

Industrial | For Sublease

SAUGUS STATION INDUSTRIAL CENTER



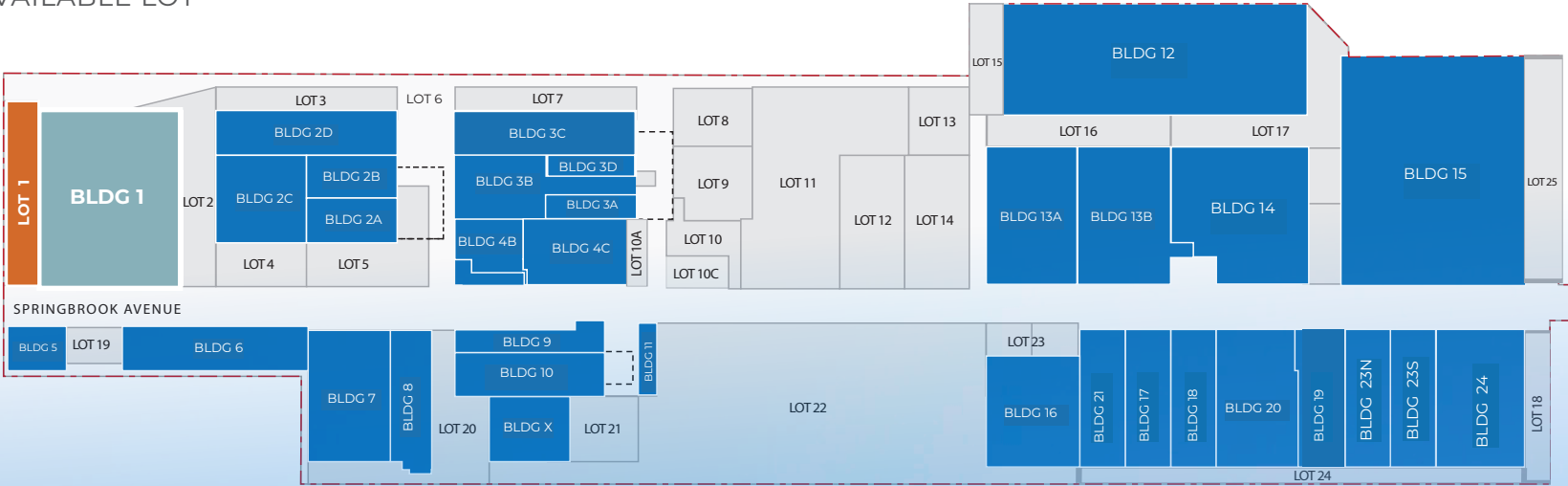
25750 SPRINGBROOK AVE, BUILDING 1 | SANTA CLARITA, CA

