

25520

AVENUE STANFORD

UNITS 301, 303 & 315

25520



\$1.45/SF/MO FOR THE FIRST 6 MONTHS

CBRE

PROPERTY INFORMATION

- › New Ownership, Substantial Renovations Underway
- › Professionally Managed
- › Vacant & Available Now
- › Grade Level Loading
- › Immediate Access to I-5 Freeway
- › Close to Retail Amenities & Valencia Town Center
- › Parking Available

25520 - Unit 301

Size (SF)	1,760 SF
Lease Rate	Months 1-6: \$1.45 MG/SF/mo (minimum 3 year term) Months 7+: \$1.85 MG/SF/mo + Annual COLA
Estimated Operating Expenses	Est. \$0.15/SF/mo
Grade Level Doors	1 (10'x10')
Clear Height	12'
Office SF	263 SF
Power	200 A, 120/208 V
Restrooms	1

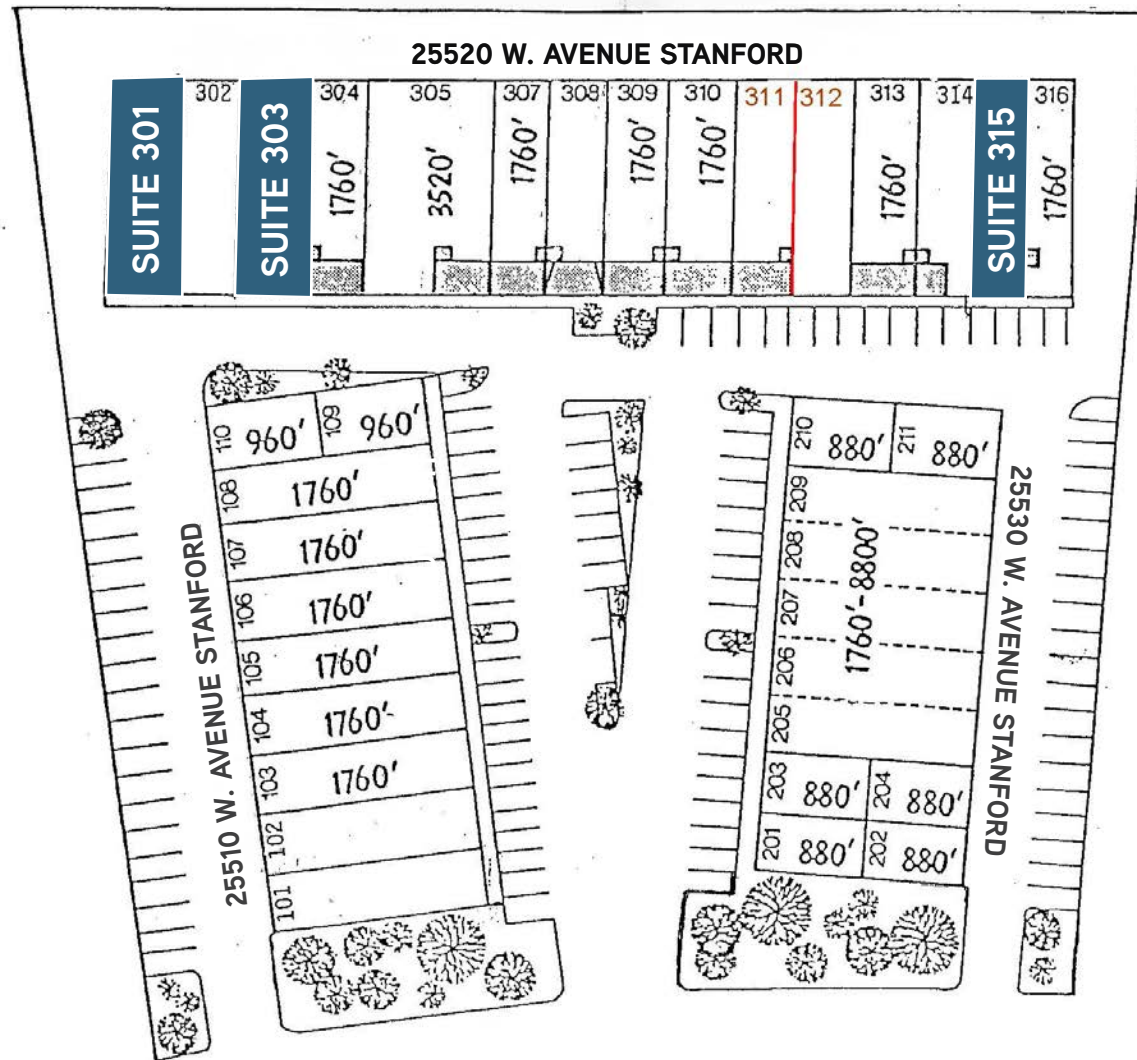
25520 - Unit 303

Size (SF)	1,760 SF
Lease Rate	Months 1-6: \$1.45 MG/SF/mo (minimum 3 year term) Months 7+: \$1.85 MG/SF/mo + Annual COLA
Estimated Operating Expenses	Est. \$0.15/SF/mo
Grade Level Doors	1 (10'x10')
Clear Height	12'
Office SF	263 SF
Power	200 A, 120/208 V
Restrooms	1

25520 - Unit 315

Size (SF)	1,760 SF
Lease Rate	Months 1-6: \$1.45 MG/SF/mo (minimum 3 year term) Months 7+: \$1.85 MG/SF/mo + Annual COLA
Estimated Operating Expenses	Est. \$0.15/SF/mo
Grade Level Doors	1 (10'x10')
Clear Height	12'
Office SF	263 SF
Power	200 A, 120/208 V
Restrooms	1

SITE PLAN





INTERIOR PHOTOS



AMENITIES MAP

EATERIES

- 1 Jack in the Box
- 2 Original Tommy's
- 3 Del Taco
- 4 Jimmy Deans
- 5 McDonald's
- 6 Teen Titans Tower Pizza
- 7 Wendy's
- 8 Red Lobster
- 9 In-N-Out Burger
- 10 Denny's
- 11 Sam's Flaming Grill
- 12 Crazy Otto's Diner
- 13 Azul Tequila
- 14 Tokyo Sushi
- 15 Crumbl Cookies
