

# 27770 N. Entertainment Drive Valencia, CA 91355

For Lease - Office Space



Kevin Fenenbock  
Senior Executive Vice President  
Lic. 01165115  
+1 818.325.4118  
kevin.fenenbock@colliers.com

David Solomon  
Senior Executive Vice President  
Lic. 01209699  
+1 818.937.4545  
david.solomon@colliers.com

Colliers

# introduction

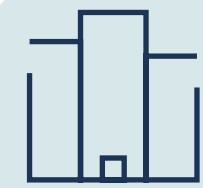
Entrada Gateway Center is Valencia's premier two-building, 200,000-square-foot office campus located at the gateway to "FivePoint Valencia", a new residential development within the largest residential community in Los Angeles County. Construction in this master-planned community is currently underway and will continue to be built over the next two decades. See <https://valencia.com/> for more information.

Conveniently located immediately off the Golden State (I-5) Freeway, this modern Class A office property offers companies an expansive full-floor consisting of approximately 25,000 SF, which is divisible to approximately 5,000 SF. The building offers a remarkable opportunity for those interested in a prominent ground floor footprint with convenient access to abundant local amenities, and in an area that is poised for incredible economic growth.

simply put,  
**27770**  
**N. Entertainment Drive**  
is where you want to be



# property highlights



Valencia's newest Class A office campus



Free onsite parking & excellent parking ratio (4:1000 RSF)



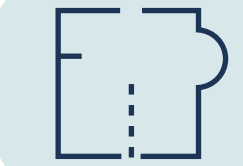
Within close proximity to numerous area amenities (see map)



Unobstructed mountain views with well manicured landscape



Highly visible location with convenient access to 5 Freeway



Building conducive to creative build-out with high-ceilings



Well-capitalized ownership



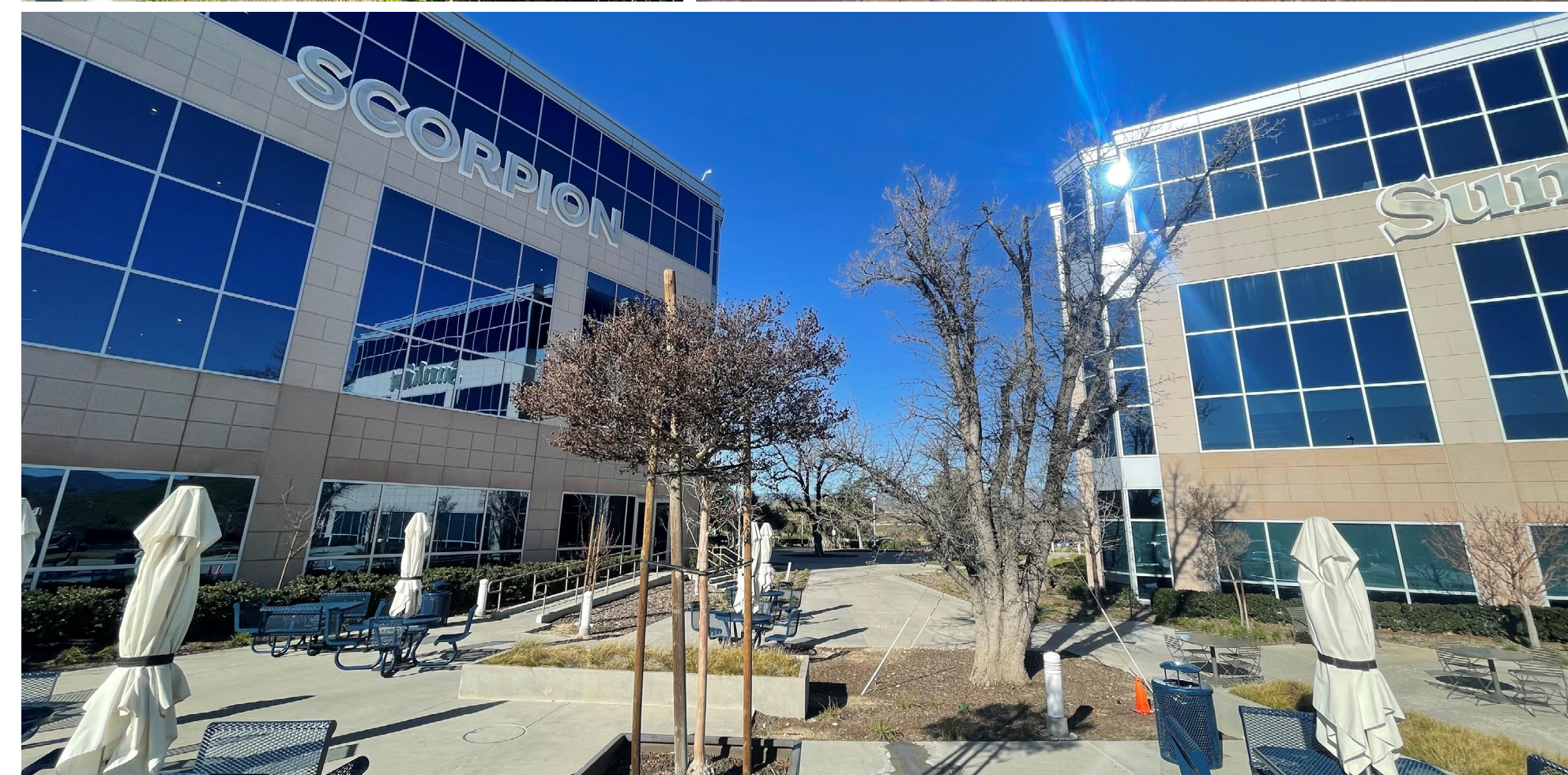
Spacious outdoor common areas with patio seating