CBRE

Overall Site Plan

■ AVAILABLE BUILDING

■ AVAILABLE LOT



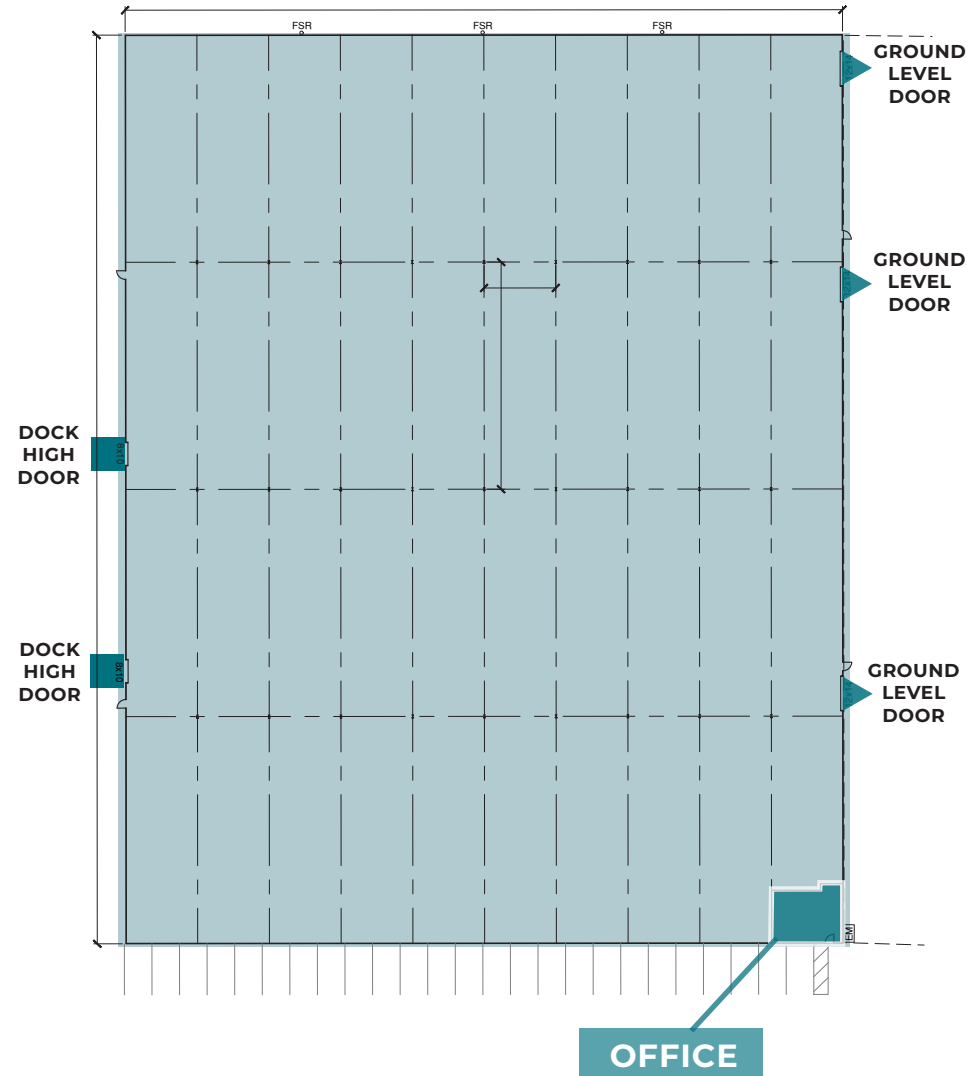
Property Information

- Potential for Five (5) Year Term
- Pro-Business Climate, No Gross Receipts Tax or Utility User Taxes
- On-Site Security
- Dock-High and Ground-Level Loading Access
- Central Santa Clarita Location / Valencia Adjacent
- Highest Industrial Zoning in Santa Clarita
- Rapid Access to 6 Major Highways

25750 SPRINGBROOK AVE, BUILDING 1

AVAILABLE SF:	80,000 SF
ASKING RATE:	\$0.92/SF/MONTH NNN
OPERATING EXPENSES:	\$0.28/SF/MONTH
YARD AREA SF:	39,340 SF
YARD AREA ASKING RATE:	\$0.42/SF/MONTH GROSS
OFFICE SPACE:	485 SF
GROUND LEVEL DOORS:	3 (12' x 14')
DOCK HIGH DOORS:	2 (8' x 10')
CLEAR HEIGHT:	22' to 36'
SPRINKLERS:	Yes
PARKING:	In Common
POWER	600 AMPS 277/480 VOLTS

