



Colliers

For Sublease

26235 Technology Dr Valencia, CA 91355

92,337 SF High-Image Industrial Building

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

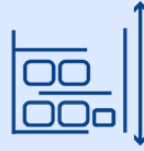
Building Highlights



Excellent Manufacturing /
Distribution Facility



City of Santa Clarita / Valencia
Industrial Center Location



27' Minimum
Clear



Heavy Power:
2500 Amps



Good Parking and Loading,
Functional Layout

Term	Sublease through 12/31/2029
Available SF	92,337
Lease Rate/SF	TBD
Clear Height	27'
DH / GL Doors	8 / 2
Power	2500A, 480V, 3Ph, 4W
Parking Spaces / Ratio	185 / 2.0:1
Sprinklered	Yes
Office SF	15,895
Restrooms	8
Zoning	SCBP
Possession	Q1 2026
To Show	Call Agent



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

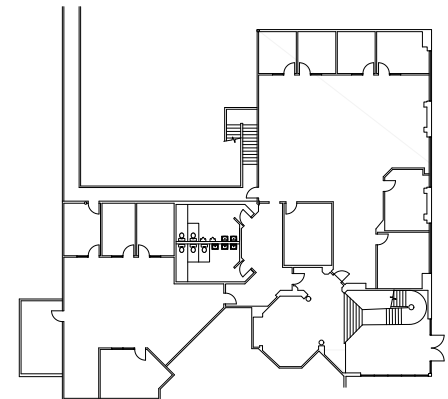
Photos



Layout



Second Floor



Note: Warehouse/manufacturing improvements can be removed.

Amenity Map



TESLA
SUPERCHARGER SITE

COURTYARD
Marriott

EMBASSY
SUITES
by HILTON

Pita Pit Granite Express USbank
LA FITNESS Smart & Final Walmart
menchie's the Habit JJ COFFEE BEAN
frozen yogurt BURGER GRILL TEA LEAN

COFFEE POT Starbucks PANCA EXPRESS
CHASE Lada Cakes Wendy's
Office DEPOT JUICE IT UP
SUPERCUTS



