



Class A Industrial Building
Extensive Exterior & Interior Renovations Recently Completed
Immediate Access to Interstate 5 and Highway 126



134,705 SF AVAILABLE FOR LEASE

STATE-OF-THE-ART FREESTANDING BUILDING / HIGH VISIBILITY
LOCATION ON COMMERCE CENTER DRIVE

29120 COMMERCE CENTER DRIVE | VALENCIA, CA



**Rexford
Industrial**

CBRE



PROPERTY HIGHLIGHTS

Located in the business friendly Santa Clarita Valley, 29120 Commerce Center Drive consists of numerous state-of-the-art, Class A features.

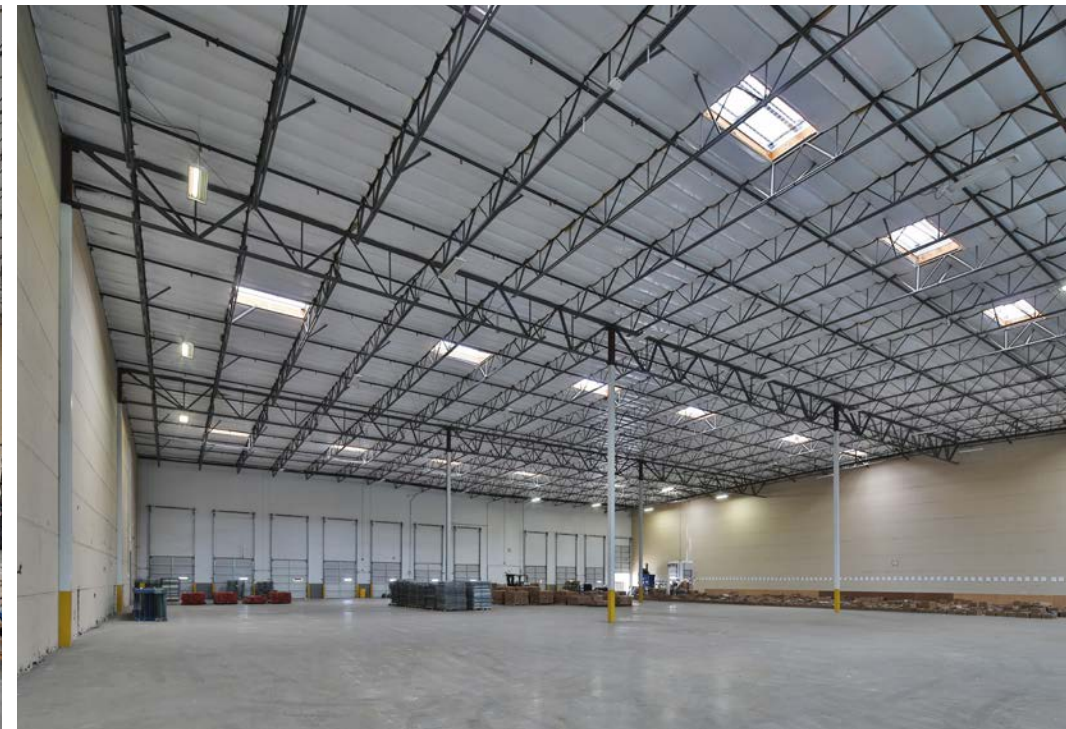
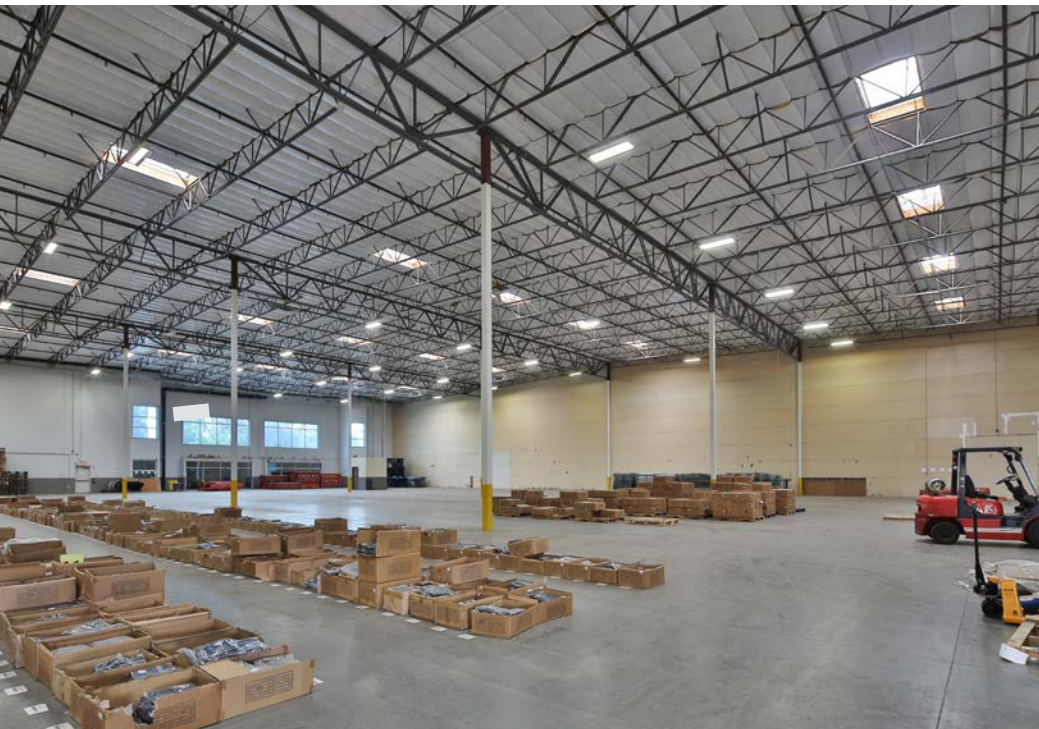
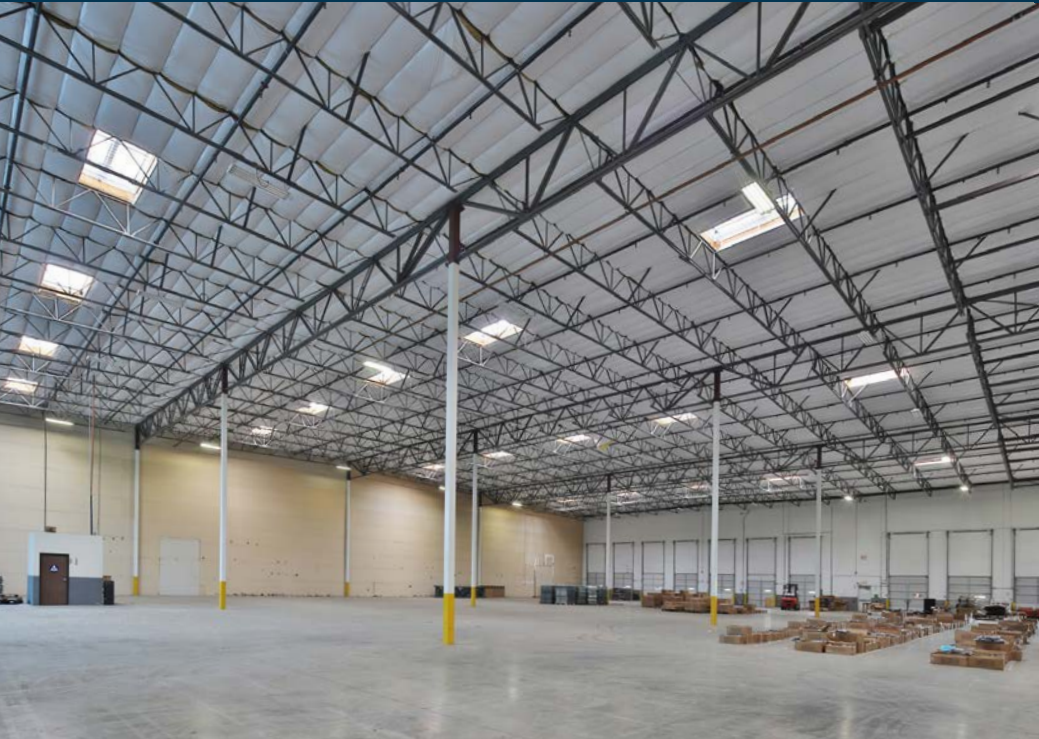
- 134,705 SF
- 10,202 Total Office SF
- Lease Rate: \$1.65/SF/Mo NNN
- Estimated NNNs: \$0.32 SF/Mo
- Extensive Renovations Recently Completed
- 30' Min Clear Height
- 2 GL Doors; 20 DH Doors
- New HVAC Units
- Sprinklers: K-25 ESFR
- Power: 1,600 Amps; 277/480 V; 3 Phase 4 Wire
- Parking: 230 (224 + 7 accessible)
- Located Within the Thirty Mile Zone (TMZ)