Floor Plan



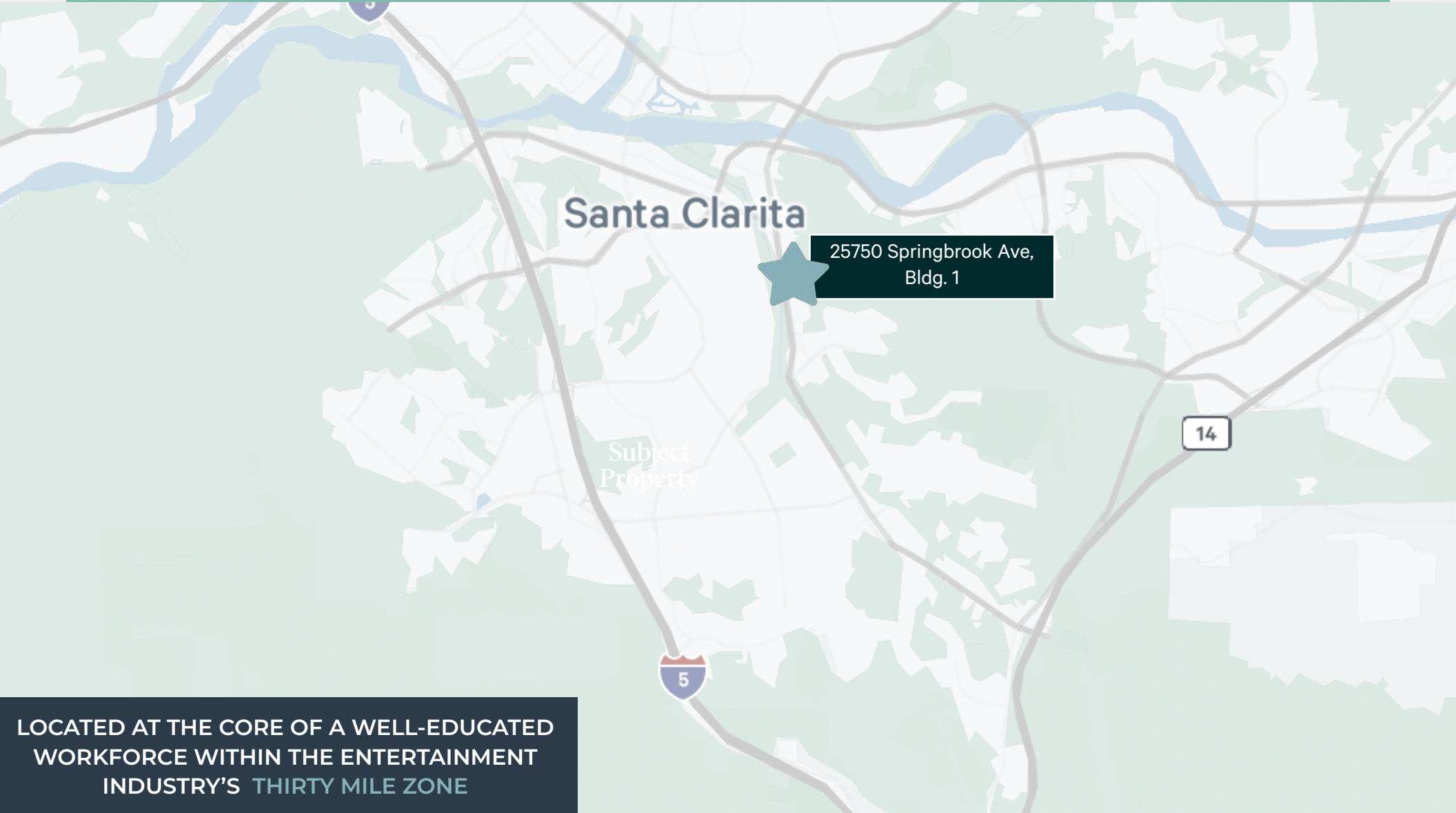
Industrial | For Sublease

SAUGUS STATION INDUSTRIAL CENTER



Industrial | For Sublease

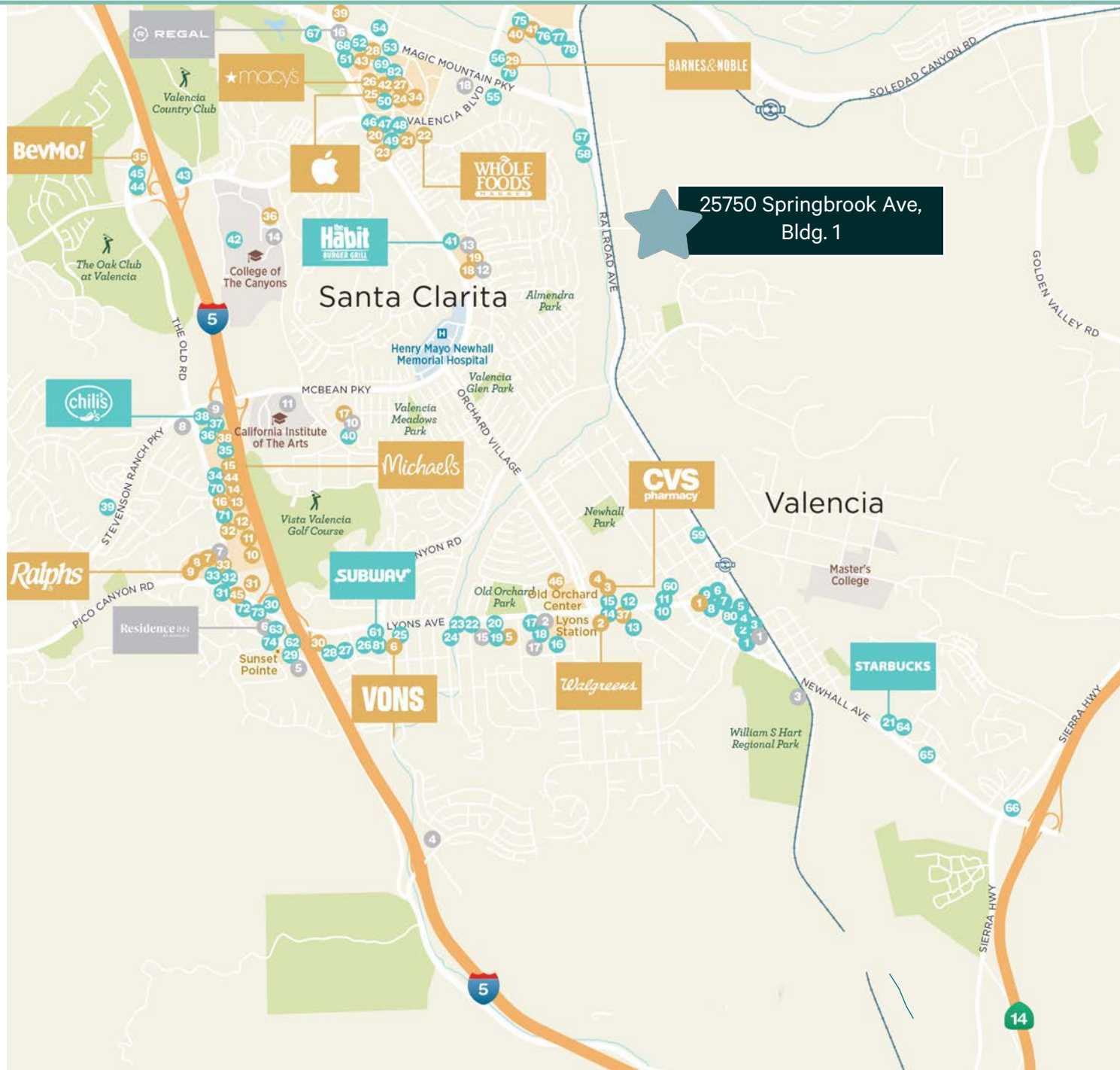
SAUGUS STATION INDUSTRIAL CENTER



LOCATED AT THE CORE OF A WELL-EDUCATED
WORKFORCE WITHIN THE ENTERTAINMENT
INDUSTRY'S THIRTY MILE ZONE

The Area

Amenity Map



★ 25750 Springbrook Ave, Bldg. 1

EATERIES

- 1 Smokehouse on Main
- 2 The Old Town Junction
- 3 El Trocadero Steak House
- 4 Persia Lounge & Restaurant
- 5 Eighth & Rail
- 6 Maria's Italian-American Deli
- 7 El Pueblo Restaurant
- 8 Egg Plantation
- 9 Honu Coffee
- 10 Tacos Burritos El Pato
- 11 Jimmy Dean's
- 12 Noche Azul
- 13 Cathy's Delicatessen
- 14 Round Table Pizza
- 15 Sam's Flaming Grill
- 16 Eat Real Café
- 17 Light & Healthy Sushi Bar
- 18 Hidden Havana Cuban Cafe
- 19 Lily's Cafe
- 20 Coffee Kiosk
- 21 Starbucks
- 22 Grand Panda
- 23 Bricks
- 24 Doc's Inn
- 25 Don Cuco Mexican Restaurant
- 26 Rose & Crown British Restaurant
- 27 Vincenzo's Newhall Pizza
- 28 Genghis Khan Restaurant
- 29 Outback Steakhouse
- 30 IHOP
- 31 Coco's Bakery Restaurant
- 32 Spumoni Pizza Restaurant
- 33 Yamato Restaurant
- 34 New Kyoto Sushi
- 35 Claim Jumper Restaurant
- 36 Jamba Juice
- 37 Urbane Cafe
- 38 Chili's Grill & Bar
