

# 25322

## RYE CANYON RD

OFFICE | MEDICAL | FLEX

FOR SALE OR LEASE



25322 RYE CANYON RD, VALENCIA, CA 91355

# 25322 RYE CANYON RD

OFFICE | MEDICAL | FLEX

Stratton International is pleased to present 25322 Rye Canyon Rd, Valencia, CA 91355. This beautiful single or multi-tenant office building underwent significant exterior & interior remodeling that was just completed and is located in the heart of Valencia with over 10 million cars passing by annually. Only 1.1 miles from the 5 freeway, 25322 Rye Canyon Rd offers professional office, medical and flex users an amazing opportunity with a well positioned building in Los Angeles County's most business friendly city.



**CALL**  
PRICE & RENT

**BP**  
ZONING

**25,221**  
BUILDING SF

**82,764**  
LOT SF

**5/1000**  
PARKING RATIO



## ATTRACTIVE & FUNCTIONAL

### 2018 RENOVATION

**NEW** Exterior Facade with great signage offering high visibility in Valencia with over 10 million cars passing annually.

**NEW** Modern Interior Renovation with re-modeled common areas and restrooms.

**NEW** 1000 AMP Transformer with sub-metered power to each suite.

**NEW** Thermoplastic Polyolefin (TPO) Roof

**NEW** Gurney-Size Elevator

**NEW** Fire Sprinkler & Security System

**NEW** Expanded Parking to allow Medical Use



5/1000 PARKING

# 128

SPACES



# SHELL SPACE SUITES

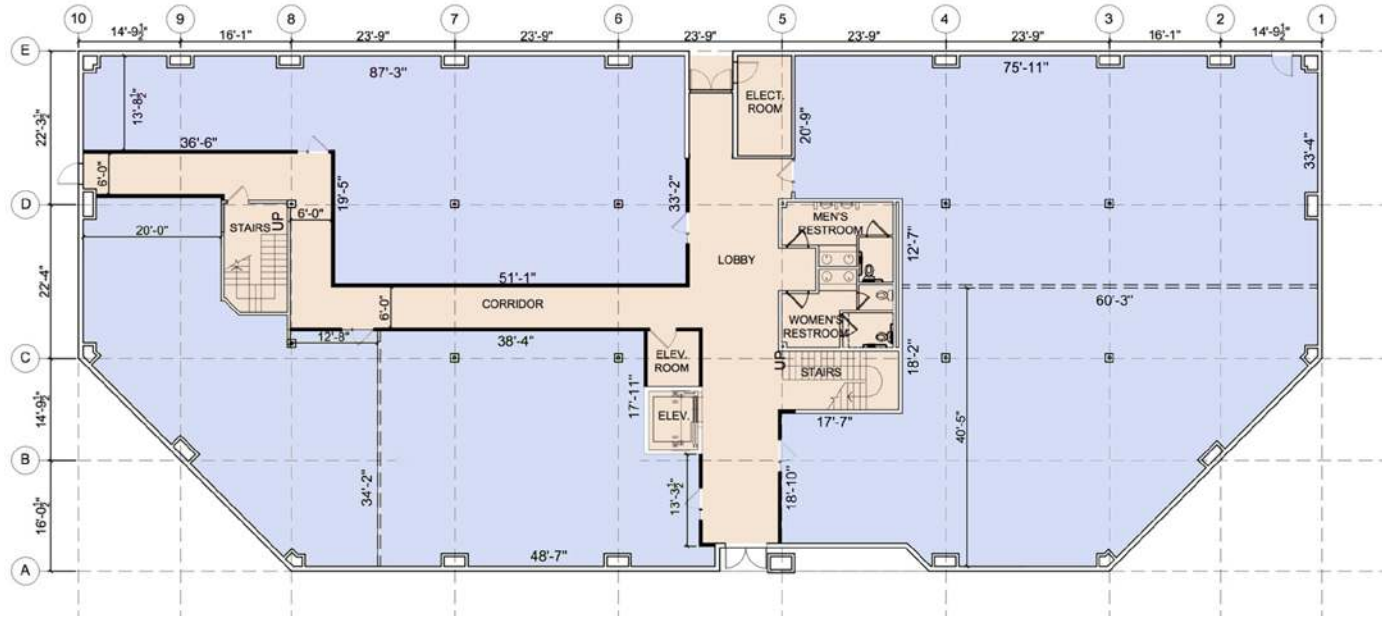
SINGLE OR MULTI-TENANT

25322 Rye Canyon Rd features a complete common area build-out with surrounding space to be delivered as shell space. This versatility allows owner/users or investors the

opportunity to occupy and rent any ratio of square footage suited to their needs. Additionally the building has been renovated so that each suite is plumbed with AC, water, power, sewage and fiber internet.

