

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes in yellow, red, and blue from top to bottom.

# For Lease Industrial

26074 Avenue Hall  
Valencia, CA

A photograph of a modern industrial building with a grey facade and large glass windows. A large, leafy green tree stands in the foreground, partially obscuring the building. A blue SUV is parked in the asphalt parking lot in front of the building. The sky is clear and blue.

Accelerating success.

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# Building Highlights



## Availabilities:

Unit	Square Feet	Rate	Available
18	5,078	\$1.40 IG	Immediately
20	3,082	\$1.40 IG	Immediately

\* CAM charges are approximately \$0.22 PSF

## Building Highlights:

- Highly Improved Industrial Units
- 26' Clearance
- Fully Sprinklered
- High Image Campus Environment

Ralphs  
SUBWAY  
Bank of America  
Pizza Hut  
IT'S A GRIND  
COFFEE HOUSE

CHASE  
Office DEPOT  
JUICE IT UP!  
Little Caesars  
Wendy's  
CHIPOTLE MEXICAN GRILL  
PANDA EXPRESS  
Starbucks  
NUTRISHOP  
VITAMINS • SPORTS NUTRITION • WEIGHT LOSS

Jack In the box  
Starbucks

COURTYARD Marriott  
EMBASSY SUITES HOTELS

Scooters Jungle

Walmart

Smart & Final extra!  
usbank  
menchie's frozen yogurt  
LAIFITNESS.  
NiGize Lifestyle Cafe  
The Habit BURGER GRILL

Ralphs  
McDonald's  
RITE AID

UNITED STATES POSTAL SERVICE

SUBWAY

SUBJECT PROPERTY

The Paseo Club  
SUBWAY  
Domino's

Valley Marketplace  
Walgreens  
yogaworks  
california PIZZA KITCHEN  
Massage Envoy

Tommy's  
Starbucks  
Jack In the box  
ARCO  
DEL TACO

CROSSFIT RYE CANTON

ICE STATION  
Carl's Jr.

Panera BREAD

WORDSTROM  
rack Party City BLACK ANGUS  
HomeGoods Happy McDonald's Olive Garden Rubio's  
Jamba Juice Peet's Coffee & Tea

SPROUTS FARMERS MARKET  
Pier 1 Imports TARGET  
ULTRA Mimi's Cafe  
BIG 5 SPORTING GOODS

HARBOR FREIGHT TOOLS  
DOLLAR TREE  
sears  
99¢ ONLY  
McDonald's

Six Flags

Hilton Garden Inn  
McDonald's  
The Coffee Bean & Tea Leaf

Red Lobster Wendy's Chevron

Starbucks  
Denny's  
Best Western  
Holiday Inn Express

Valencia Country Club

FATBURGER  
Starbucks  
Bank of America

KAISER PERMANENTE  
KOHLS  
WHOLE FOODS MARKET

Henry Mayo  
Newhall Hospital

macy's  
JCPenney  
REGAL ENTERTAINMENT GROUP  
Cheesecake Factory  
POTTERY BARN  
RESTAURANT BREWHOUSE  
Brewery  
COLONY





# Market Overview

26074 Avenue Hall, Valencia, California, 91355  
1 mile radius

## Household & population characteristics



**\$193,041**

Median household income



**\$738,636**

Median home value



**83.6%**

Owner occupied housing units



**35.7**

Median age



**50.5%**

Female population



**58.1%**

% Married (age 15 or older)