7 ELEVEN Jack In the box ORIGINAL Tommy's Starbucks
Jimmy Dean Scapy Snds DEL TACO

Six Flags

Hilton Garden Inn McDonald's COFFEE BEAN
Red Lobster Chevron Wendy's TEA LEAN

THE HOME DEPOT Jack In the box

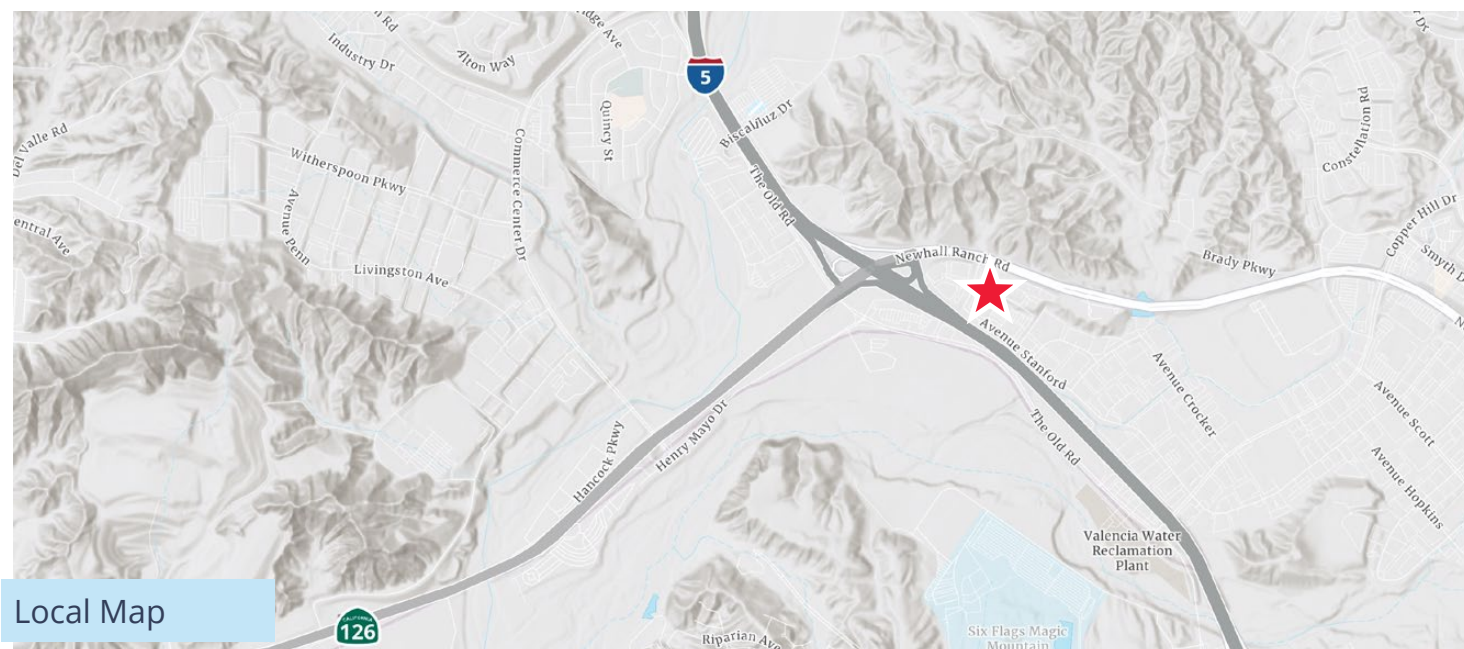
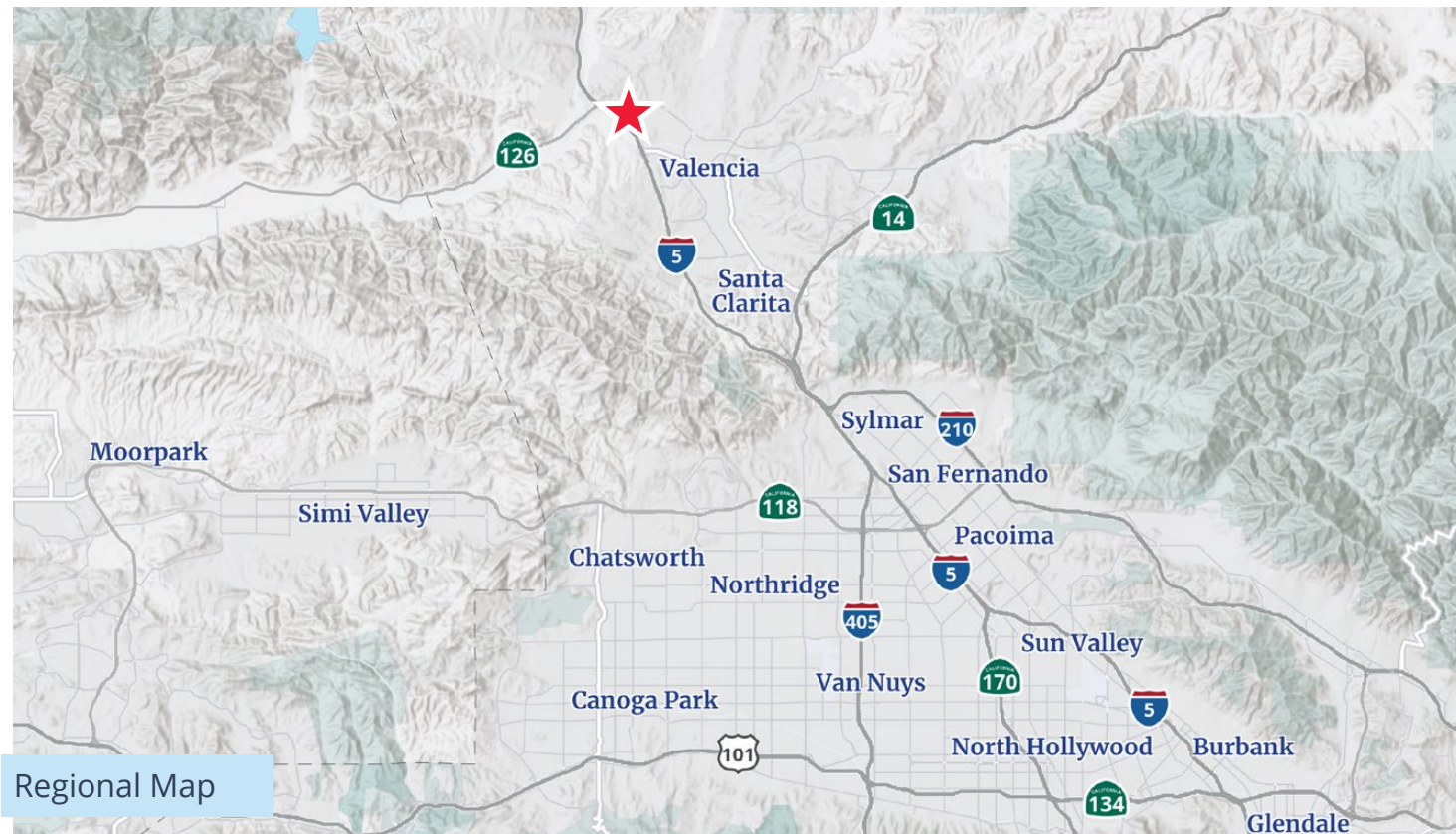
Carl's Jr. Italia
7 ELEVEN THE PASEO CLUB
SUBWAY Walgreens

Panera BREAD

ULTA Beauty Party City
JASON MILES SPROUTS rubio's
target WELLS FARGO Red Robin McDonald's
five BELOW Mimis Cafe Olive Garden
BIG 5 SPORTING GOODS Peets Coffee & Tea
HomeGoods TJ-maxx

Valencia Blvd

Location Maps



Market Overview

7 Mile Radius

Household & population characteristics



\$124,735

Median household income



\$737,144

Median home value



73.4%

Owner occupied housing units



37.8

Median age



49.2%

Female population



55.1%

% Married (age 15 or older)

Annual lifestyle spending



\$3,519

Travel



\$44

Tickets to Movies



\$86

Theatre/Operas/
Concerts



\$94

Admission to Sports Events



\$14

Online Gaming Services

Households & population



162,543

Current total population



159,887

5 Year total population



53,351

Current total households



52,825

5 year total households

Education



No high school diploma



17%

High school graduate



30%

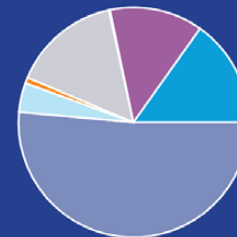
Some college



46%

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



7,387

Total businesses



81,141

Total employees

Employment



77%

White collar



12%

Blue collar



11%

Services

4.5%

Unemployment rate

Annual household spending



\$3,282

Apparel & Services



\$393

Computers & Hardware



\$5,572

Eating Out



\$9,804

Groceries



\$10,329

Health Care



Accelerating success.

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Colliers

505 N Brand Blvd
Suite 1120
Glendale, CA 91203

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). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers