

# 25050 AVENUE KEARNY, VALENCIA, CA

## DARREN CASAMASSIMA

Principal

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DRE #01425638

## JENNIFER DONALDSON

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COMMERCIAL REAL ESTATE SERVICES

Lee & Associates®- LA North/Ventura, Inc.

*A Member of the Lee & Associates Group of Companies*

15060 Ventura Blvd, Suite 100

Sherman Oaks, CA 91403

P 818.986.9800 F 818.783.9260

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





■ **ASKING RATE**

**\$2.00/rsf**

*Includes utilities*

■ **AVAILABLE**

**Suite 101: 891 RSF**

**Suite 113: 755 RSF**

**Suite 106A: 378 RSF (\$2.50/rsf)**

**Suite 208: 850 RSF\***

**Suite 209: 720 RSF\***

*\*May be combined for 1,570 RSF*

■ **PARKING**

**3.7/1,000 SF Free of Charge**

■ **AMENITIES**

- **Elevator Access**
- **Abundant Parking Free of Charge**
- **Professional Ownership and Management**
- **Convenient Location in the Heart of the Valencia Industrial Center**



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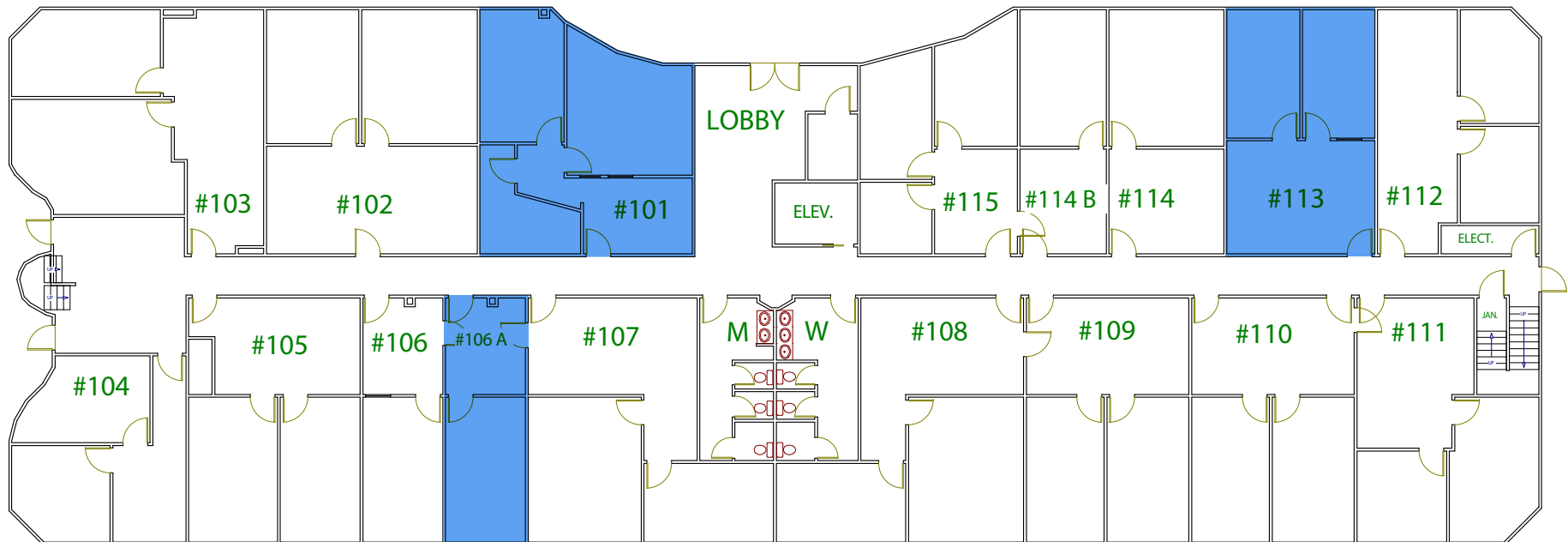
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## FIRST FLOOR PLAN



