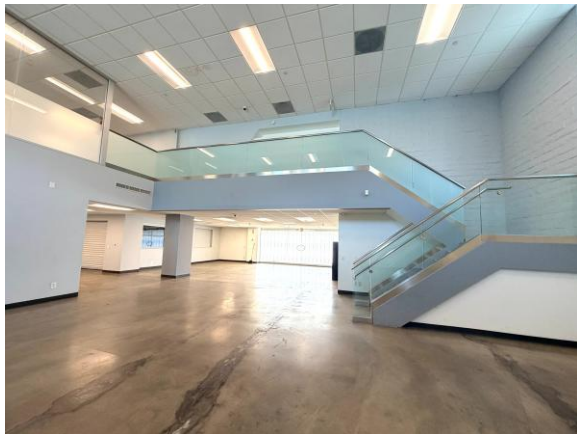


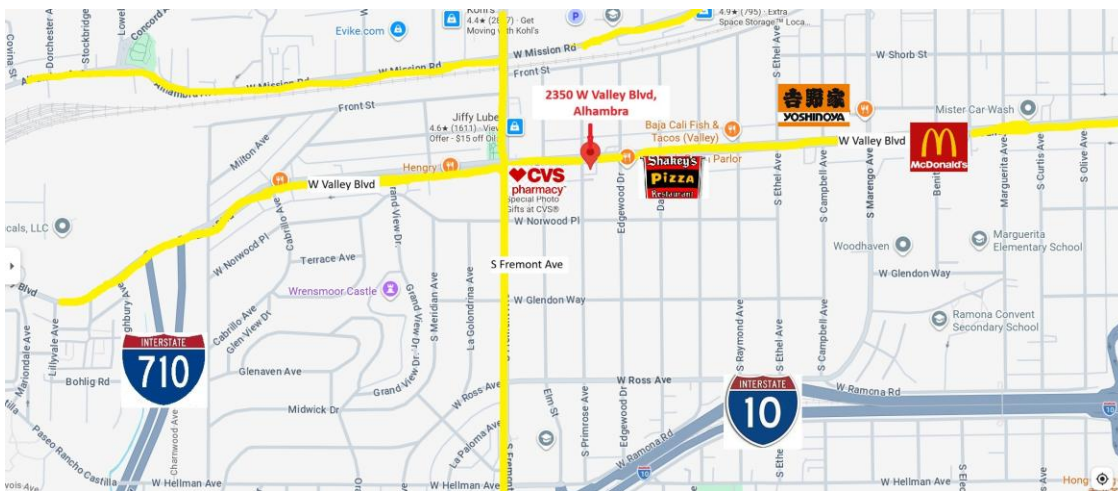
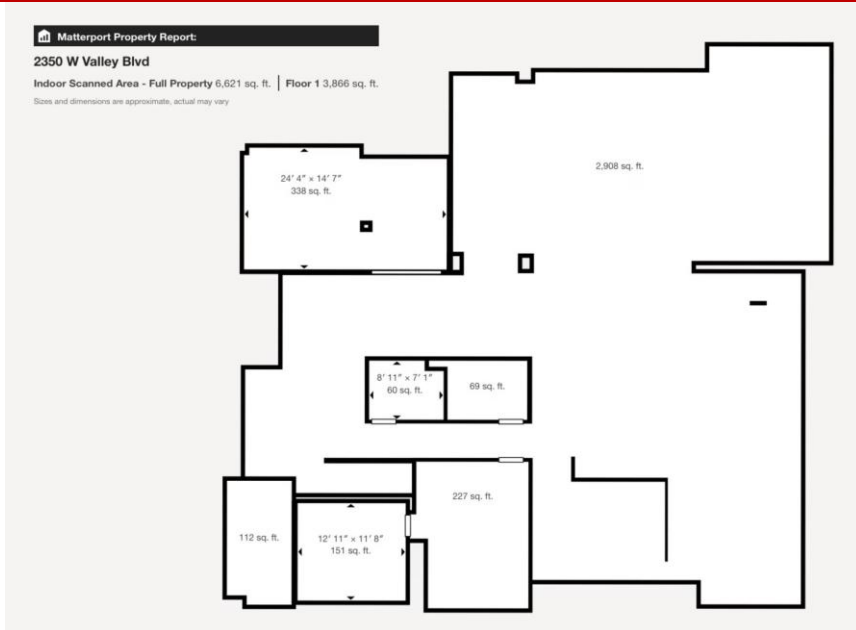
2350 W Valley Blvd For Lease



Property Highlights

- ±5,403 SF freestanding, two-story corner office building (*Per floor plan: First Floor ±3,866 SF; Second Floor ±2,755 SF; Total ±6,621 SF*)
- Functional layout featuring a mix of open workspaces, private offices, and conference rooms
- 18 gated parking spaces (approx. 3.7/1,000 SF) with remote access. Dual ingress/egress from Valley Blvd and S. Primrose Ave
- Commercial Mixed-Use zoning allowing for a wide range of flexible uses.
- High ceilings with abundant natural light throughout
- Convenient access to I-10 and I-710 freeways. Proximity to medical centers, pharmacies, restaurants, and neighborhood retail amenities

2350 W Valley Blvd For Lease



Traffic Counts

Collection St	Cross St	Traffic Vol	Last Measured
W Valley Blvd	S Fremont	23,689	2025
S Fremont	W Valley Blvd N	30,302	2025

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