



Paragon Business Center

Small Office Suites For Lease

- Move In Ready! -
AT&T & Spectrum Fiber Available

25020, 25030, 25031, 25060 & 25061 Avenue Stanford | Valencia, Ca

**For More Information,
Please Contact:**

This Campus Is Managed By:

ASPEN MANAGEMENT

John Erickson
Lic. 00977578
661.253.5202

john.erickson@colliers.com

Christopher Erickson
Lic. 01966495
661.253.5207

christopher.erickson@colliers.com

Cole Taylor
Lic. 02042569
661.253.5271

cole.taylor@colliers.com



About Paragon Business Center



Building Highlights:

- Spectrum cable / fiber and AT&T fiber available
- FedEx full service office on-site
- Property management on-site
- High identity signage opportunities
- Beautifully landscaped campus environment
- Located in Valencia Industrial Center on the corner of Avenue Scott and Avenue Stanford

Location Highlights:

- Direct access to I-5, Highway 126 & the Cross Valley Connector (Newhall Ranch Road)
- Minutes from Valencia Town Center Mall
- Close to restaurants, retail & daycare amenities
- Walking distance to bus stop



Valencia
Commerce
Center

Valencia
Industrial
Center

Retail
Amenities

TPC

So. Cal
Innovation
Park

Subject

Retail
Amenities

Valencia
Town
Center

Magic
Mountain

Valencia
Country
Club

Magic Mountain Pkwy
Valencia Blvd

Newhall Ranch

College
of the
Canyons

Henry
Mayo
Hospital

Henry Mayo Dr

Golden State Hwy

Orchard Village

Bouquet Canyon Rd

San Fernando Rd

Availabilities

25030 Avenue Stanford - (Flex)

Suite	SF	Rate/SF	Available
40/210	2,174	\$1.45 IG	Immediately

**CAM Fee is approximately \$0.20 PSF*

25061 Avenue Stanford - (Flex)

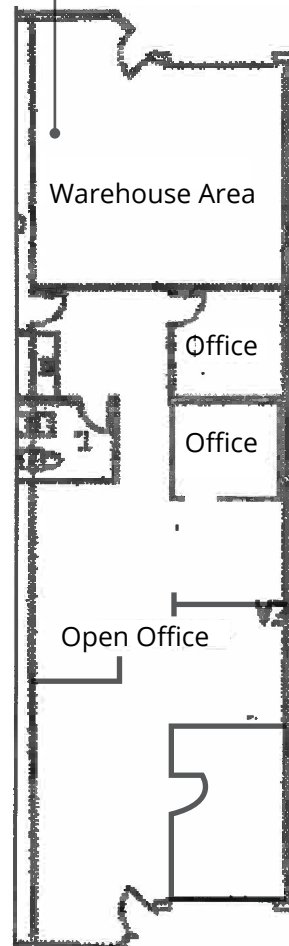
Suite	SF	Rate/SF	Available
10	3,771	\$1.45 IG	30 Days