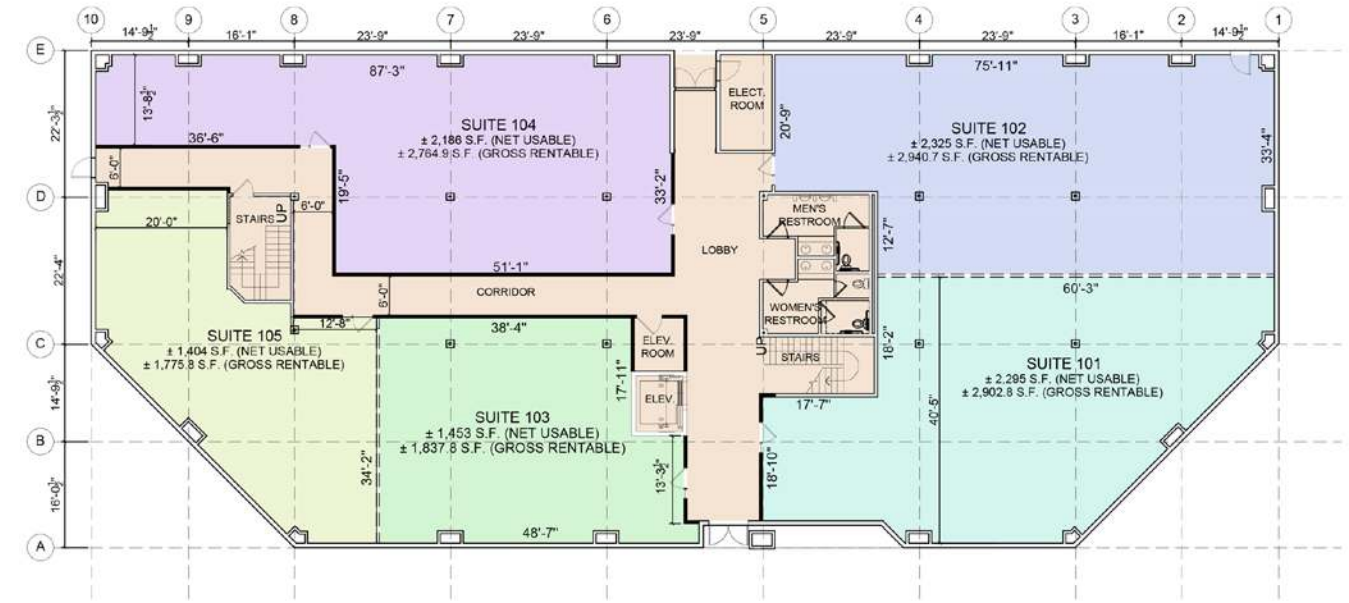
## CONTIGUOUS GROUND FLOOR

9,663 USABLE SF



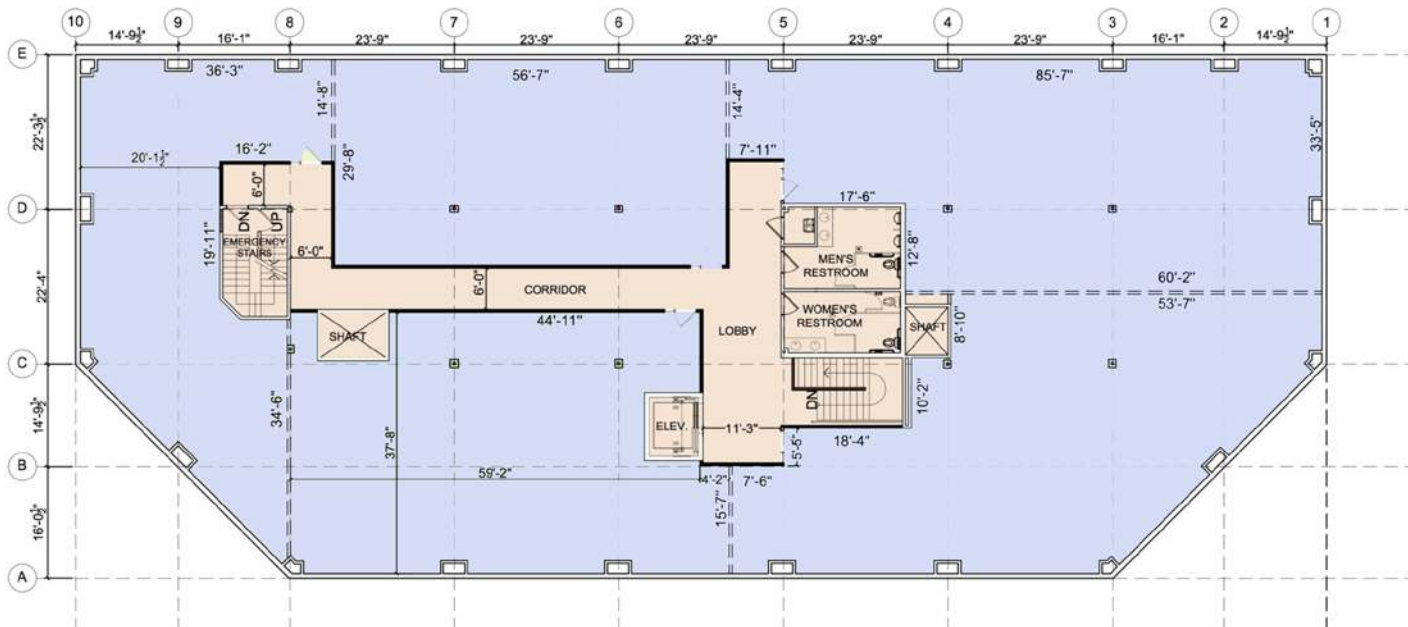
## SUITES OR CONDO MAP

SUITES: 101 (2,295 SF) 102 (2,325 SF) 103 (1,453 