

25050 AVENUE KEARNY, VALENCIA, CA

DARREN CASAMASSIMA

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DRE #01425638

JENNIFER DONALDSON

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COMMERCIAL REAL ESTATE SERVICES

Lee & Associates®- LA North/Ventura, Inc.

A Member of the Lee & Associates Group of Companies

15060 Ventura Blvd, Suite 100

Sherman Oaks, CA 91403

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All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





■ **ASKING RATE**

\$2.00/rsf

Includes utilities

■ **PARKING**

3.7/1,000 SF Free of Charge

■ **AMENITIES**

- Elevator Access
- Abundant Parking Free of Charge
- Professional Ownership and Management
- Convenient Location in the Heart of the Valencia Industrial Center

■ **AVAILABLE**

Suite 101: 891 RSF

Suite 113: 755 RSF

Suite 203: 945 RSF

Suite 204: 840 RSF*

Suite 205: 755 RSF*

Suite 208: 850 RSF**

Suite 209: 720 RSF**

**May be combined for 1,595 RSF*

***May be combined for 1,570 RSF*



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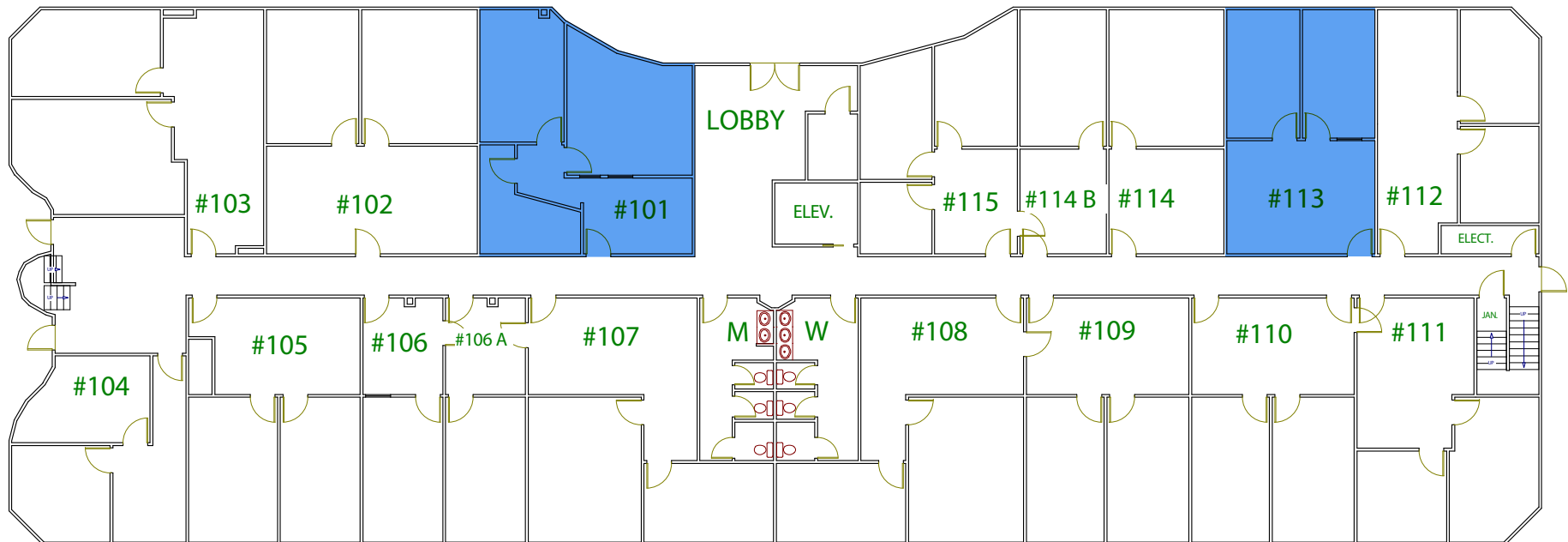
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FIRST FLOOR PLAN