Monument Signage



# property photos



# market overview

## santa clarita at a glance

Valencia is a neighborhood within Santa Clarita, a city that is home to many historic and landmark elements. Located within the northwestern area of Los Angeles County, it's the 17th largest city in California and the third largest city by population within its county.

What makes Santa Clarita so attractive is its alluring, rich culture. It is home to Pico Number 4, the longest-running oil well in the world, as well as the enchanting William S. Hart Museum & Park. Alongside captivating hills and scenic views, Santa Clarita provides a modern-day residents dream destination in Southern California.

Higher education institutions are prevalent in this area, with California Institute of the Arts, The Master's

University and College of the Canyons taking precedence. Santa Clarita is known for its well-ranked schools, servicing its 230,000-resident population. Among its flourishing school system is the city's thriving workforce. The community features star employers like Six Flags Magic Mountain with more than 3,000 employees and Princess Cruises and Henry Mayo Newhall Memorial Hospital holding 2,000 employees each, respectively.



# area highlights



**80 miles**  
of hiking/biking trails



**#3 safest city in the U.S.**  
(with a population of 200,000+)



**30 miles**  
of pedestrian paseos



**#16 happiest city**  
in America



**4,000 acres**  
of protected open space



**50+**  
education schools/systems



**4**  
golf courses



**745**  
healthcare institutions

# location highlights



**Ease of access** to the I-5, Highway 126 and the Cross-Valley Connector



One of the **fastest-growing cities** in Southern California



**Reverse commute** traffic patterns from the San Fernando Valley & Westside



Strategically positioned adjacent to the **"FivePoint Valencia"** neighborhood development



**Amenity-rich location** with close proximity to premier shopping, dining and attractions



**15 minutes from San Fernando Valley;** 40 minutes from Tri-Cities (Burbank, Glendale & Pasadena) and the Westside

Set in the expanding and bustling neighborhood of Santa Clarita is "FivePoint Valencia", a development comprised of a 15,000-acre, 21,500-home mega real estate community.

Currently under construction, this development features an array of homes ranging in price, shapes and sizes, as well as the most energy-efficient, master-planned development in coastal California. This inclusive community consists of several neighborhoods, including Entrada North and South, Homestead South, Landmark Village, Mission Village and Potrero Valley.

The reputable project is located west of Santa Clarita and I-5, ultimately providing an ideal and profitable hub for businesses and residents alike. The first village of homes will be delivered this year.



