

FOR LEASE



## Multi-Tenant Industrial Park

25030-25040 Avenue Tibbitts

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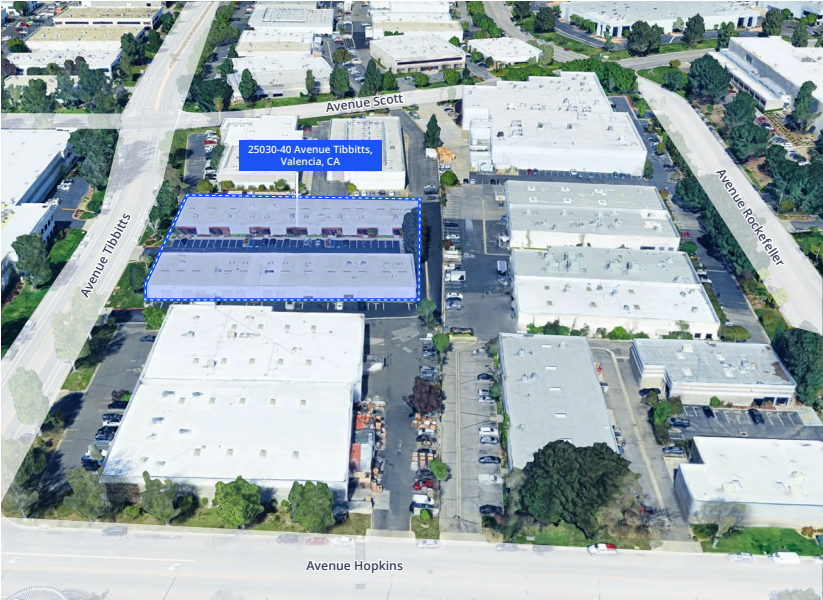


# Multi-Tenant Industrial Park










25030-25040 AVENUE TIBBITTS

| Unit | SF    | Rate                 |
|------|-------|----------------------|
| F    | 4,320 | \$1.40 PSF, IG + CAM |
| P    | 4,220 | \$1.40 PSF, IG + CAM |

CAM Fee is approximately \$0.12 PSF



## Property Highlights

-  14' Clear Height
-  Functional Layout with Minimal Office
-  Low CAM Fees
-  2:1,000 Parking Ratio
-  Ground Level Loading
-  Recently Renovated Units
-  High Image Multi-Tenant Building
-  Convenient Access to I-5 and 126 Freeways
-  Close to Retail Amenities & Valencia Town Center



**COURTYARD**  
BY MARRIOTT  
EMBASSY SUITES  
by Hilton

HOMESWOOD SUITES  
Hilton

LAIFITNESS. Smart & Final  
COPPER HILL BBQ  
PATRÓN'S  
the Habit  
menchie's

Walmart

POPEYES  
STARBUCKS  
TACO BELL

Office DEPOT  
CHASE  
Starbucks  
Wendy's  
Juice It Up  
NUTRI SHOP  
Urbane Cafe

Ralphs planet fitness  
McDonald's  
W&F CREEK  
WELLS FARGO

Valencia High School  
Starbucks  
Coca-Cola

afterburn  
FITNESS

POCOCK  
RESTAURANT

THE PASEO CLUB  
Domino's  
SUBWAY

Valley Marketplace  
Walgreens  
MARSTON'S  
TESLA Supercharger  
MOOYAH

7-Eleven  
Starbucks  
Tombi's  
Jack  
DEL TACO

TRADER JOE'S  
SEAFOOD CITY  
petco  
Hobby Lobby  
DO  
Jack  
POPEYES

Hilton Garden Inn  
McDonald's  
Shell  
COPPER HILL BBQ

Holiday Inn Express  
Denny's  
SPRINGHILL SUITES  
Residence INN  
YOGIS GRILL  
Starbucks

HomeGoods  
Tilly's  
TJ-maxx  
CAVA  
RED ROBIN  
Olive Garden  
crumbl  
Pete's Coffee & Tea

Panera BREAD

LOWE'S  
IN-N-OUT  
BURGER  
PANDA EXPRESS  
DUNKIN' DONUTS

Six Flags  
MAGIC MOUNTAIN

Chevron

Red Lobster  
IN-N-OUT  
BURGER  
Chick-fil-ah  
Wendy's

FATBURGER  
BevMo!  
SUBWAY  
ROBEKS  
PANDA EXPRESS  
Starbucks  
LOCAL  
pub & grill

Valencia Country Club

HYATT REGENCY

UNITED STATES  
POSTAL SERVICE

SPROUTS  
FARMERS MARKET  
five BELOW  
Total Wine  
& MORE  
ULTA  
BIG B  
85°C Bakery Cafe  
WELLS FARGO

HARBOR FREIGHT TOOLS  
DOLLAR TREE  
SUBWAY  
McDonald's  
TACO BELL

BARNES & NOBLE  
Black Bear Diner  
FIREHOUSE  
SUBS

The Oaks Club  
at Valencia

COLLEGE OF THE CANYONS

ISLANDS  
Cafe Rio  
MEXICAN GRILL  
Philz Coffee  
Mendocino Farms  
KOHL'S  
WHOLE FOODS  
CORNER BAKERY  
USbank