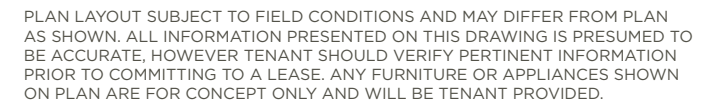
EXTERIOR

29120 COMMERCE CENTER DRIVE







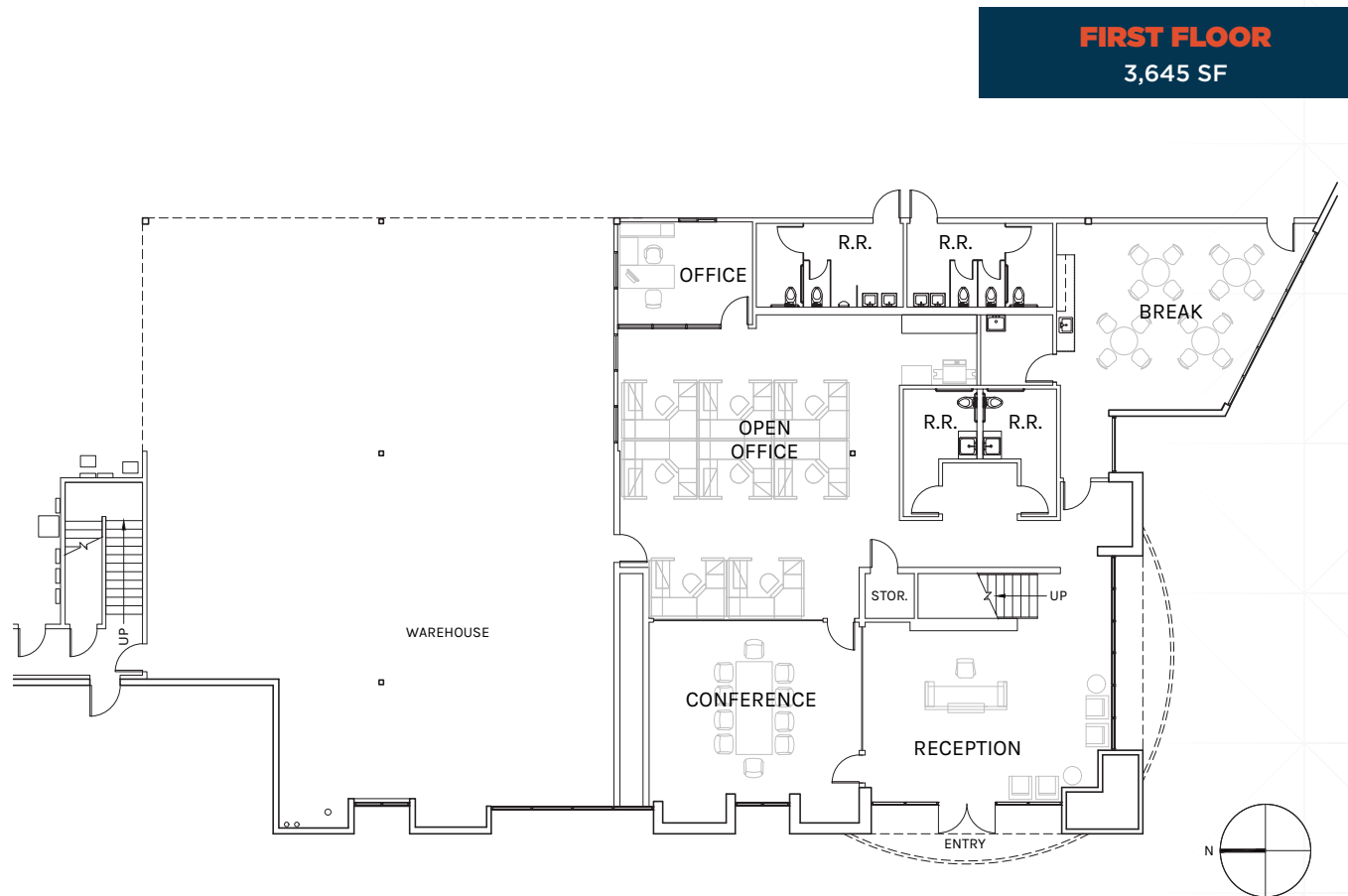




FIRST FLOOR: 3,645 SF

SECOND FLOOR/MEZZANINE: 6,557 SF

TOTAL OFFICE: 10,202 SF

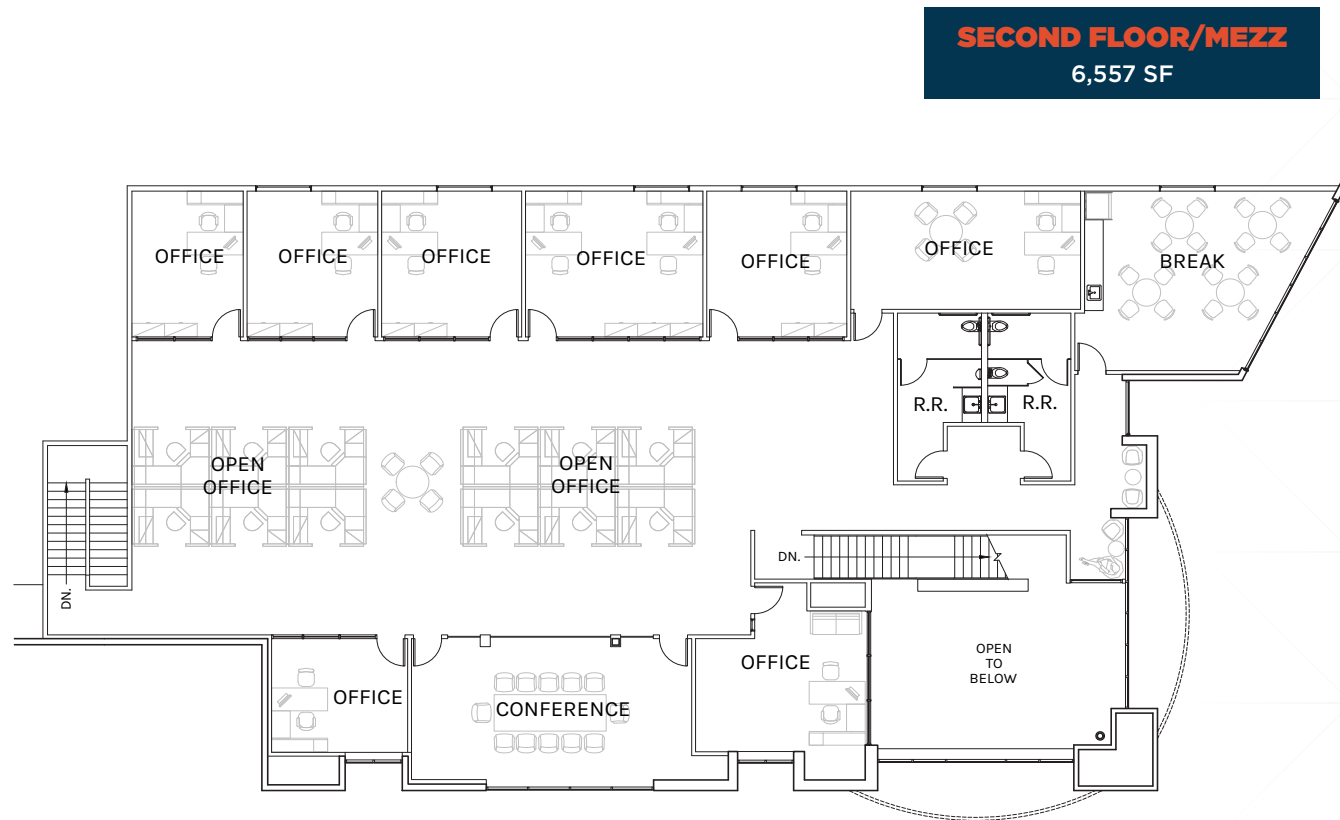




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- ▼ DH DOOR
- GL DOOR

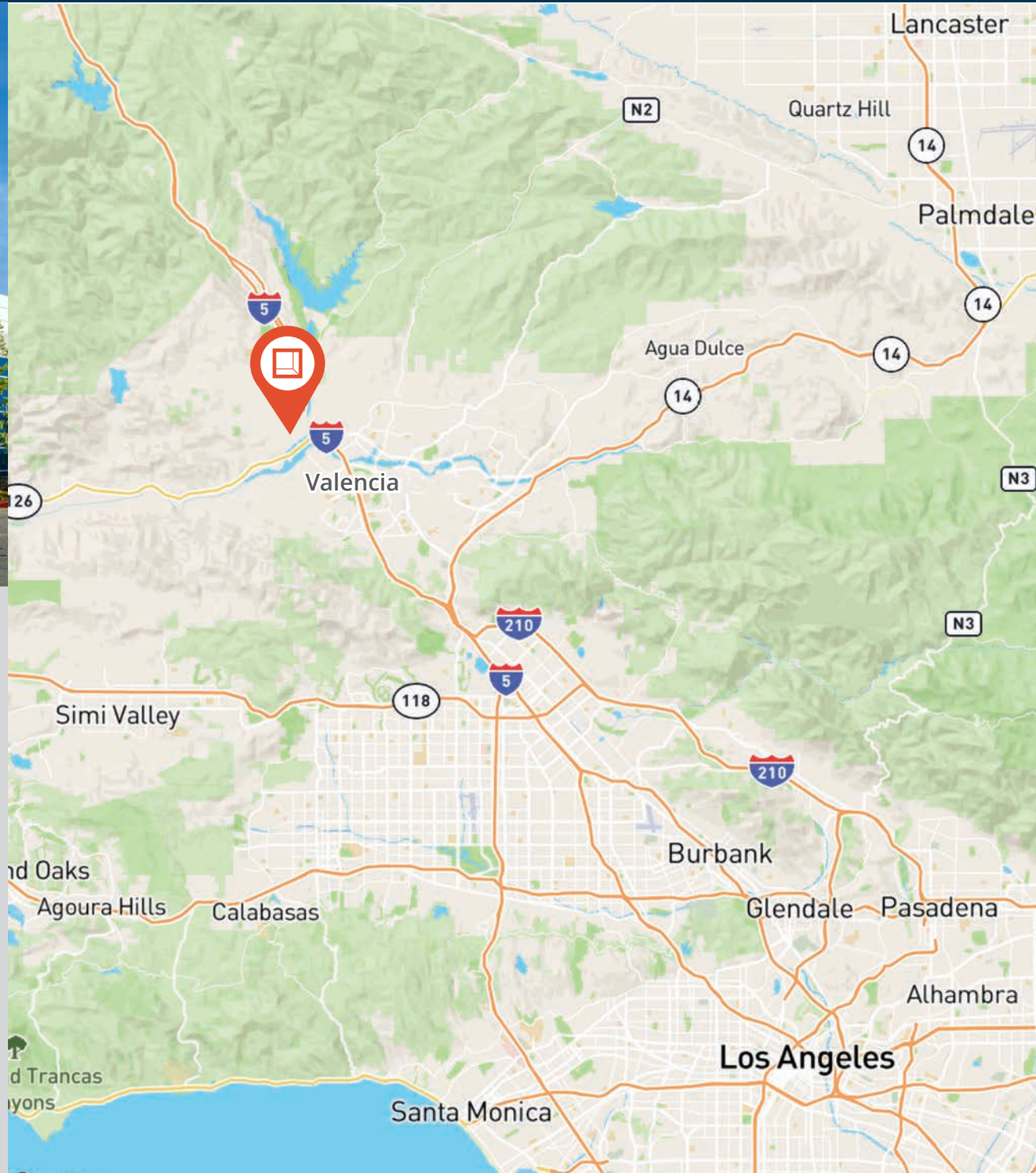
LOCATION OVERVIEW

29120 COMMERCE CENTER DRIVE



THE PERFECT BLEND OF BIG CITY SOPHISTICATION AND SMALL TOWN CHARM