## neighboring tenants



### Retail

- 1 Walmart
- 2 Office Depot
- 3 The Home Depot
- 4 Smart & Final
- 5 Ralphs
- 6 Target
- 7 Sprouts
- 8 Whole Foods
- 9 Kohls
- 10 Nordstrom Rack

### Recreation

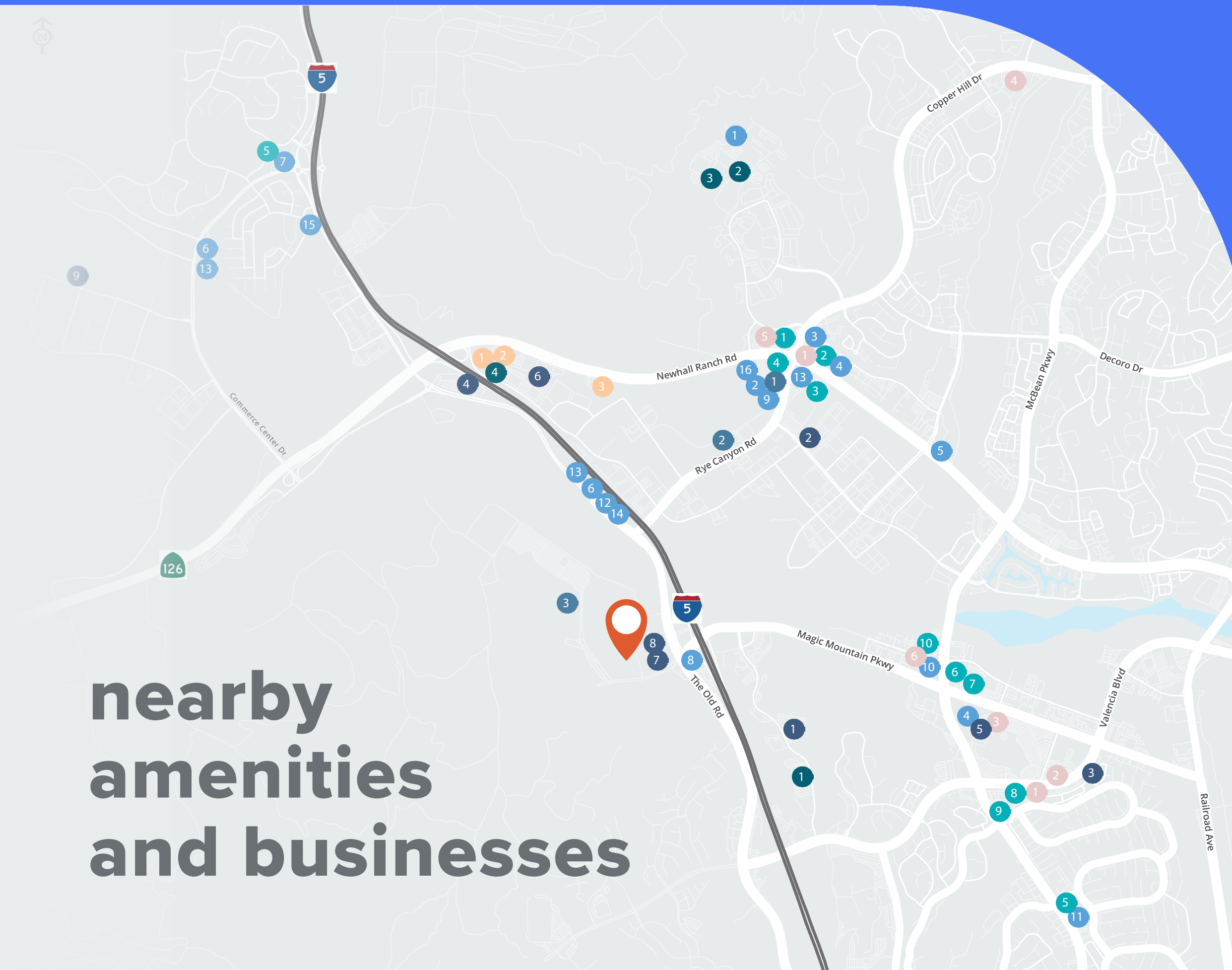
- 1 LA Fitness
- 2 CrossFit
- 3 Six Flags Magic Mountain

