



For Lease Industrial

26074 Avenue Hall
Valencia, CA



Accelerating success.

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Colliers
6324 Canoga Ave
Suite 100
Woodland Hills, CA 91367
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Building Highlights



Availabilities:

Unit	Square Feet	Rate	Available
5	3,131	\$1.40 IG	Immediately
18	5,078	\$1.40 IG	Immediately
20	3,082	\$1.40 IG	Immediately

* CAM charges are approximately \$0.22 PSF

Building Highlights:

- Highly Improved Industrial Units
- 26' Clearance
- Fully Sprinklered
- High Image Campus Environment

Ralphs
SUBWAY
Bank of America
Pizza Hut
IT'S A GRIND
COFFEE HOUSE

CHASE
Office DEPOT
JUICE IT UP!
Little Caesars
Wendy's
CHIPOTLE MEXICAN GRILL
STARBUCKS
NUTRISHOP
VITAMINS • SPORTS NUTRITION • WEIGHT LOSS

Ralphs
McDonald's
RITE AID

Valley Marketplace
Your Neighborhood International Marketplace
Walgreens
california PIZZA KITCHEN
yogaworks
Massage Envy

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
DOLLAR TREE
sears
99¢ ONLY
McDonald's

macy's
JCPenney
REGAL ENTERTAINMENT GROUP
Cheesecake Factory
POTTERY BARN
B's RESTAURANT BREWHOUSE
Burr
CROWN

Henry Mayo
Newhall Hospital

KAISER PERMANENTE
KOHL'S
WHOLE FOODS MARKET

FATBURGER
Bank of America
STARBUCKS

Red Lobster
Wendy's
Chevron
STARBUCKS
Denny's
Best Western
Holiday Inn Express

Six Flags

Tommy's
STARBUCKS
Jack In the box
ARCO
DEL TACO

Hilton Garden Inn
McDonald's
The Coffee Bean & Tea Leaf

WORDSTROM
rack
Party City
BLACK ANGUS
Rubio's
Peet's Coffee & Tea
HomeGoods
Happy
McDonald's
Olive Garden
Jamba Juice

CROSSFIT
RYE CANYON

ICE STATION
Star's Jr.

Panera
BREAD

SPROUTS
Target
Pier 1 Imports
ULTA
Big 5
Mimi's Cafe

Valencia Country Club

Valencia Blvd

Magic Mountain Pkwy

United States Postal Service

Valencia Heritage Park

Valencia

The Paseo Club
SUBWAY
Domino's

Smart & Final
usbank
menchie's
LAIFITNESS
NiGize
Lifestyle Cafe
The Habit
BURGER GRILL
The Coffee Bean & Tea Leaf
PIEDLODY
PIZZERIA
TINY TACOS

Walmart

Scooter's Jungle

COURTYARD
Marriott
EMBASSY SUITES
HOTELS

SUBWAY

SUBJECT PROPERTY

1 MILE

UNITED STATES POSTAL SERVICE

Jack In the box
STARBUCKS

5

126

Hasley Canyon Rd

Commerce Center Dr

The Old Rd

Avenue Crocker

Rye Canyon Rd

Copper Hill Dr

Newhall Ranch Rd

Avenue Scott

McBean Pkwy

McBean Pkwy

Bonquet Canyon Rd



Market Overview

26074 Avenue Hall, Valencia, California, 91355
1 mile radius

Household & population characteristics



\$193,041

Median household income



\$738,636

Median home value



83.6%

Owner occupied housing units



35.7

Median age



50.5%

Female population



58.1%

% Married (age 15 or older)

Annual lifestyle spending



\$6,408

Travel



156

Tickets to Movies



\$181

Theatre/Operas/Concerts



\$179

Admission to Sports Events



\$14

Online Gaming Services

Households & population



329

Current total population



320

5 Year total population



73

Current total households



71

5 year total households

Education



No high school diploma



12%

High school graduate



23%

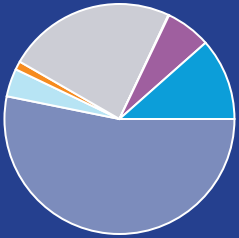
Some college



63%

Bachelor's/graduate/prof degree

Race



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

Business



724

Total businesses



12,796

Total employees

Employment



90%

White collar



6%

Blue collar



4%

Services

6.5%

Unemployment rate

Annual household spending



\$4,993

Apparel & Services



\$424

Computers & Hardware



\$9,097

Eating Out



\$12,063

Groceries



\$13,808

Health Care

FOR MORE INFORMATION,
PLEASE CONTACT:

