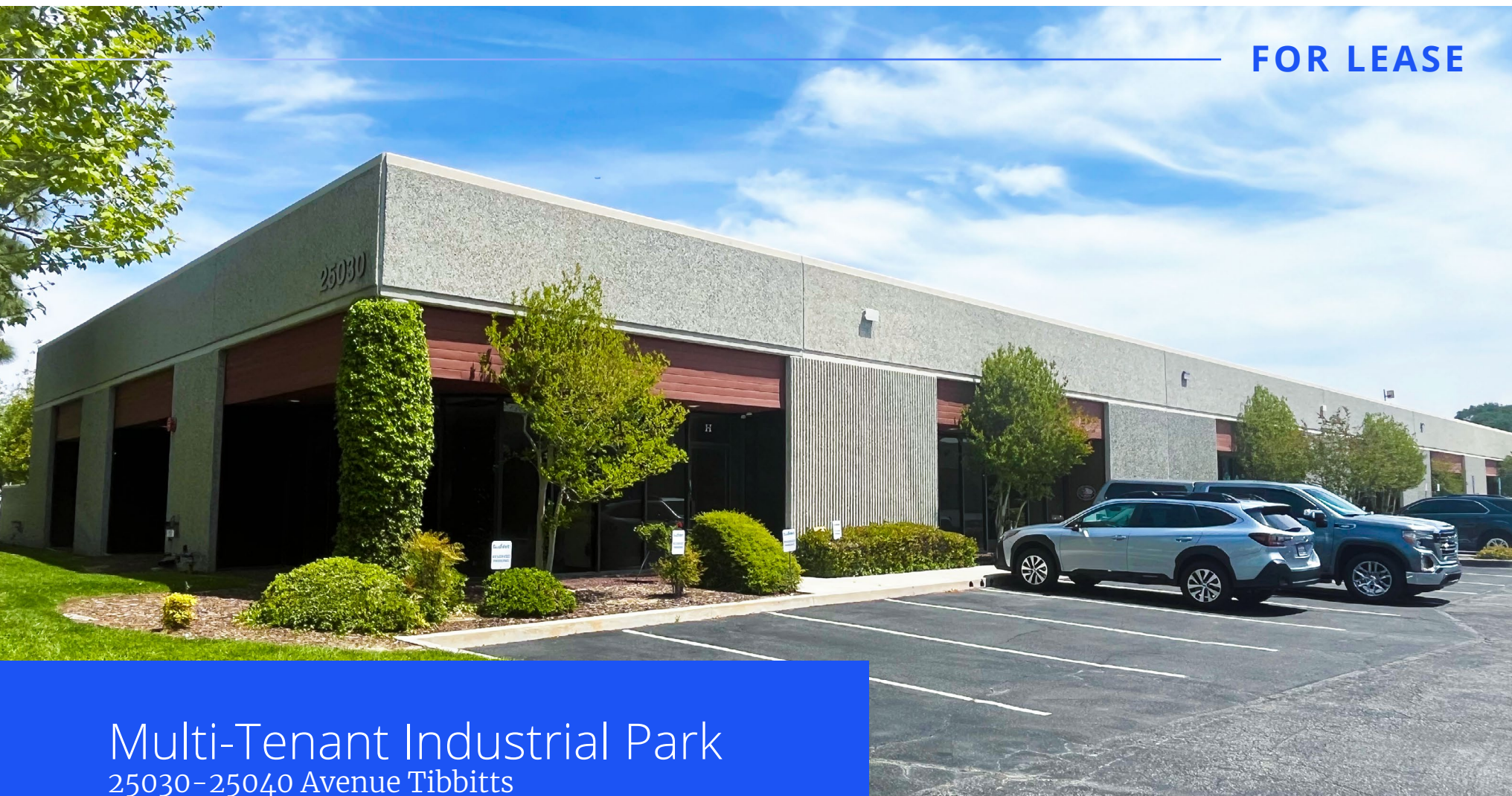


FOR LEASE



Multi-Tenant Industrial Park

25030-25040 Avenue Tibbitts

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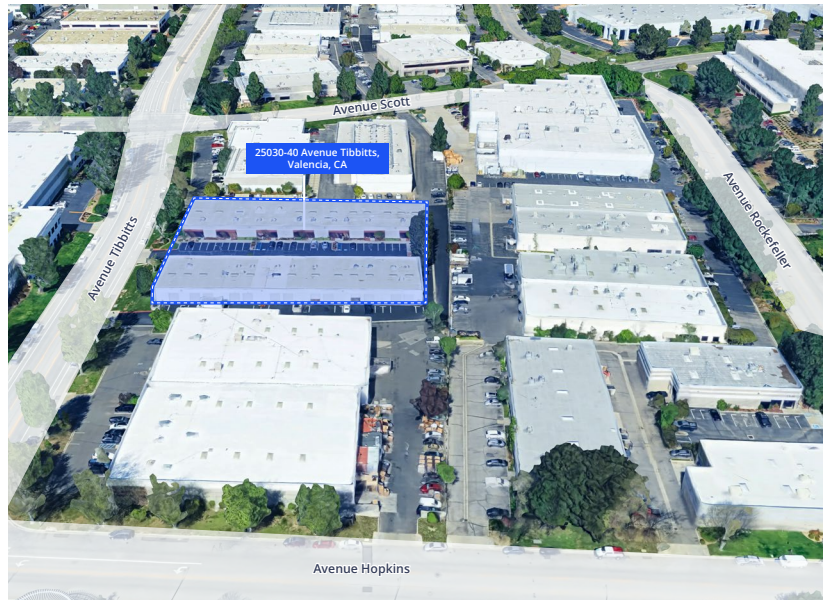


Multi-Tenant Industrial Park

25030-25040 AVENUE TIBBITTS

Unit	SF	Rate
P	4,220	\$1.40 PSF, IG + CAM

CAM Fee is approximately \$0.12 PSF



Property Highlights



14' Clear Height



Functional Layout with Minimal Office



Low CAM Fees



2:1,000 Parking Ratio



Ground Level Loading



Recently Renovated Units



High Image Multi-Tenant Building



Convenient Access to I-5 and 126 Freeways