### Hotels

- 1 Courtyard by Marriott
- 2 Embassy Suites by Hilton
- 3 Homewood Suites by Hilton

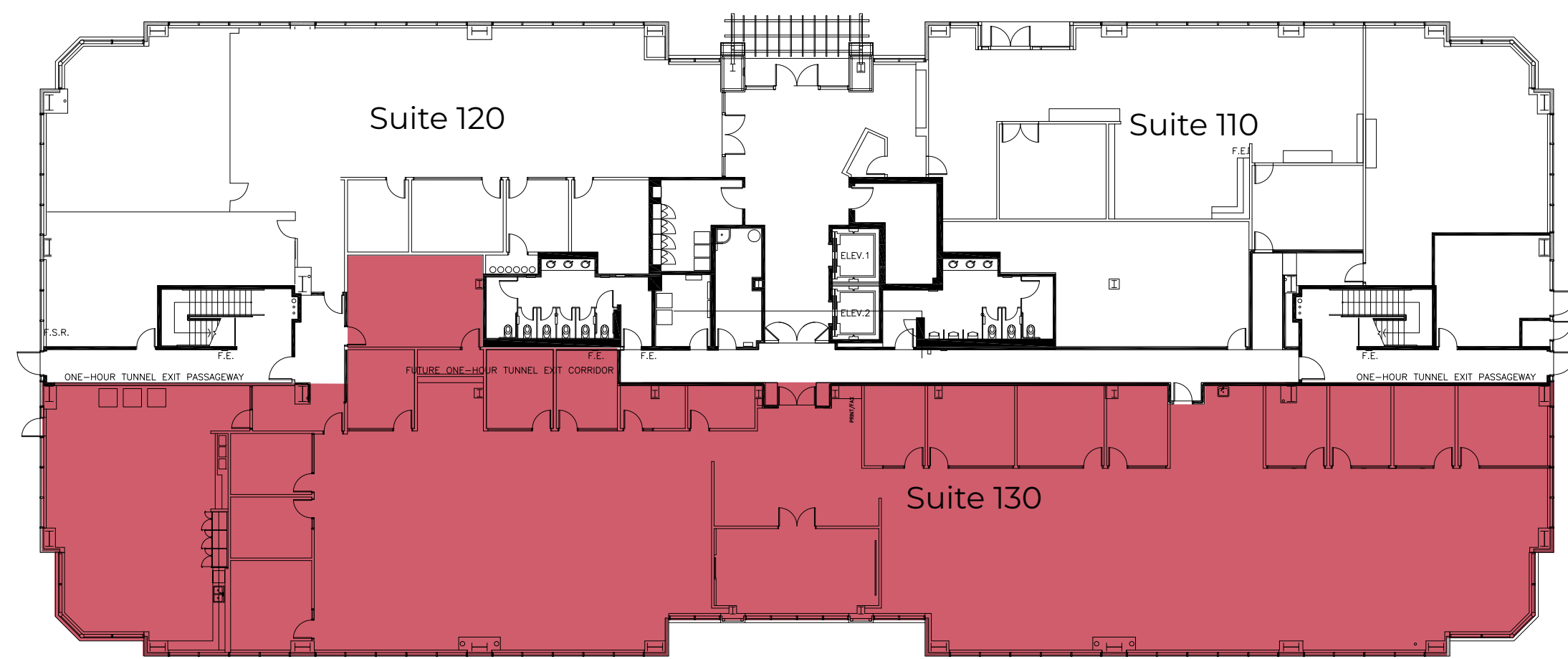
### Services/Technology

- 1 Mercury Insurance
- 2 Santa Clarita Valley Signal
- 4 Way Forward
- 5 Princess Cruises
- 6 Valencia Technologies
- 7 Scorpion Design
- 8 Sunkist Growers
- 9 Mechanix Wear