## Annual lifestyle spending



**\$6,408**

Travel



**156**

Tickets to Movies



**\$181**

Theatre/Operas/Concerts



**\$179**

Admission to Sports Events



**\$14**

Online Gaming Services

## Households & population



**329**

Current total population



**320**

5 Year total population



**73**

Current total households



**71**

5 year total households

## Education

**2%**

No high school diploma



**12%**

High school graduate



**23%**

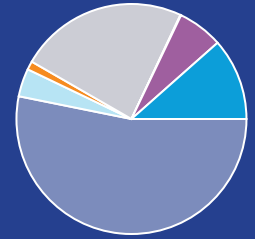
Some college



**63%**

Bachelor's/graduate/prof degree

## Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

## Business



**724**

Total businesses



**12,796**

Total employees

## Employment



**90%**

White collar



**6%**

Blue collar



**4%**

Services

**6.5%**

Unemployment rate

## Annual household spending



**\$4,993**

Apparel & Services



**\$424**

Computers & Hardware



**\$9,097**

Eating Out



**\$12,063**

Groceries



**\$13,808**

Health Care

FOR MORE INFORMATION,  
PLEASE CONTACT:

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Available SF 5,078 SF

Industrial For Lease - Hold

Building Size 56,572 SF



**Property Name:**

Valencia Industrial Center

**Address:**

26074 Avenue Hall, Unit 18, Santa Clarita, CA 91355

**Cross Streets:**

Avenue Stanford/Ave Hall

26' Clear Height  
 200 Amps, 277/480 Volts  
 Convenient Access to 5 & 126 Freeways

<b>Lease Rate/Mo:</b>	\$7,109	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	2,298 SF
<b>Lease Rate/SF:</b>	\$1.40	<b>Clear Height:</b>	26'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Industrial Gross / Op. Ex: \$0.22	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	5,078 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	5,078 SF	<b>A: 200 V: 277/480 Q: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 Years	<b>Const Status/Year Blt:</b>	Existing / 1987	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Wise HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces:</b>	12 / Ratio: 2.4:1	<b>Vacant:</b>	Yes
<b>Taxes:</b>	No	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	BP	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	Santa Clarita
<b>Zoning:</b>	BP			<b>APN#:</b>	2866-013-045-2866-013-046
<b>Listing Company:</b>	Colliers				
<b>Agents:</b>	<a href="mailto:christopher.ericckson@colliers.com">Christopher Erickson</a>				
<b>Listing #:</b>	44285705	<b>Listing Date:</b>	02/05/2026	<b>FTCF:</b>	CB300N00S000/A0AA
<b>Notes:</b>	Lessee to verify all information.				

Available SF 3,082 SF

Industrial For Lease

Building Size

56,572 SF



**Property Name:**

Valencia Industrial Center

**Address:**

26074 Avenue Hall, Unit 20, Santa Clarita, CA 91355

**Cross Streets:**

Avenue Stamford/Ave Hall

Multi-Tenant Building  
 26' Clear Height  
 200 Amps, 277/480 Volts  
 Convenient Access to 5 & 126 Freeways

<b>Lease Rate/Mo:</b>	\$4,315	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	1,950 SF
<b>Lease Rate/SF:</b>	\$1.40	<b>Clear Height:</b>	26'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Industrial Gross / Op. Ex: \$0.22	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	3,082 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	850 SF
<b>Minimum SF:</b>	3,082 SF	<b>A: 200 V: 277/480 O: 3 W: 4</b>		<b>Include In Available:</b>	Yes
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 Years	<b>Const Status/Year Blt:</b>	Existing / 1987	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 8 / Ratio:</b>	2.6:1/	<b>Vacant:</b>	Yes
<b>Taxes:</b>	No	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	BP	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	Santa Clarita
<b>Zoning:</b>				<b>APN#:</b>	2866-013-045,2866-013-046
<b>Listing Company:</b>	Colliers				
<b>Agents:</b>	<a href="mailto:christopher.erickson@colliers.com">Christopher Erickson 661-253-5207</a> , <a href="mailto:John.Erickson@colliers.com">John Erickson 661-253-5202</a> , <a href="mailto:Cole.Taylor@colliers.com">Cole Taylor 661-253-5271</a>				
<b>Listing #:</b>	41057868	<b>Listing Date:</b>	09/11/2024	<b>FTCF:</b>	CB250N000S000/A0AA
<b>Notes:</b>	Lessee to verify all information.				