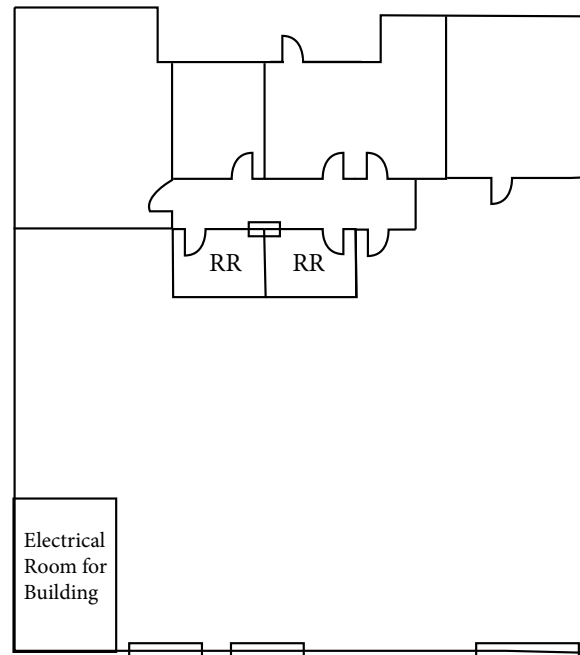


Close to Retail Amenities & Valencia Town Center

Multi-Tenant Industrial Park

25030-25040 AVENUE TIBBITTS

Unit P - 4,220 SF





COURTYARD
BY HILTON
EMBASSY
SUITES
by Hilton

HOMewood
SUITES
Hilton

LAIFITNESS.
Smart & Final
COPPER HILL BBQ
TESLA
Supercharger
the Habit
BURGER GRILL
Olive Terrace
Patron's
menchie's

Walmart

POPEYES
LOUISIANA KITCHEN
Starbucks
TACO BELL

Office DEPOT
CHASE
Juice It Up
NUTRI SHOP
Wendy's
PANDA EXPRESS
Urbane Cafe

Ralphs
planet fitness
McDonald's
WOLF CREEK
WELLS FARGO

Valencia High School
Italia
Carls Jr.