Valencia Town Center  
macy's  
JCPenney  
REGAL  
FISH GRILL  
POTTERY BARN  
Apple  
H&M  
The Cheesecake Factory  
FISH GRILL  
POTTERY BARN  
Lacita's  
BAR-B-QUE  
SIT CREEK  
GRILLE  
Buck  
LAZY DOG  
Chick-fil-ah

For more information, contact:

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Colliers 6324 Canoga Avenue, Suite 100, Los Angeles, CA 91367 | 818-905-5800

Available SF 4,320 SF Industrial For Lease Building Size 19,244 SF



**Property Name:** Valencia Industrial Center  
**Address:** 25030 Avenue Tibbitts, Unit F, Valencia, CA 91355  
**Cross Streets:** Avenue Tibbitts/Avenue Hopkins

Valencia Industrial Center  
 Multi-Tenant Building  
 Convenient Access to 5 & 126 Fwys  
 Close to Retail Amenities & Valencia Town Center Mall

|                       |                                   |                                    |                   |                              |               |
|-----------------------|-----------------------------------|------------------------------------|-------------------|------------------------------|---------------|
| <b>Lease Rate/Mo:</b> | \$6,048                           | <b>Sprinklered:</b>                | Yes               | <b>Office SF / #:</b>        | 800 SF        |
| <b>Lease Rate/SF:</b> | \$1.40                            | <b>Clear Height:</b>               | 14'               | <b>Restrooms:</b>            | 2             |
| <b>Lease Type:</b>    | Industrial Gross / Op. Ex: \$0.12 | <b>GL Doors/Dim:</b>               | 3                 | <b>Office HVAC:</b>          | Heat & AC     |
| <b>Available SF:</b>  | 4,320 SF                          | <b>DH Doors/Dim:</b>               | 0                 | <b>Finished Ofc Mezz:</b>    | 0 SF          |
| <b>Minimum SF:</b>    | 4,320 SF                          | <b>A: 400 V: 120/208 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 Bt:</b>       | Existing / 1988   | <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:</b>             | 8 / Ratio: 1.9:1/ | <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>APNH:</b>                 | 2866-018-092  |

**Listing Company:** Colliers  
**Agents:** [John Erickson 661-253-5202](mailto:John.Erickson@colliers.com), [Christopher Erickson 661-253-5207](mailto:Christopher.Erickson@colliers.com), [Cole Taylor 661-253-5271](mailto:Cole.Taylor@colliers.com)

**Listing #:** 42098159 **Listing Date:** 03/12/2025 **FTCF:** CB250N000S000

**Notes:** CAM Fee is approximately \$0.12 PSF. Lessee to verify all information.



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Colliers 6324 Canoga Avenue, Suite 100, Los Angeles, CA 91367 | 818-905-5800

Available SF 4,220 SF Industrial For Lease Building Size 19,244 SF



**Property Name:** Valencia Industrial Center  
**Address:** 25030 Avenue Tibbitts, Unit P, Valencia, CA 91355  
**Cross Streets:** Avenue Tibbitts/Avenue Hopkins

Valencia Industrial Center  
 Multi-Tenant Building  
 Convenient Access to 5 & 126 Fwys  
 3 Ground Level Loading Doors  
 Close to Retail Amenities & Valencia Town Center Mall

|                       |                                   |                                    |                   |                              |               |
|-----------------------|-----------------------------------|------------------------------------|-------------------|------------------------------|---------------|
| <b>Lease Rate/Mo:</b> | \$5,908                           | <b>Sprinklered:</b>                | Yes               | <b>Office SF / #:</b>        | 1,462 SF      |
| <b>Lease Rate/SF:</b> | \$1.40                            | <b>Clear Height:</b>               | 14'               | <b>Restrooms:</b>            | 2             |
| <b>Lease Type:</b>    | Industrial Gross / Op. Ex: \$0.12 | <b>GL Doors/Dim:</b>               | 3                 | <b>Office HVAC:</b>          | Heat & AC     |
| <b>Available SF:</b>  | 4,220 SF                          | <b>DH Doors/Dim:</b>               | 0                 | <b>Finished Ofc Mezz:</b>    | 0 SF          |
| <b>Minimum SF:</b>    | 4,220 SF                          | <b>A: TBD V; TBD Q; TBD W; TBD</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 Bt:</b>       | Existing / 1988   | <b>Include In Available:</b> | No            |
| <b>Sale Price:</b>    | NFS                               | <b>Whse HVAC:</b>                  | No                | <b>Possession:</b>           | 07/01/2025    |
| <b>Sale Price/SF:</b> | NFS                               | <b>Parking Spaces:</b>             | 8 / Ratio: 1.9:1/ | <b>Vacant:</b>               | No            |
| <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>APNH:</b>                 | 2866-018-092  |

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**Listing #:** 42733771  
**Notes:** Lessee to verify all information. CAM fee is approximately \$0.12 PSF. **FTCF:** CB250N000S000



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