SF) 104 (2,186 SF) 105 (1,404 SF)

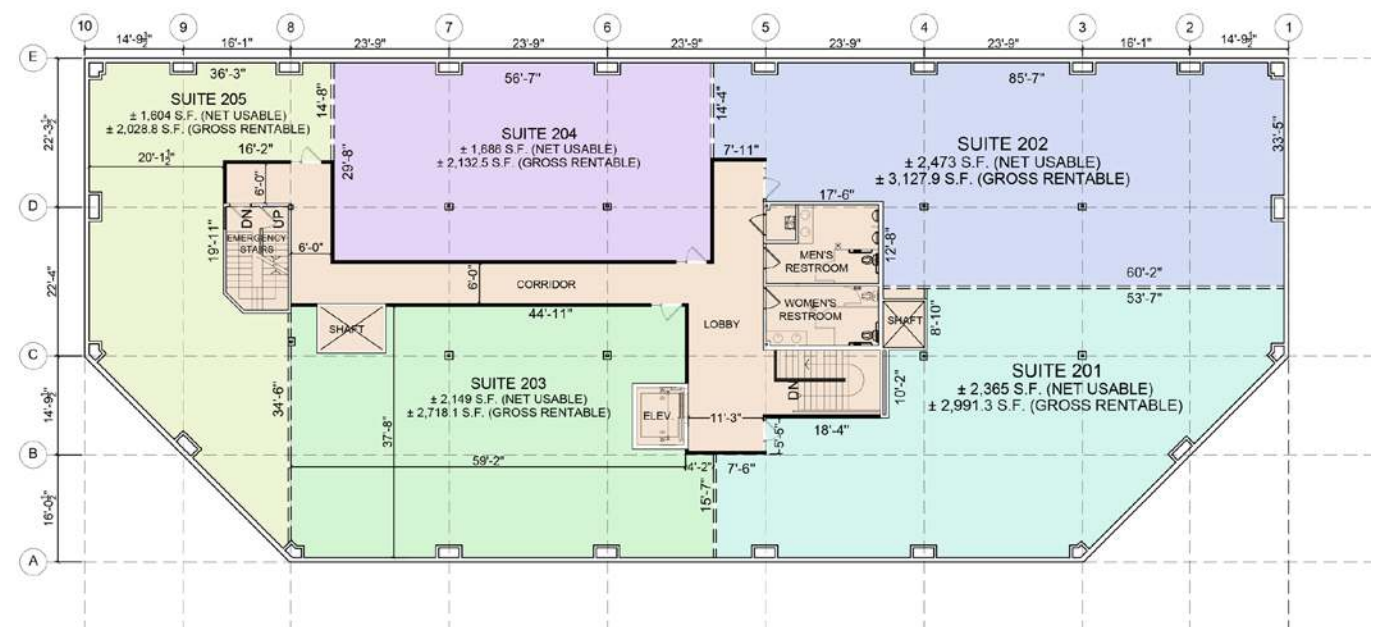


## SECOND FLOOR

10,277 USABLE SF



SUITES: 201 (2,365 SF) 202 (2,473 SF) 203 (2,149 SF) 204 (1,686 SF) 205 (1,604 SF)