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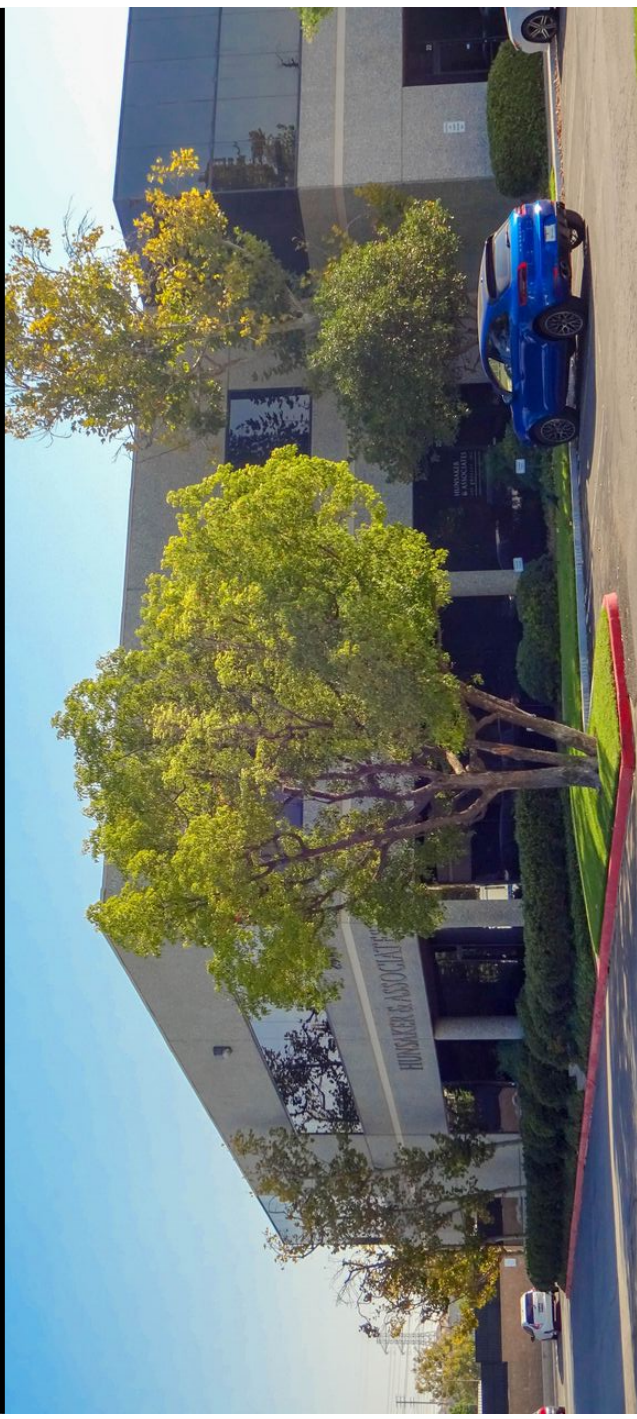
6324 Canoga Avenue, Suite 100, Los Angeles, CA 91367 | 818-905-5800

Colliers

Available SF 3,131 SF

Industrial For Lease

Building Size 56,572 SF

**Property Name:**

Valencia Industrial Center

Address:

26074 Avenue Hall, Unit 5, Santa Clarita, CA 91355

Cross Streets:

Avenue Stanford/Ave Hall

Multi-Tenant Building
Highly Improved Industrial Unit
26' Clearance | Fully Sprinklered
High Image Campus Environment

Lease Rate/Mo: \$4,383
Lease Rate/SF: \$1.40
Lease Type: Industrial Gross / Op. Ex: \$0.22
Available SF: 3,131 SF
Minimum SF: 3,131 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: No
Yard: BP
Zoning:

Listing Company:

Colliers

Agents:[John Erickson 661-253-5202](#), [Christopher Erickson 661-253-5207](#), [Cole Taylor 661-253-5271](#)**Listing #:**

42566002

Notes: Lessee to verify all information.**Listing Date:**

05/12/2025

FTCF: CB300N000S000

Office SF / #: 1,600 SF
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 800 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Santa Clarita
APN#: 2866-013-045, 2866-013-046

**Christopher Erickson**christopher.erickson@colliers.com

661-253-5207



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2/6/2026

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

Colliers

Available SF 5,078 SF

Industrial For Lease - Hold

Building Size 56,572 SF

**Property Name:**

Valencia Industrial Center

Address:

26074 Avenue Hall, Unit 18, Santa Clarita, CA 91355

Cross Streets:

Avenue Stanford/Ave Hall

26' Clear Height

200 Amps, 277/480 Volts

Convenient Access to 5 & 126 Freeways

Lease Rate/Mo:	\$7,109	Sprinklered:	Yes	Office SF / #:	2,298 SF
Lease Rate/SF:	\$1.40	Clear Height:	26'	Restrooms:	2
Lease Type:	Industrial Gross / Op. Ex: \$0.22	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	5,078 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	5,078 SF	A: 200 V: 277/480 Q: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1987	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	12 / Ratio: 2.4:1	Vacant:	Yes
Taxes:	No	Rail Service:	No	To Show:	Call broker
Zoning:	BP	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Listing Company:	Colliers			APN#:	2866-013-045/2866-013-046

Agents:[Christopher Erickson 661-253-5207](#), [John Erickson 661-253-5202](#), [Cole Taylor 661-253-5271](#)**Listing #:**

44285705

Lessee to verify all information.