29120 Commerce Center Drive in Valencia, California represents a rare opportunity to expand your business in one of the most desirable submarkets in the United States. Thriving, energetic and densely amenitized, the area seamlessly blends big city sophistication and small town charm. It is no wonder why so many are flocking here to experience its beauty and business incentives.



AMENITIES MAP

29120 COMMERCE CENTER DRIVE



MAP © 2023 CARTIFACT
DATA © OSM CONTRIBUTORS

EATERIES

- 1 Jack in the Box
- 2 Original Tommy's
- 3 Del Taco
- 4 Jimmy Deans
- 5 McDonald's
- 6 Teen Titans Tower Pizza
- 7 Wendy's
- 8 Red Lobster
- 9 In-N-Out Burger
- 10 Denny's
- 11 Sam's Flaming Grill
- 12 Crazy Otto's Diner
- 13 Azul Tequila
- 14 Tokyo Sushi
- 15 Crumbl Cookies
- 16 Chop Stop
- 17 Masa Ramen
- 18 Red Robin
- 19 Jamba
- 20 Rubio's
- 21 Olive Garden
- 22 Madre Restaurant
- 23 Ooh La La Panini
- 24 Cold Stone Creamery
- 25 Zankou Chicken
- 26 85C Bakery Café
- 27 Jersey Mike's
- 28 Presto Pasta
- 29 Hook Burger
- 30 See's Candies
- 31 Mimi's Cafe
- 32 Chick-fil-A
- 33 Chipotle
- 34 Crab N' Spice
- 35 Salt Creek Grille
- 36 BJ's Restaurant
- 37 Greater Pacific
- 38 The Cheesecake Factory
- 39 Black 'N Blue
- 40 Buca di Beppo
- 41 California Pizza Kitchen
- 42 Marston's Restaurant
- 43 Sabor Cocina Mexicana
- 44 Eggs 'n Things
- 45 Q&Q Hawaiian bbq
- 46 Italia
- 47 Pizza Di Marco
- 48 Maria's Italian Deli
- 49 Leo's Grill
- 50 The Habit Burger Grill
- 51 Olive Terrace Bar & Grill
- 52 Teriyaki Madness
- 53 Chronic Tacos
- 54 Paik's Noodle
- 55 Panda Express
- 56 Taco Bell
- 57 Popeyes
- 58 Las Delicias Sport Taqueria
- 59 Ameci Pizza & Pasta
- 60 Wingstop
- 61 Pizza Hut
- 62 Fatburger