- 16 Chop Stop
- 17 Masa Ramen
- 18 Red Robin
- 19 Jamba
- 20 Rubio's
- 21 Olive Garden
- 22 Madre Restaurant
- 23 Ooh La La Panini
- 24 Cold Stone Creamery
- 25 Zankou Chicken
- 26 BSC Bakery Café
- 27 Jersey Mike's
- 28 Presto Pasta
- 29 Hook Burger
- 30 See's Candies
- 31 Mim's Cafe
- 32 Chick-fil-A
- 33 Chipotle
- 34 Crab N' Spice
- 35 Salt Creek Grille
- 36 BJ's Restaurant
- 37 Greater Pacific
- 38 The Cheesecake Factory
- 39 Black 'N Blue
- 40 Buca di Beppo
- 41 California Pizza Kitchen
- 42 Marston's Restaurant
- 43 Sabor Cocina Mexicana
- 44 Eggs 'n' Things
- 45 Q&Q Hawaiian bbq
- 46 Italia
- 47 Pizza Di Marco
- 48 Maria's Italian Deli
- 49 Leo's Grill
- 50 The Habit Burger Grill
- 51 Olive Terrace Bar & Grill
- 52 Teriyaki Madness
- 53 Chronic Tacos
- 54 Paik's Noodle
- 55 Panda Express
- 56 Taco Bell
- 57 Popeyes
- 58 Las Delicias Sport Taqueria
- 59 Ameci Pizza & Pasta
- 60 Wingstop
- 61 Pizza Hut
- 62 Fatburger

SHOPPING

- 1 Whole Foods Market
- 2 Gap
- 3 Claire's
- 4 Finish Line
- 5 Forever 21
- 6 Express
- 7 Bath & Body Works
- 8 Lululemon
- 9 Sephora
- 10 Lovesac
- 11 Vans
- 12 Zumiez
- 13 Pottery Barn
- 14 Color Me Mine
- 15 Men's Wearhouse
- 16 Sprouts Farmers Market
- 17 Ralphs
- 18 The UPS Store
- 19 Five Below
- 20 Big 5 Sporting Goods
- 21 HomeGoods
- 22 Nordstrom Rack
- 23 Tillys
- 24 T-Mobile
- 25 Target
- 26 Apple
- 27 Chase Bank
- 28 The Home Depot
- 29 Valley Produce
- 30 Smart & Final Extra!
- 31 Walmart
- 32 Office Depot
- 33 BevMo!
- 34 Subaru Dealership
- 35 Lexus
- 36 Infiniti
- 37 Macy's
- 38 JCPenney
- 39 H&M
- 40 Carter's

FITNESS

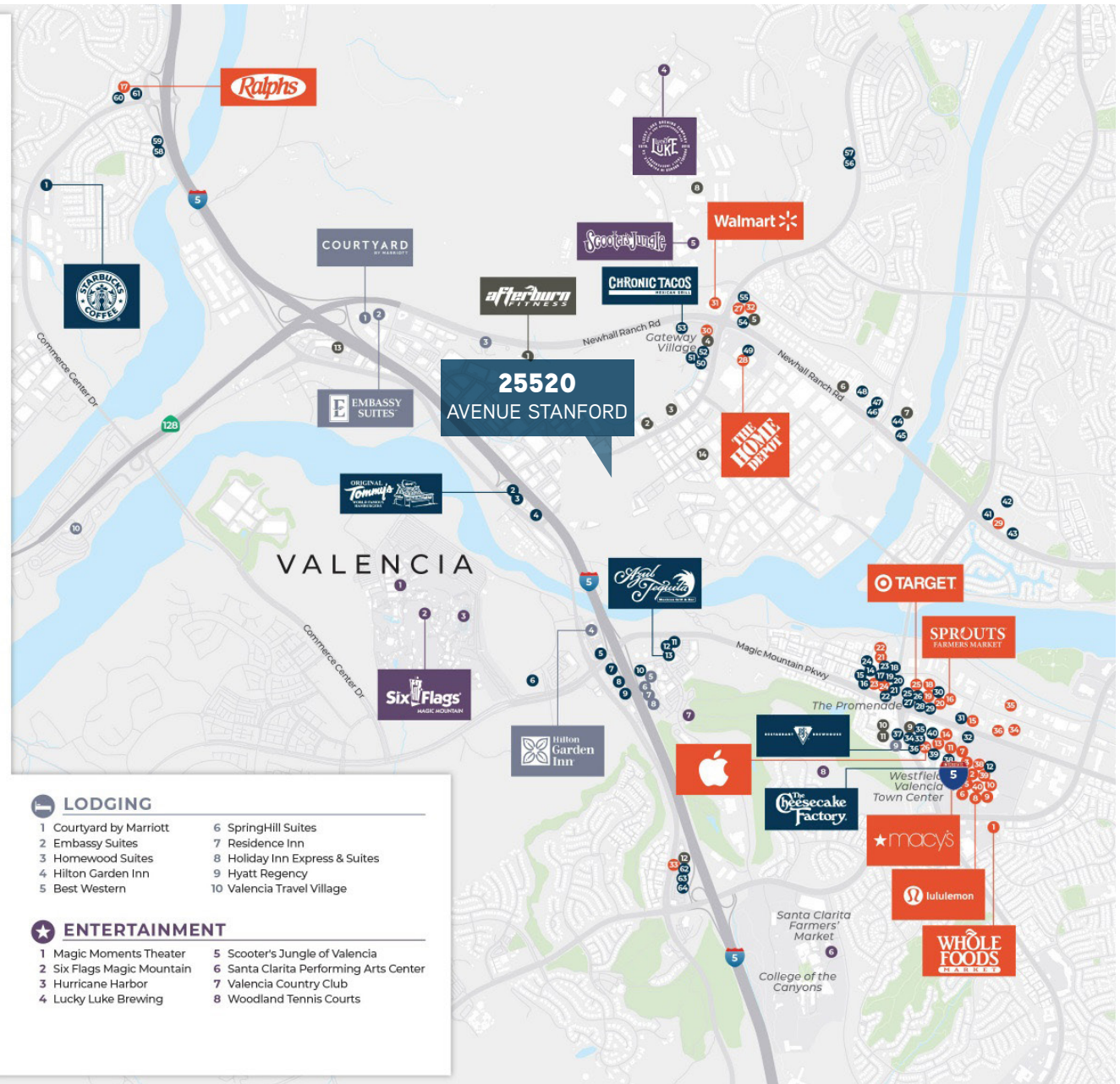
- 1 Afterburn Fitness
- 2 CrossFit Rye Canyon
- 3 Santa Clarita Sports Center
- 4 LA Fitness
- 5 9Round
- 6 Ekata Training Center
- 7 The Paseo Club
- 8 My Gym
- 9 Gold's Gym
- 10 Henry Mayo Fitness & Health
- 11 Flex 'N Burn
- 12 Get Sweat Studio
- 13 True Barre
- 14 Mind Body & Soul

