

REBEL
TRAVEL

Rebel Professional Center

FOR LEASE | PROFESSIONAL OFFICE SUITES

891-1,510 SF | FREE WI-FI AVAILABLE

25050 Avenue Kearny | Valencia, CA 91355

RANDY CUDE

Executive Vice President

661.414.2004

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DRE License #01005000

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COMMERCIAL REAL ESTATE, INC.

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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
2 nd	212	1,510	Corner Office - Four Offices	\$3,004

* Can be Combined



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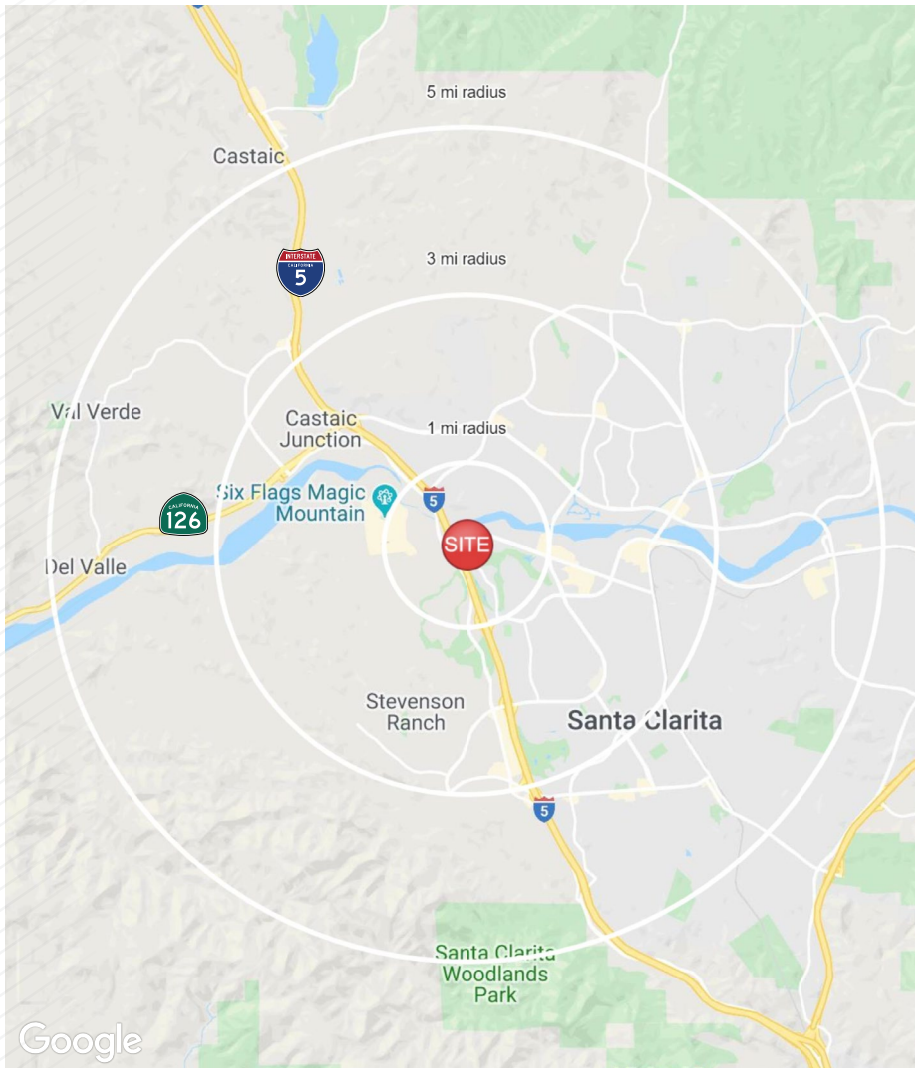
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Demographics



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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