**CAM Fee is approximately \$0.20 PSF*

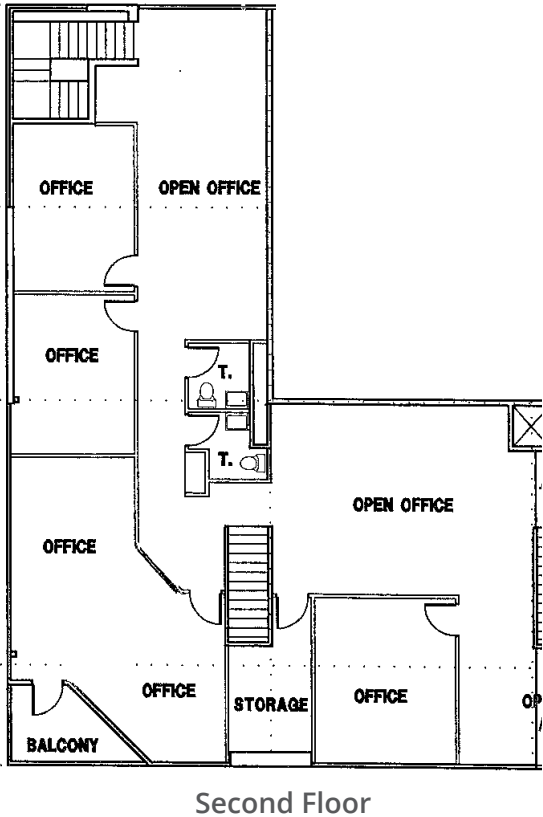
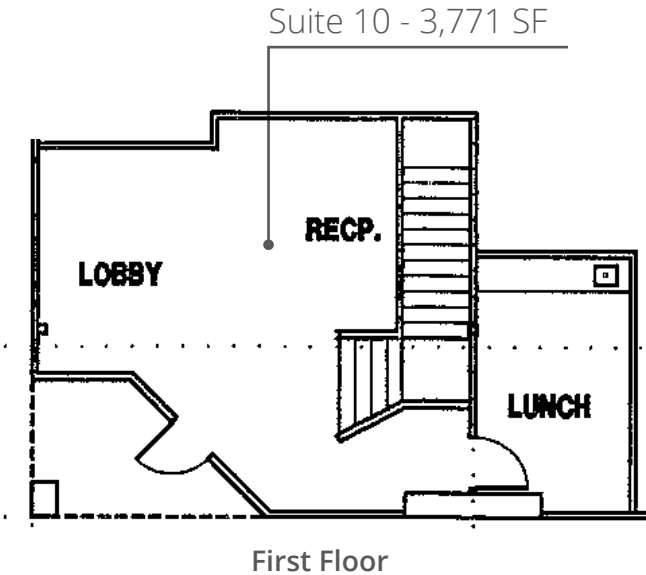


Floor Plans - Bldg. 25030

Suite 40/210 - 2,174 SF



Floor Plans - Bldg. 25061



Pizza Hut
SUBWAY
Ralphs
Bank of America

Marriott
EMBASSY SUITES
HOTELS

Jack
in the box
Starbucks

UNITED STATES
POSTAL SERVICE

COMMUNITY BANK

Scooters Jungle

Walmart

CHASE
Office
DEPOT
JUICE IT UP!

Little Caesars
Wendy's
CHIPOTLE
MEXICAN BURELL
PANDA EXPRESS
STARBUCKS

Carl's Jr.
7
ELEVEN

usbank
Smart&Final

LA|FITNESS

menchie's
frozen yogurt

NiGize
Lifestyle Cafe

PIELOBI
PIZZERIA

The Coffee Bean
& Tea Leaf

the Habit
BURGER GRILL

ICE STATION

The Paseo Club
Valencia

SUBWAY

Tommy's
Starbucks
Shell
Jack
in the box
DEL TACO
ARCO

CROSSFIT
FYE CANYON

THE HOME
DEPOT
Jack
in the box

NUTRISHOP
VITAMINS • SPORTS NUTRITION • WEIGHT LOSS
SUBWAY
Domino's

Valencia
Heritage
Park

Panera
BREAD

HARBOR FREIGHT TOOLS
DOLLAR TREE
sears

Six Flags

Hilton

Starbucks
Denny's
Best Western
Holiday Inn
Express

NORDSTROM
1 RACK
Be HomeGoods
Happy
McDonald's

BIG 5
SPORTING GOODS
SPROUTS
FARMERS MARKET
99¢ ONLY
McDonald's
ULTA
REBEAUTY
TARGET

Wendy's
Chevron
Red Lobster

Valencia
Country
Club

FATBURGER
Starbucks
Bank of America

KAISER
PERMANENTE
KOHL'S
WHOLE
FOODS
MARKET

Henry Mayo
Newhall Hospital

JCPenney
SUBWAY
The Coffee Bean
& Tea Leaf
Starbucks

For more information,
please contact:

John Erickson

Lic. 00977578

661.253.5202

john.erickson@colliers.com

Chris Erickson

Lic. 01966495

661.253.5207

christopher.erickson@colliers.com

Cole Taylor

Lic. 02042569

661.253.5271

cole.taylor@colliers.com

Colliers

6324 Canoga Avenue

Suite 100

Woodland Hills, CA 91367

www.colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.