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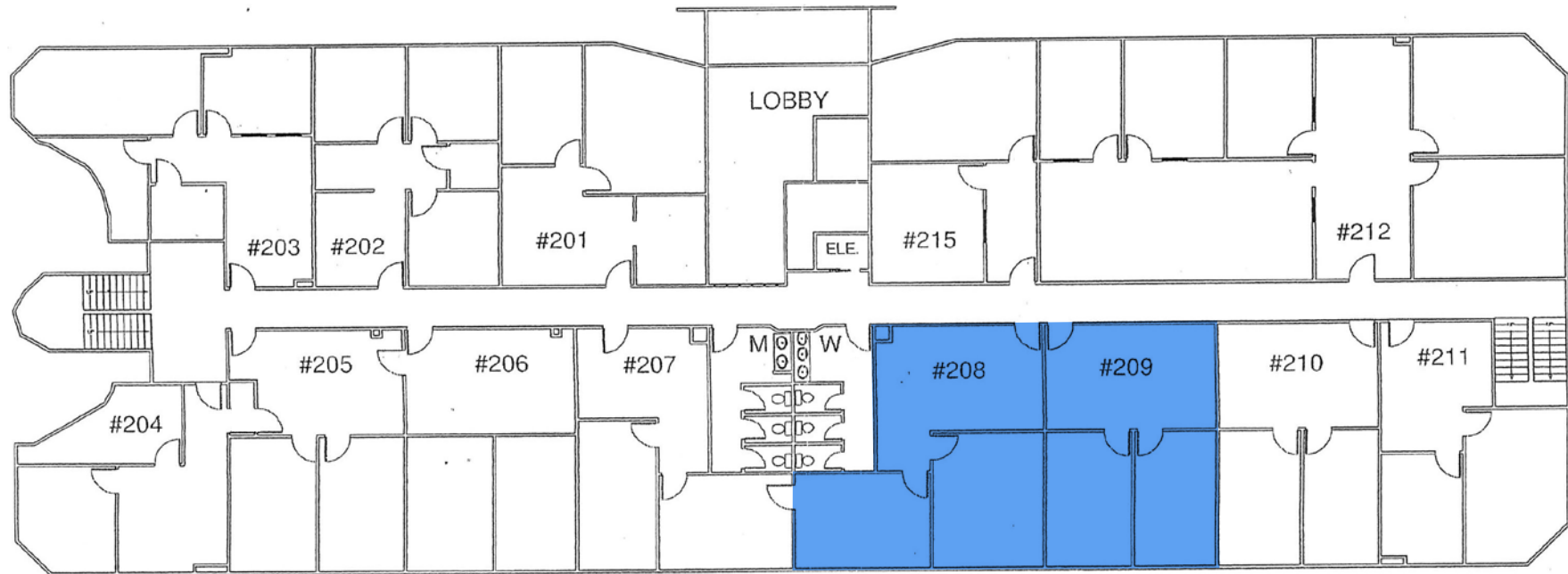
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## SECOND FLOOR PLAN