- 39 Stevenson Donuts & Bakery
- 40 JJ's Bar & Grill
- 41 The Habit Burger Grill
- 42 Subway
- 43 Baja Fresh
- 44 Magic Pizza SCV
- 45 Fatburger
- 46 Corner Bakery Cafe
- 47 Yorgutland
- 48 Islands Restaurant
- 49 Cafe Rio Mexican Grill
- 50 Lazy Dog Restaurant & Bar
- 51 BJ's Restaurant & Brewhouse
- 52 Buca di Beppo
- 53 Chick-fil-A
- 54 Mimi's Cafe
- 55 Toppers Pizza
- 56 Black Bear Diner
- 57 The Original Saugus Cafe
- 58 Siam Rice II
- 59 Honey Donuts
- 60 Dario's Mexican
- 61 Subway
- 62 In-N-Out Burger
- 63 Denny's
- 64 Panda Express
- 65 Tortas Ahogadas
- 66 Carl's Jr.
- 67 Alchemy
- 68 Salt Creek Grille
- 69 The Cheesecake Factory
- 70 Jersey Mike's Subs
- 71 Wood Ranch BBQ & Grill
- 72 Jack in the Box
- 73 Taco Bell
- 74 Chuy's Stevenson Ranch
- 75 Karma
- 76 Mama's Table
- 77 Stonefire Grill
- 78 The Tea Garden Cafe
- 79 Firehouse Subs
- 80 Jazmin's Bakery
- 81 Tutti Frutti
- 82 Stone Oven Fire Grill

SHOPPING

- 1 Brave New World
- 2 Walgreens
- 3 CVS
- 4 ALDI
- 5 Smart & Final Extra!
- 6 Vons
- 7 Guitar Center
- 8 PetSmart
- 9 Ralphs
- 10 Walmart
- 11 Bed Bath & Beyond
- 12 Staples
- 13 Marshalls
- 14 Old Navy
- 15 Michaels
- 16 Casual Male XL
- 17 The Book Exchange
- 18 Down & Beyond Ski Wear Outlet
- 19 Nick Rail Music
