Bank of America Tower

23929 Valencia Blvd.,Valencia, CA 91355

For Lease | Premier Office Space In Valencia

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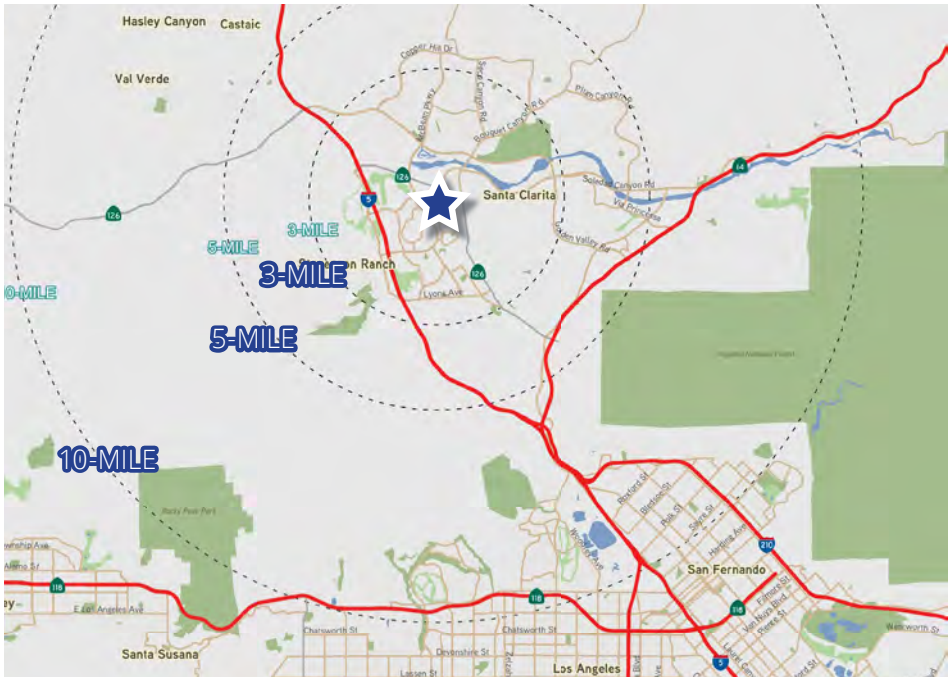
About

- Class “A” Office Building
- Modernized Lobby
- State of the Art Building HVAC Controls
- Elegantly Renovated Restrooms
- Highly Image Valencia Boulevard Locations
- Immediate Occupancy Available
- Convenient Surface Parking
- Recently Renovated Common Areas
- Efficient Rectangular Floor Plates

Location

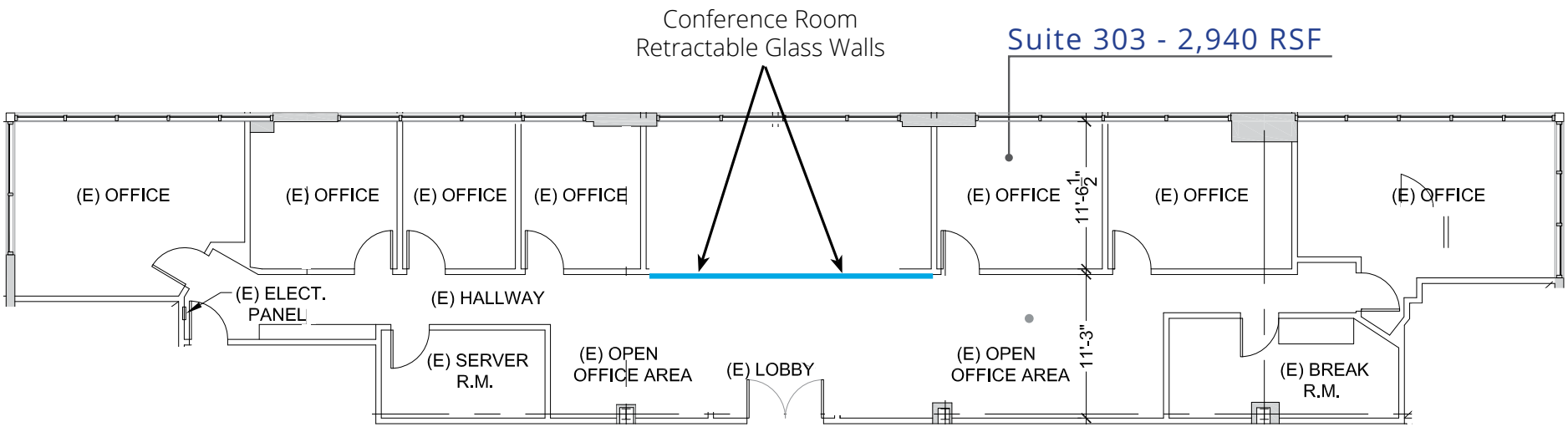
- Central Santa Clarita Valley Location
- Walking Distance to Westfield Town Center Mall
- Immediately Adjacent to City Hall and Courthouse
- Close Proximity to Golden State (5) Freeway
- Abundant Area Amenities (See Amenities Map)



Availability

Suite #	Rsf	Rate/Rsf	Available
303	2,940	$2.90 FSG	Immediately

Floor Plan


Conference Room
Retractable Glass Walls
Suite 303 - 2,940 RSF
(E) OFFICE
(E) OFFICE
(E) OFFICE
(E) OFFICE
(E) OFFICE
(E) OFFICE
(E) OFFICE
11'-6 1/2"
11'-3"
(E) ELECT. PANEL
(E) HALLWAY
(E) SERVER R.M.
(E) OPEN OFFICE AREA
(E) LOBBY
(E) OPEN OFFICE AREA
(E) BREAK R.M.