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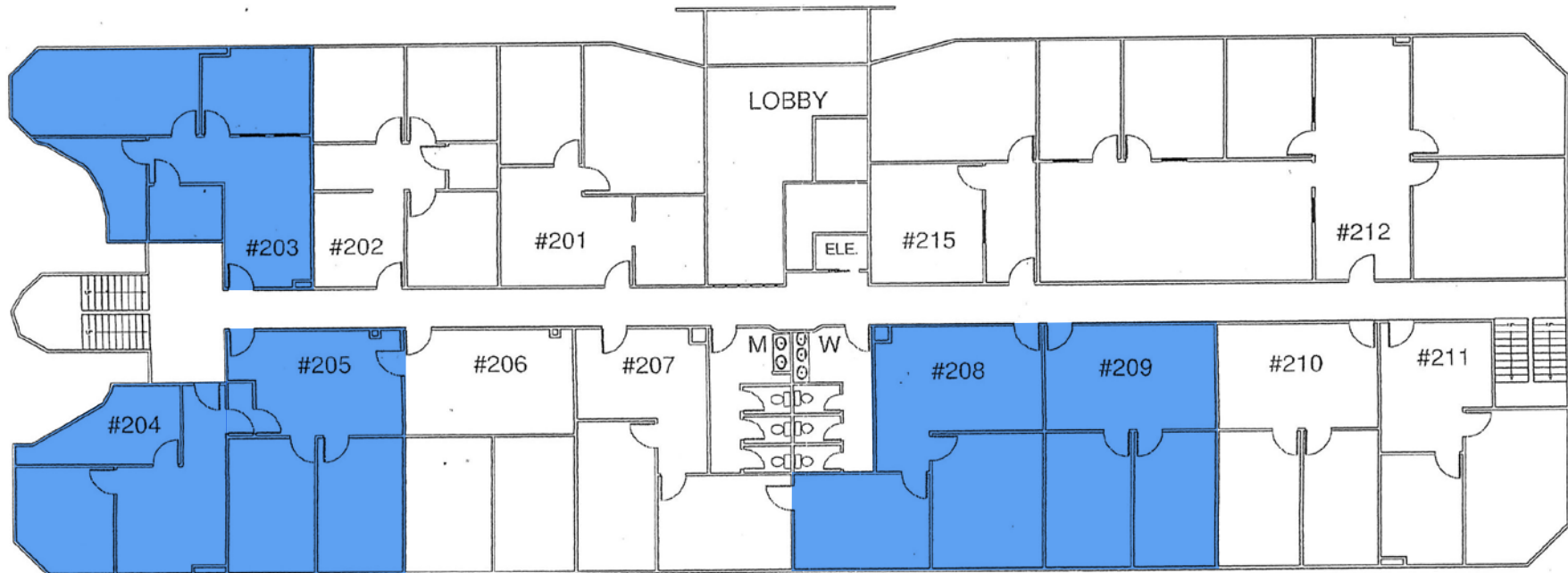
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SECOND FLOOR PLAN