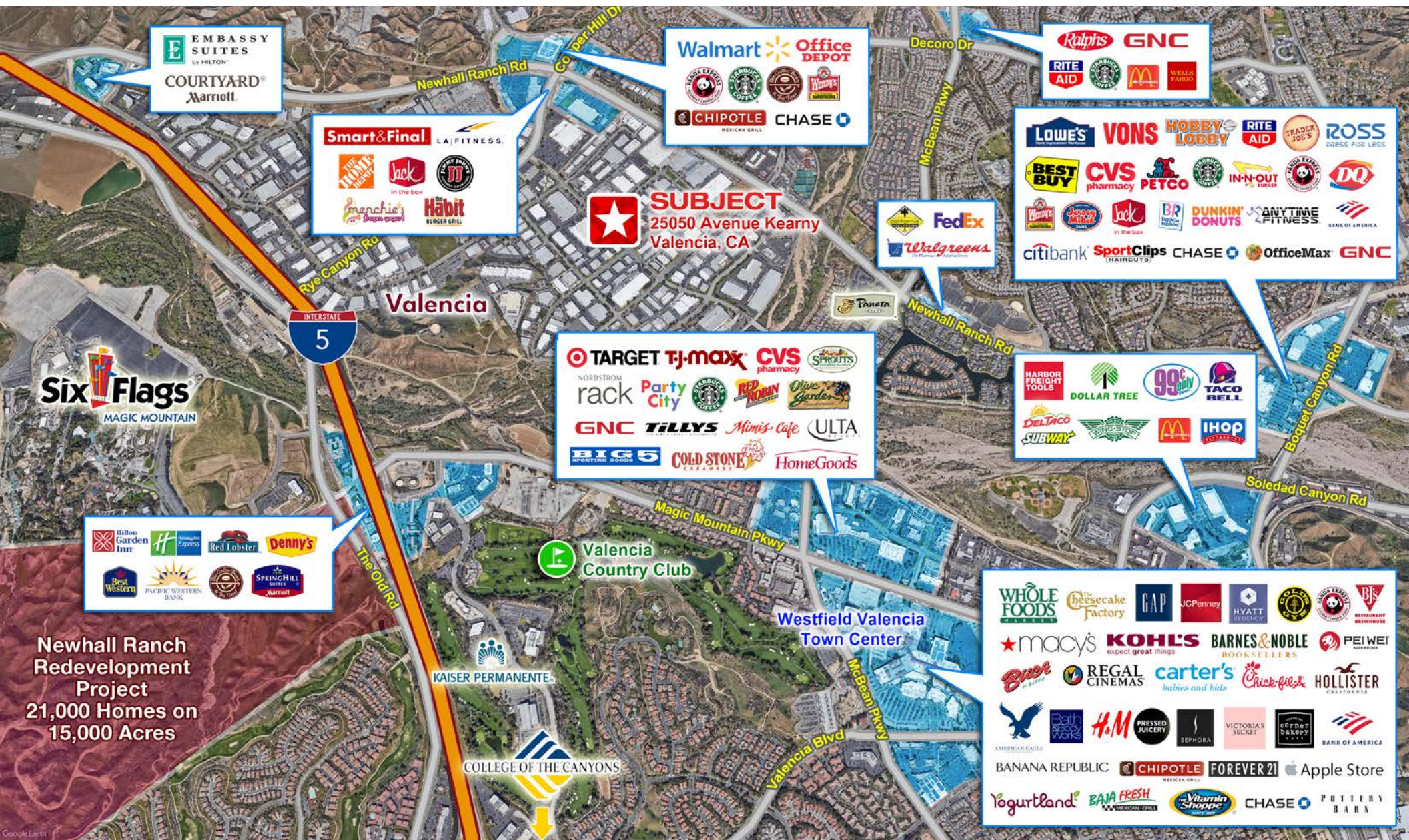
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EMBASSY SUITES  
by HILTON  
**COURTYARD**  
Marriott

**Smart & Final** LA FITNESS  
THE HOME DEPOT Jack in the Box  
manchie's Italian Pizzeria Häbit BURGER GRILL

**Walmart** Office DEPOT  
PANDA EXPRESS STARBUCKS HOPSON'S  
CHIPOTLE CHASE

Ralphs GNC  
RITE AID STARBUCKS McDonald's WELLS FARGO

LOWE'S VONS HOBBY LOBBY RITE AID TRADER JOE'S ROSS DRESS FOR LESS  
BEST BUY CVS pharmacy PETCO STARBUCKS IN-N-OUT  
Honey Bunches of Heaven Jack in the Box Dunkin' Donuts ANYTIME FITNESS BANK OF AMERICA  
citibank SportClips CHASE OfficeMax GNC

**SUBJECT**  
25050 Avenue Kearny  
Valencia, CA

**TARGET TJ-maxx CVS** SPROUTS  
NORDSTROM rack Party City STARBUCKS RED ROBIN Olive Garden  
GNC TILLYS Minis-Cafe ULTA  
BIG 5 COLD STONE HomeGoods

HARBOR FREIGHT TOOLS DOLLAR TREE 99¢ ONLY TACO BELL  
DEL TACO SUBWAY WINGS OUT McDonald's IHOP

Hilton Garden Inn Hampton Express Red Lobster Denny's  
Best Western PACIFIC WESTERN BANK SPRINGHILL SUITES Marriott

**Newhall Ranch  
Redevelopment  
Project**  
21,000 Homes on  
15,000 Acres

Valencia  
Country Club

Westfield Valencia  
Town Center

KAISER PERMANENTE

COLLEGE OF THE CANYONS

WHOLE FOODS Cheesecake Factory GAP JCPenney HYATT LEGENDARY  
macy's KOHL'S BARNES & NOBLE PEI WEI  
BUSTO REGAL CINEMAS carter's Chick-fil-e HOLLISTER  
AMERICAN EAGLE Bath & Body Works H.M. PRESSED JUICERY SEPHORA VICTORIA'S SECRET GORHAM BAKERY BANK OF AMERICA  
BANANA REPUBLIC CHIPOTLE FOREVER 21 Apple Store  
Yogurtland BAVA FRESH Vitamin Shoppe CHASE POTTERY BARN



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