Suite 303

Valencia Country Club
Hyatt Hotel
Crossroads Shopping Center
Westfield Town Center Mall
City Hall
Bank of America Tower
Courthouse
Valencia Blvd

Market Overview

23929 Valencia Blvd, Valencia, California, 91355
1.5 mile radius

Household & population characteristics

$107,695
Median household income

$642,871
Median home value

63.6%
Owner occupied housing units

40.5
Median age

51.6%
Female population

57.8%
% Married (age 15 or older)

Annual lifestyle spending

$3,775
Travel

$127
Theatre/operas/ concerts

$127
Movies/museums/ parks

$98
Sports events

$8
Online games

Households & population

26,907
Current total population

26,731
5 Year total population

10,696
Current total households

10,570
5 year total households

Education

4%
No high school diploma

13%
High school graduate

34%
Some college

48%
Bachelor's/graduate/prof degree

Annual household spending

$2,975
Apparel & services

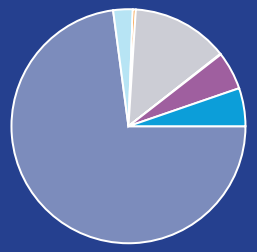
$248
Computers & hardware

$5,334
Eating out

$7,432
Groceries

$8,104
Health care

Race



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

Business

1,804
Total businesses

24,582
Total employees

Employment

81%
White collar

10%
Blue collar

9%
Services

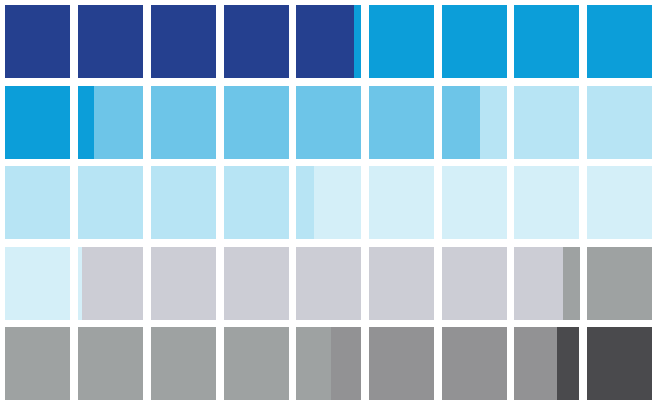
7.0%
Unemployment rate

Population Trends & Key Indicators

23929 Valencia Blvd, Valencia, California, 91355 | 1.5 mile radius

26,907	10,696	2.50	40.5	$107,695	$642,871	159	90	62
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Population by age



Age 0-9 (%)	(11%)	Age 10-19 (%)	(12%)	Age 20-29 (%)	(12%)	Age 30-39 (%)	(15%)
Age 40-49 (%)	(13%)	Age 50-59 (%)	(15%)	Age 60-69 (%)	(13%)	Age 70-79 (%)	(7%)
Age 80+ (%)	(3%)						

Mortgage indicators

$16,235
Avg spent on mortgage & basics

25.0%
Percent of income for mortgage

Population by generation

5.0%
Greatest gen: born 1945/earlier

22.4%
Baby boomer: born 1946 to 1964

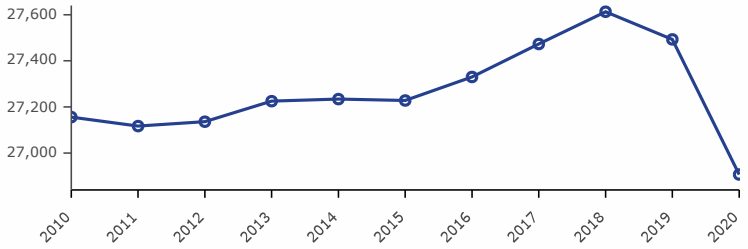
22.0%
Generation x: born 1965 to 1980

25.0%
Millennial: born 1981 to 1998

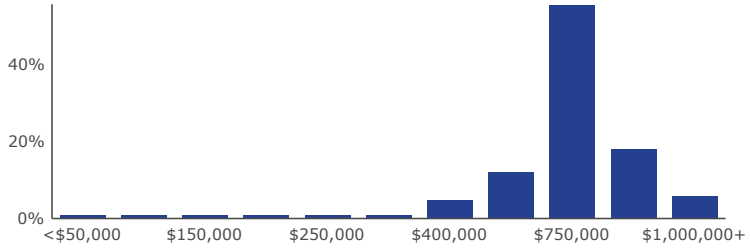
20.6%
Generation z: born 1999 to 2016

5.1%
Alpha: born 2017 to present

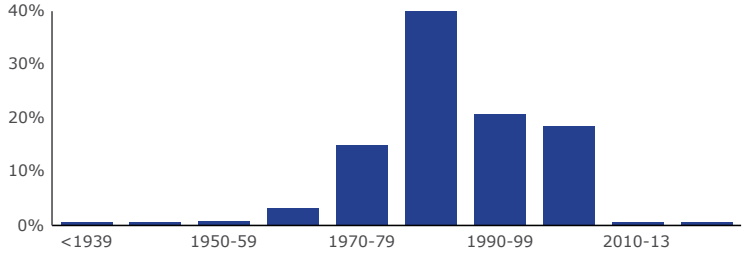
Historical trends: population



Home value



Housing: year built



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U.S. Census Bureau, Esri forecasts for 2021 and 2026, Esri Vintage 2021 Time Series

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