- 20 Crossroads
- 21 Val Surf
- 22 Whole Foods Market
- 23 Kohl's Valencia
- 24 MAC Cosmetic
- 25 Apple
- 26 Macy's
- 27 JCPenney
- 28 Pottery Barn
- 29 Barnes & Noble
- 30 Cycle Gear
- 31 Camping World
- 32 Barbeques Galore
- 33 GNC
- 34 H&M
- 35 BevMo!
- 36 Santa Clarita Farmers' Market
- 37 Bloomies Florist
- 38 Sally Beauty
- 39 Target
- 40 CosmoProf
- 41 Incycle Bicycles
- 42 LOFT
- 43 Banana Republic
- 44 Cost Plus World Market
- 45 Goodwill
- 46 Vallarta Supermarkets

OTHER

- 1 Canyon Theatre Guild
- 2 Arcane Escape Rooms
- 3 William S Hart Museum
- 4 Santa Clarita Athletic Club
- 5 Hampton Inn
- 6 Residence Inn
- 7 LA Fitness
- 8 Chuck E. Cheese
- 9 Stevenson Ranch Library
- 10 Apollo's Barber Shop
- 11 California Institute of the Arts
- 12 Pinot's Palette
- 13 Orangetheory Fitness
- 14 SC Performing Arts Center
- 15 Valencia Lanes
- 16 Edwards Theater
- 17 Hot Yoga Haven
- 18 Valencia Public Library

Industrial | For Sublease

SAUGUS STATION INDUSTRIAL CENTER

25750 SPRINGBROOK AVE,
BUILDING 1,
SANTA CLARITA, CA

Contact Us

Craig Peters

Vice Chairman
+1 818 907 4616
craig.peters@cbre.com
Lic. 00906542

Nick Casasante

Associate
+1 818 907 4737
nicholas.casasante@cbre.com
Lic. 02246788



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