SHOPPING

- 1 Whole Foods Market
- 2 Gap
- 3 Claire's
- 4 Finish Line
- 5 Forever 21
- 6 Express
- 7 Bath & Body Works
- 8 Lululemon
- 9 Sephora
- 10 Lovesac
- 11 Vans
- 12 Zumiez
- 13 Pottery Barn
- 14 Color Me Mine
- 15 Men's Wearhouse
- 16 Sprouts Farmers Market
- 17 Ralphs
- 18 The UPS Store
- 19 Five Below
- 20 Big 5 Sporting Goods
- 21 HomeGoods
- 22 Nordstrom Rack
- 23 Tilly's
- 24 T-Mobile
- 25 Target
- 26 Apple
- 27 Chase Bank
- 28 The Home Depot
- 29 Valley Produce
- 30 Smart & Final Extra!
- 31 Walmart
- 32 Office Depot
- 33 BevMo!
- 34 Subaru Dealership
- 35 Lexus
- 36 Infiniti
- 37 Macy's
- 38 JCPenney
- 39 H&M
- 40 Carter's

FITNESS

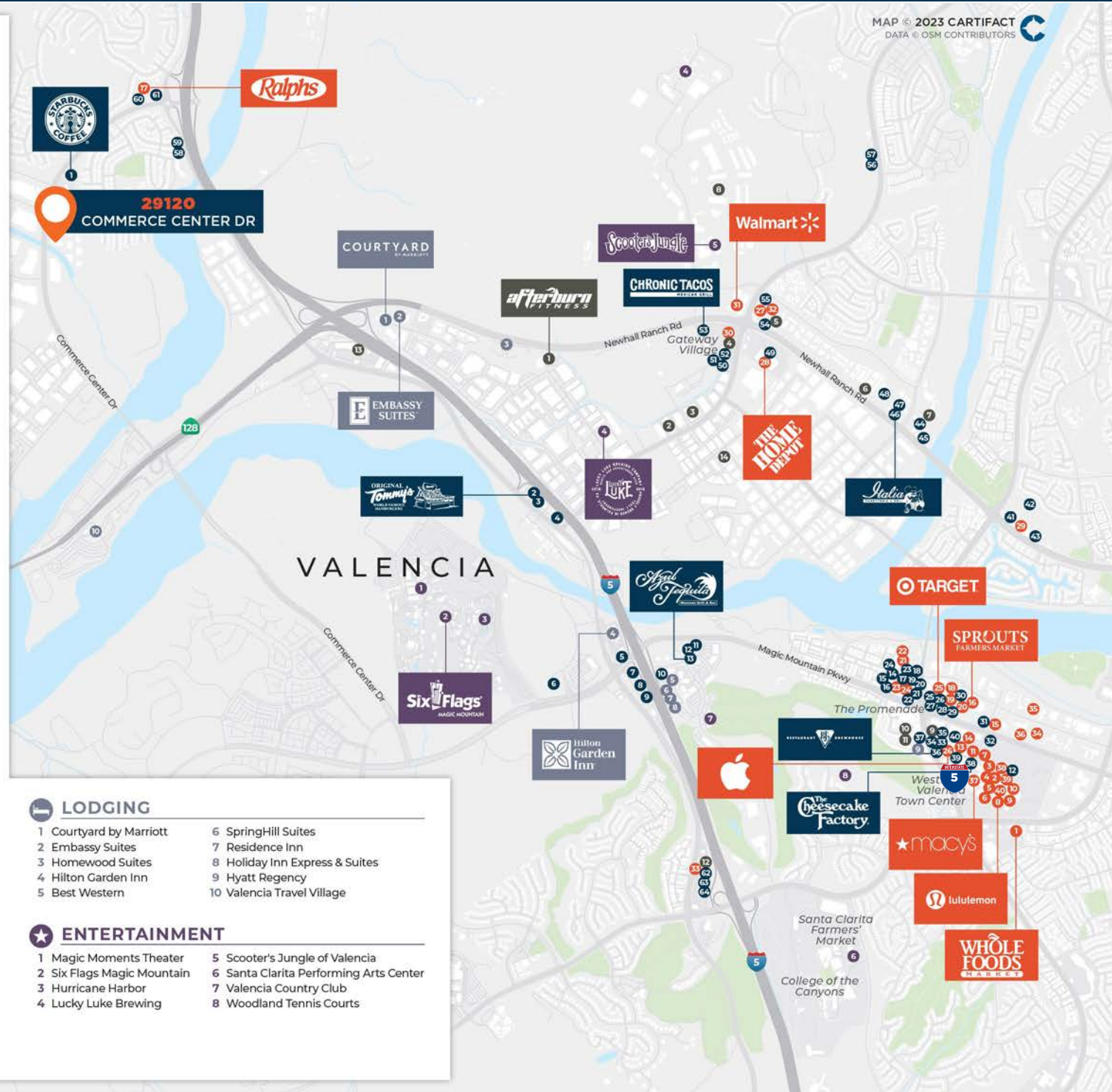
- 1 Afterburn Fitness
- 2 CrossFit Rye Canyon
- 3 Santa Clarita Sports Center
- 4 LA Fitness
- 5 9Round
- 6 Ekata Training Center
- 7 The Paseo Club
- 8 My Gym
- 9 Gold's Gym
- 10 Henry Mayo Fitness & Health
- 11 Flex 'N Burn
- 12 Get Sweat Studio
- 13 True Barre
- 14 Mind Body & Soul