LODGING

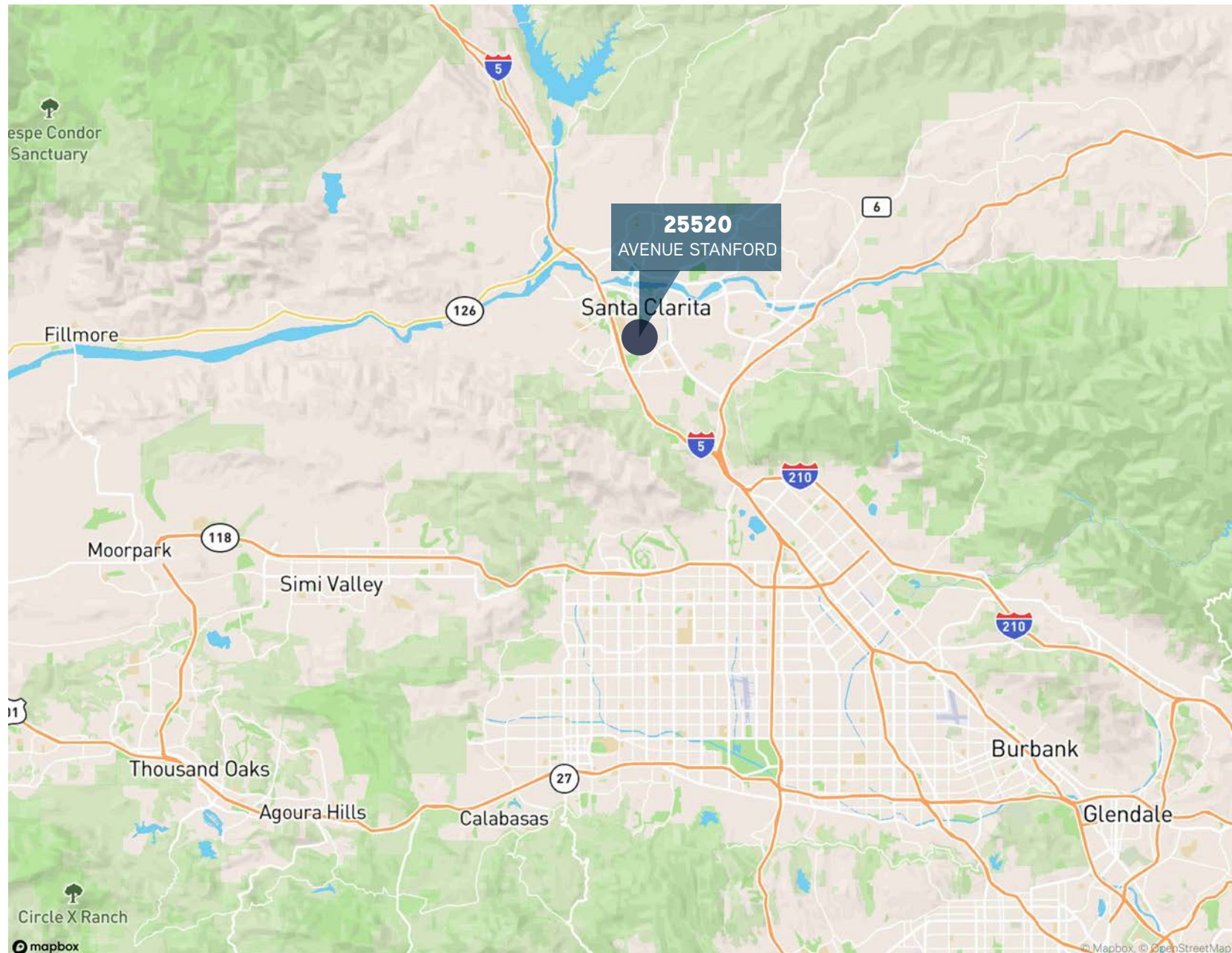
- 1 Courtyard by Marriott
- 2 Embassy Suites
- 3 Homewood Suites
- 4 Hilton Garden Inn
- 5 Best Western
- 6 SpringHill Suites
- 7 Residence Inn
- 8 Holiday Inn Express & Suites
- 9 Hyatt Regency
- 10 Valencia Travel Village

ENTERTAINMENT

- 1 Magic Moments Theater
- 2 Six Flags Magic Mountain
- 3 Hurricane Harbor
- 4 Lucky Luke Brewing
- 5 Scooter's Jungle of Valencia
- 6 Santa Clarita Performing Arts Center
- 7 Valencia Country Club
- 8 Woodland Tennis Courts



REGIONAL MAP



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