



COMMERCIAL
REAL ESTATE
the sign of a profitable property



23734

OFFICE SPACES AVAILABLE

23734 Valencia Blvd, Valencia, CA 91355



ARMEN TCHAPANIAN
(818) 697-9362 | armen@ilicre.com
DRE#02041876



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.ilicre.com - DRE #01834124

PROPERTY FEATURES

23734 Valencia Blvd, Valencia, CA 91355







APPROX. 800 - 3,600 SF

RETAIL/OFFICE SPACES AVAILABLE

- ✓ Three (3)-story office building
- ✓ Professional and financial tenant mix
- ✓ Very clean units accommodating different size needs
- ✓ Elevator access
- ✓ Wrap-around parking

AREA AMENITIES

- ✓ Convenient access to I-5 freeway
- ✓ Next to Valencia Town Center, Valencia Country Club, Dealerships, Hyatt Valencia Hotel, LA County Government Complex and more

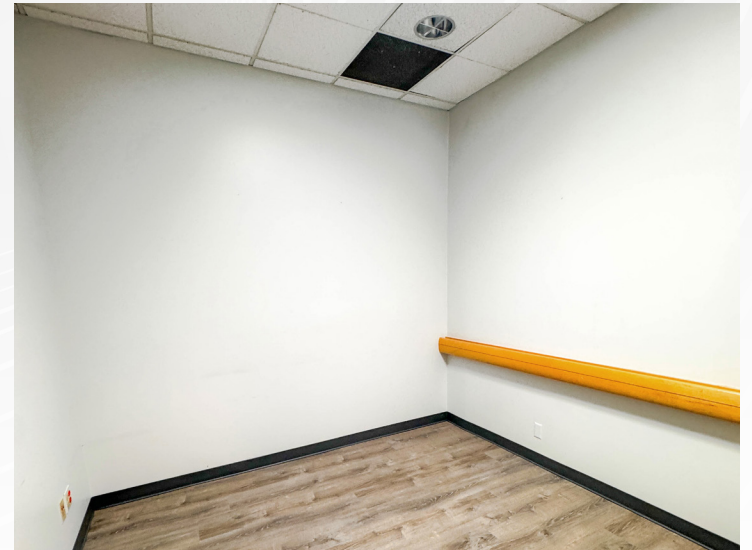
— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	12,816	97,429	196,734
 Avg. HH Income	\$137,750	\$146,920	\$154,021
 Daytime Pop	11,864	92,103	189,075
 Traffic Count	± 39,001 CPD ON VALENCIA BLVD		

OFFICE SPACES
VALENCIA, CA

UNIT 100-A

23734 Valencia Blvd, Valencia, CA 91355

±3,600 SF | OFFICE SPACE



OFFICE SPACES
VALENCIA, CA

UNIT 205

23734 Valencia Blvd, Valencia, CA 91355

±1,550 SF | OFFICE SPACE



OFFICE SPACES
VALENCIA, CA

UNIT 301

23734 Valencia Blvd, Valencia, CA 91355

±1,350 SF | OFFICE SPACE



OFFICE SPACES
VALENCIA, CA

UNIT 101-A

23734 Valencia Blvd, Valencia, CA 91355

±1,250 SF | OFFICE SPACE



OFFICE SPACES
VALENCIA, CA

UNIT 300

23734 Valencia Blvd, Valencia, CA 91355

±800 SF | OFFICE SPACE





COLLEGE OF THE CANYONS

Westfield | VALENCIA
 Apple JCPenney H&M macy's
 The Cheesecake Factory MICHAEL KORS EXPRESS HOLLISTER

AVAILABLE



AERIAL MAP



**COMMERCIAL
REAL ESTATE**

ARMEN TCHAPANIAN
SENIOR ASSOCIATE

(818) 697-9362 | armen@illicre.com

DRE#02041876



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.