LODGING

- 1 Courtyard by Marriott
- 2 Embassy Suites
- 3 Homewood Suites
- 4 Hilton Garden Inn
- 5 Best Western
- 6 SpringHill Suites
- 7 Residence Inn
- 8 Holiday Inn Express & Suites
- 9 Hyatt Regency
- 10 Valencia Travel Village

ENTERTAINMENT

- 1 Magic Moments Theater
- 2 Six Flags Magic Mountain
- 3 Hurricane Harbor
- 4 Lucky Luke Brewing
- 5 Scooter's Jungle of Valencia
- 6 Santa Clarita Performing Arts Center
- 7 Valencia Country Club
- 8 Woodland Tennis Courts





Business Incentives:

The Santa Clarita Valley is Your Next Smart Business Move

The Santa Clarita Valley is the premier location for business, as evidenced by the major employers attracted to the area such as Advanced Bionics, ITT Aerospace, Sunkist and Logix to name just a few. And there is a reason for that. There are so many advantages to doing business here. A few of the attributes that make the Santa Clarita Valley the preferred destination for business development in Southern California include:

- » Pro Business
- » Tax Incentive Credit Program
- » Film and Television Production Credit
- » Research and Development (R&D) tax credits
- » Worksource Center

Relocating your business to the Santa Clarita Valley will be your next smart business move. Here's why:

ANALYSIS OF POTENTIAL COST SAVINGS	TAXES & FEES	SANTA CLARITA VALLEY	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK
	Business Taxes	0	\$1.01/\$1,000 in gross receipts	\$388.95 + \$194.47 /professional employee + \$29.17 /other employee	\$0	\$71.75+ \$6.75/employee
	UTILITY USER TAX RATES*					
	Electric	0	12.50%	15.1%	7.00%	7.00%
	Gas	0	10.00%	7.90%	7.00%	7.00%
	Water	0*	0	7.67%	7.00%	0
	Telephone	0*	9.00%	8.28%	7.00%	7.00%
	Cellular	0*	9.00%	8.28%	0	7.00%
	Parking Tax	0	10.00%	0	0	12.00%



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CBRE

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