Listing Date:

02/05/2026

Notes:

FTCF: CB300N00S000/A0AA



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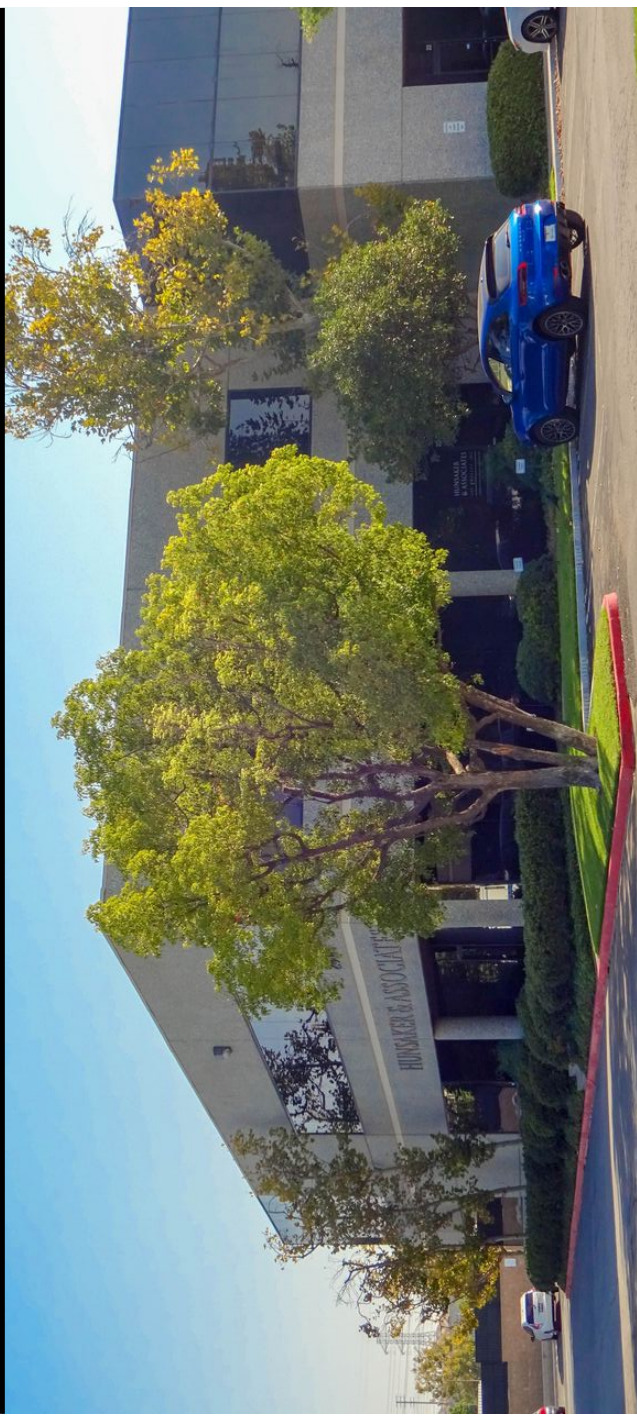
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Colliers

Available SF 3,082 SF

Industrial For Lease

Building Size 56,572 SF

**Property Name:**

Valencia Industrial Center

Address:

26074 Avenue Hall, Unit 20, Santa Clarita, CA 91355

Cross Streets:

Avenue Stanford/Ave Hall

Multi-Tenant Building
26' Clear Height
200 Amps, 277/480 Volts
Convenient Access to 5 & 126 Freeways

Lease Rate/Mo:	\$4,315	Sprinklered:	Yes	Office SF / #:	1,950 SF
Lease Rate/SF:	\$1.40	Clear Height:	26'	Restrooms:	2
Lease Type:	Industrial Gross / Op. Ex: \$0.22	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	3,082 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	850 SF
Minimum SF:	3,082 SF	A: 200 V: 277/480 0: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1987	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 8 / Ratio:	2.6:1/	Vacant:	Yes
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	BP	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Zoning:				APN#:	2866-013-045, 2866-013-046
Listing Company:	Colliers				
Agents:	Christopher Erickson 661-253-5207 , John Erickson 661-253-5202 , Cole Taylor 661-253-5271				
Listing #:	41057868	Listing Date:	09/11/2024	FTCF:	CB250N000S000/A0AA
Notes:	Lessee to verify all information.				



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