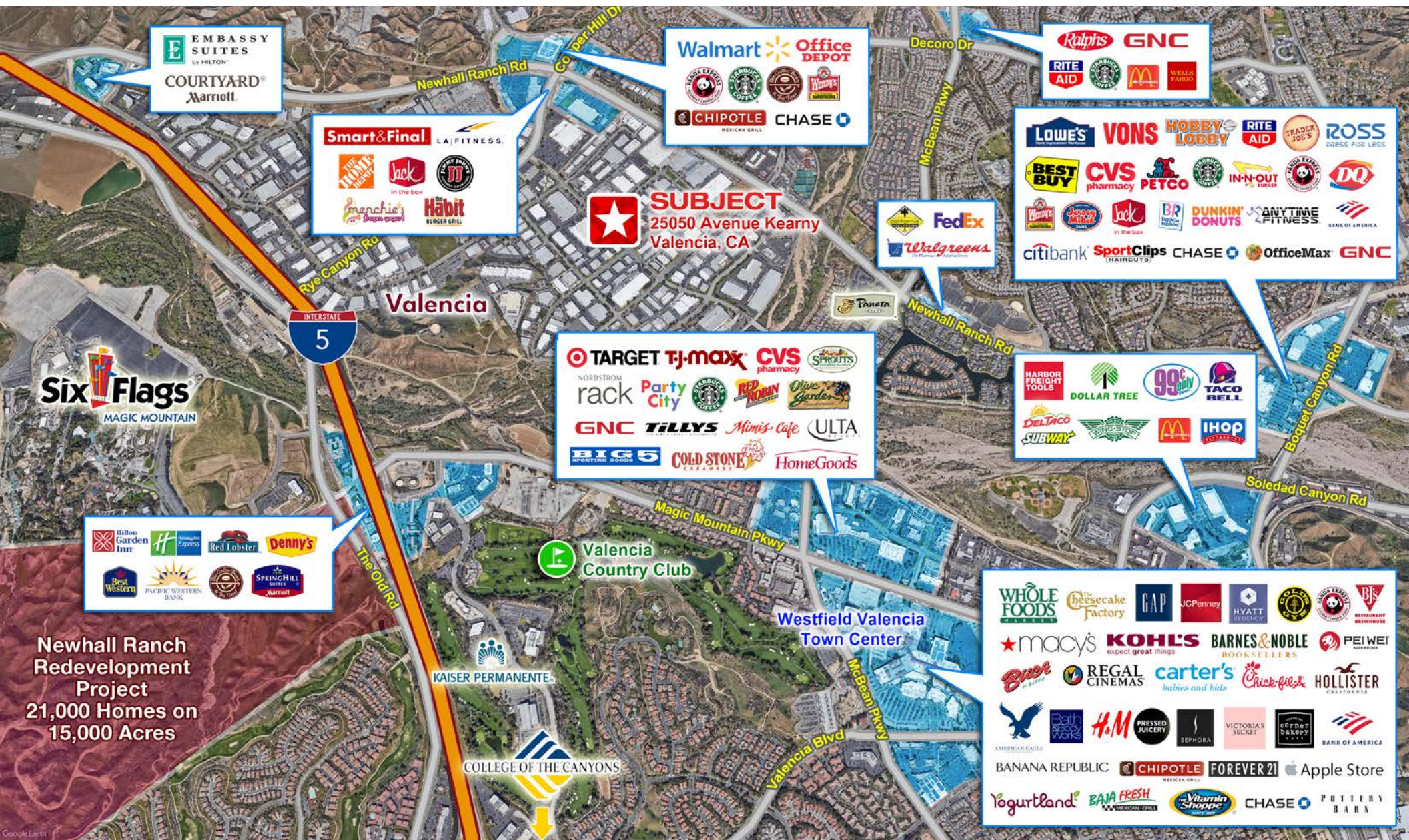
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EMBASSY SUITES
by HILTON
COURTYARD
Marriott

Smart & Final LA FITNESS
THE HOME DEPOT Jack in the Box
manchie's Italian Pizzeria Häbit BURGER GRILL

Walmart Office DEPOT
PANDA EXPRESS STARBUCKS HOPSON'S
CHIPOTLE CHASE

Ralphs GNC
RITE AID STARBUCKS McDonald's WELLS FARGO

LOWE'S VONS HOBBY LOBBY RITE AID TRADER JOE'S ROSS DRESS FOR LESS
BEST BUY CVS pharmacy PETCO STARBUCKS IN-N-OUT
Honey Bunches of Heaven Jack in the Box Dunkin' Donuts ANYTIME FITNESS BANK OF AMERICA
citibank SportClips CHASE OfficeMax GNC

SUBJECT
25050 Avenue Kearny
Valencia, CA

TARGET TJ-maxx CVS pharmacy SPROUTS
NORDSTROM rack Party City STARBUCKS RED ROBIN Olive Garden
GNC TILLYS Minis-Cafe ULTA
BIG 5 COLD STONE HomeGoods

HARBOR FREIGHT TOOLS DOLLAR TREE 99c ONLY TACO BELL
DEL TACO SUBWAY WINGS OUT McDonald's IHOP

Hilton Garden Inn Hampton Express Red Lobster Denny's
Best Western PACIFIC WESTERN BANK SPRINGHILL SUITES Marriott

**Newhall Ranch
Redevelopment
Project**
21,000 Homes on
15,000 Acres

Valencia
Country Club

Westfield Valencia
Town Center

KAISER PERMANENTE

COLLEGE OF THE CANYONS

WHOLE FOODS Cheesecake Factory GAP JCPenney HYATT LEGENDARY
macy's KOHL'S BARNES & NOBLE PEI WEI
Bucar's REGAL CINEMAS carter's babies and kids Chick-fil-e HOLLISTER
AMERICAN EAGLE Bath & Body Works H.M. PRESSED JUICERY SEPHORA VICTORIA'S SECRET GORHAM BAKERY BANK OF AMERICA
BANANA REPUBLIC CHIPOTLE FOREVER 21 Apple Store
Yogurtland BAVA FRESH Vitamin Shoppe CHASE POTTERY BARN



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