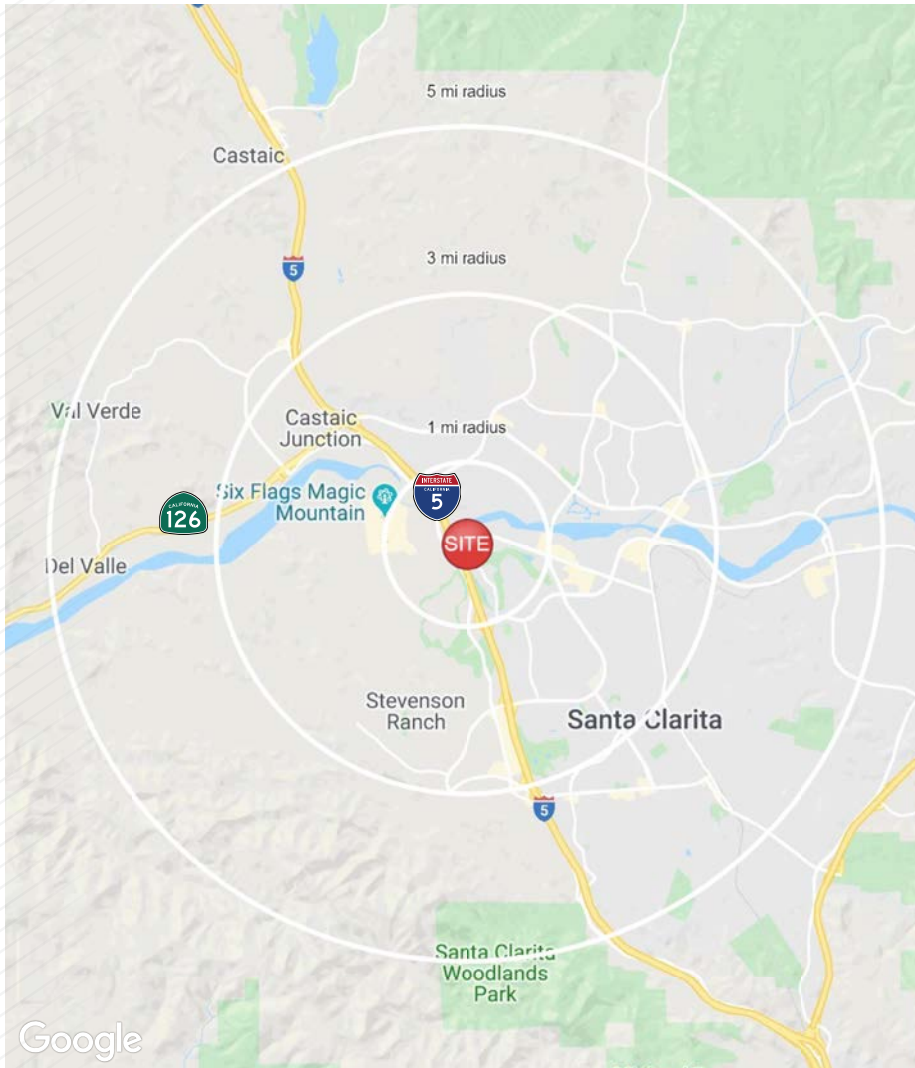


SUBJECT PROPERTY

FOR LEASE | CLASS-A PROFESSIONAL OFFICE

865 SF – 1,418 SF

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

YAIR HAIMOFF, SIOR
 Executive Managing Director
 yhaimoff@spectrumcre.com
 818.203.5429
 DRE License #01414758

RANDY CUDE
 Executive Vice President
 rcude@spectrumcre.com
 661.414.2004
 DRE License #01005000

spectrumcre.com

SPECTRUM
 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