Decoro Dr

afterburn
FITNESS

Newhall Ranch Rd

Avenue Stanford
The Old Rd

7-Eleven
Starbucks
Tombi's
Jack
In the box
DEL TACO

POCOCK
OUTLET

Avenue Scott

Avenue Tibbitts

THE PASEO CLUB
Domino's
SUBWAY

Valley Marketplace
Walgreens
MARKSTON'S
TESLA
Supercharger
MOOYAH
BURGERS • FRIES • SHAKES

TRADER JOE'S
SEAFOOD CITY
HOBBS LOBBY
petco
DO
Jack
In the box
CUPID'S

Panera
BREAD
McBean Pkwy

Hilton
Garden Inn
McDonald's
Shell
Olive Terrace
Patron's

Holiday Inn
Express
Denny's
SPRINGHILL SUITES
Residence INN
BY HILTON
YOGI'S GRILL
Starbucks

HomeGoods
TILLY'S
CAVA
TJ-MAXX
RED ROBIN
Olive Garden
crumbl
Pete's Coffee & Tea

UNITED STATES
POSTAL SERVICE

LOWE'S
IN-N-OUT
BURGER
PANDA EXPRESS
DUNKIN'
DONUTS

HARBOR FREIGHT TOOLS
DOLLAR TREE
SUBWAY
McDonald's
TACO BELL

BARNES & NOBLE
Black Bear Diner
FIREHOUSE
SUBS

SPROUTS
FARMERS MARKET
five BEL'W
Total Wine
& MORE
ULTA
BIG B
85°C Bakery Cafe
WELLS FARGO

HYATT
REGENCY

Valencia
Country Club

Six
Flags
MAGIC MOUNTAIN

Red Lobster
IN-N-OUT
BURGER
Chick-fil-A
Wendy's

BevMo!
SUBWAY
LOCAL
pub & grill
ROBEKS
PANDA EXPRESS
Starbucks

The Oaks Club
at Valencia

COLLEGE OF THE CANYONS

ISLANDS
fine burgers & drinks
Cafe Rio
MEXICAN GRILL
WHOLE FOODS
CORNER BAKERY
Philz Coffee
Mendocino Farms
usbank

Valencia Town Center
macy's
JCPenney
REGAL
The Cheesecake Factory
FISH GRILL
POTTERY BARN
Apple
H&M
LAZARUS
SIT CREEK
GRILLE
Buck
LAZARUS
Chick-fil-A

25030 - 25040 Valencia, CA

For more information, contact:

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

Available SF 4,220 SF Industrial For Lease Building Size 19,244 SF



Property Name:

Valencia Industrial Center

Address:

25030 Avenue Tibbitts, Unit P, Valencia, CA 91355

Cross Streets:

Avenue Tibbitts/Avenue Hopkins

Valencia Industrial Center

Multi-Tenant Building

Convenient Access to 5 & 126 Fwys

3 Ground Level Loading Doors

Close to Retail Amenities & Valencia Town Center Mall

Lease Rate/Mo:	\$5,908	Sprinklered:	Yes	Office SF / #:	1,462 SF
Lease Rate/SF:	\$1.40	Clear Height:	14'	Restrooms:	2
Lease Type:	Industrial Gross / Op. Ex: \$0.12	GL Doors/Dim:	3	Office HVAC:	Heat & AC
Available SF:	4,220 SF	DH Doors/Dim:	0	Finished Otc Mezz:	0 SF
Minimum SF:	4,220 SF	A: TBD V: TBD Q: TBD W: TBD		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Bt:	Existing / 1988	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	07/01/2025
Sale Price/SF:	NFS	Parking Spaces:	8 / Ratio: 1.9:1/	Vacant:	No
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	BP	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Zoning:				APN#:	2866-018-092

Listing Company:

Colliers

Agents: [John Erickson 661-253-5202](mailto:John.Erickson@colliers.com), [Christopher Erickson 661-253-5207](mailto:Christopher.Erickson@colliers.com), [Cole Taylor 661-253-5271](mailto:Cole.Taylor@colliers.com)

Listing #: 42733771

Listing Date: 06/05/2025

FTCF: CB250N000S000

Notes: Lessee to verify all information. CAM fee is approximately \$0.12 PSF.



Christopher Erickson
christopher.erickson@colliers.com
661-253-5207



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10/15/2025