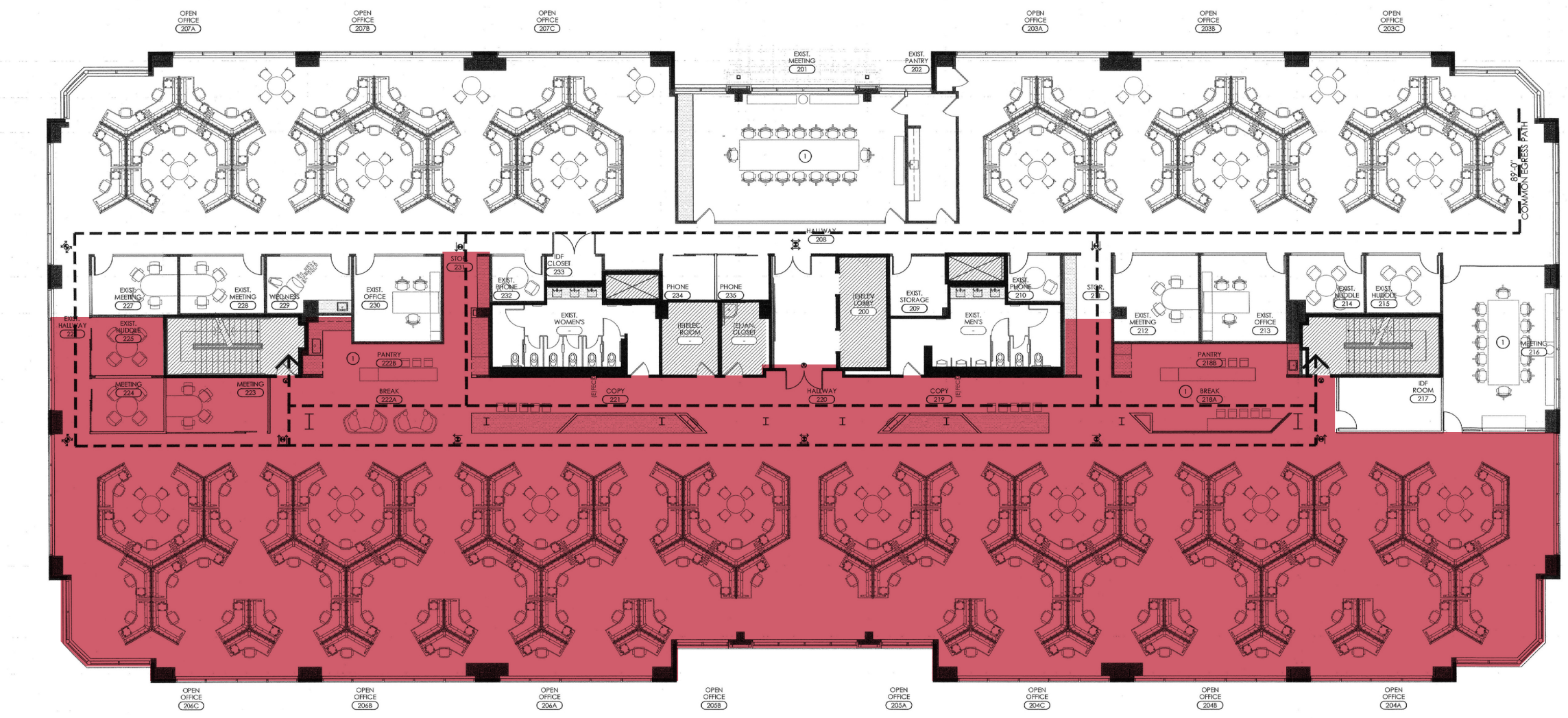
# nearby amenities and businesses

# availabilities



Space	RSF
130	13,616

# availabilities

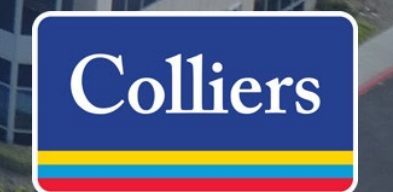


Space	RSF
250	13,500 RSF



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