# MARKET AVAILABILITY ANALYSIS

## VALENCIA, CA

Below is a summary breakdown of Valencia's medical analytics. If you would like to receive a more in-depth report regarding availabilities and comparables please contact Stratton International, Inc.

Robert A. Stratton Jr. - 661-212-5699

## MEDICAL

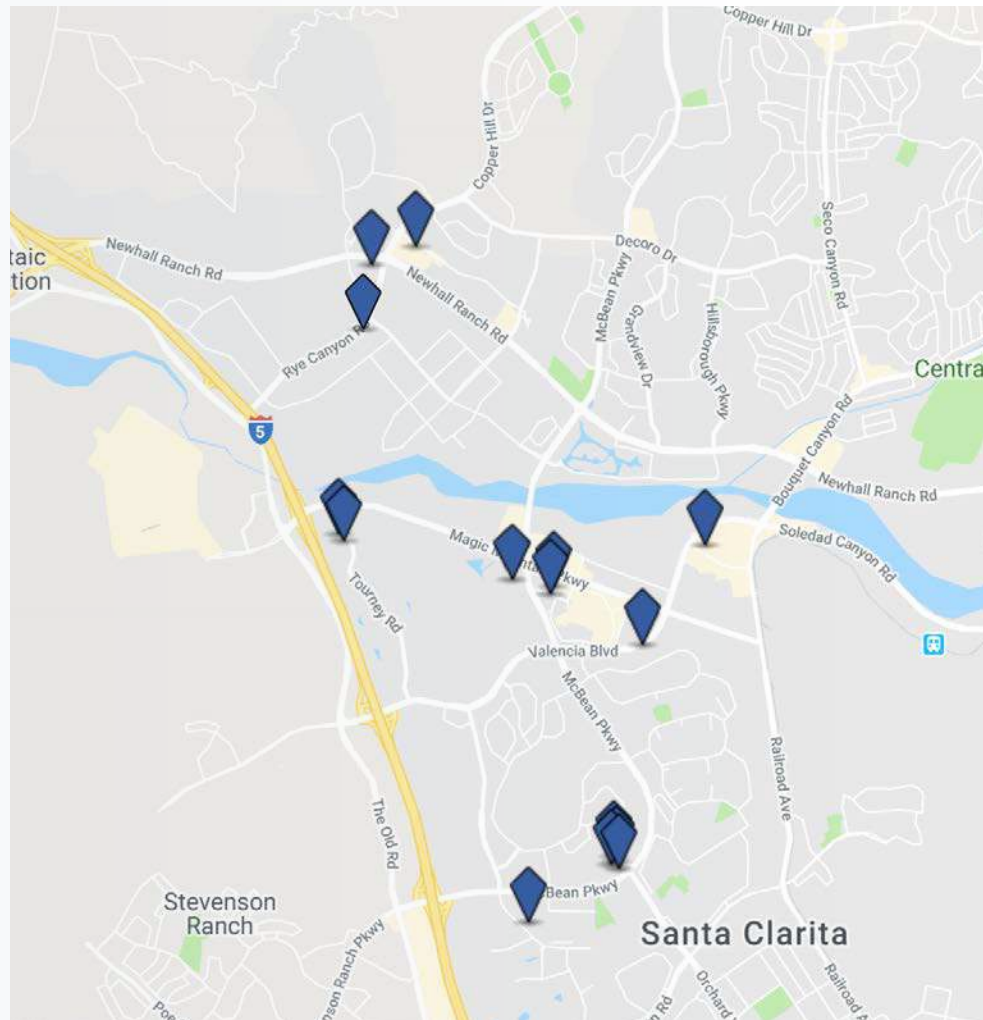
### LEASE

**\$41.42**

MARKET RENT /SF

**9.1%**

VACANCY RATE



# DEMOGRAPHIC REPORT

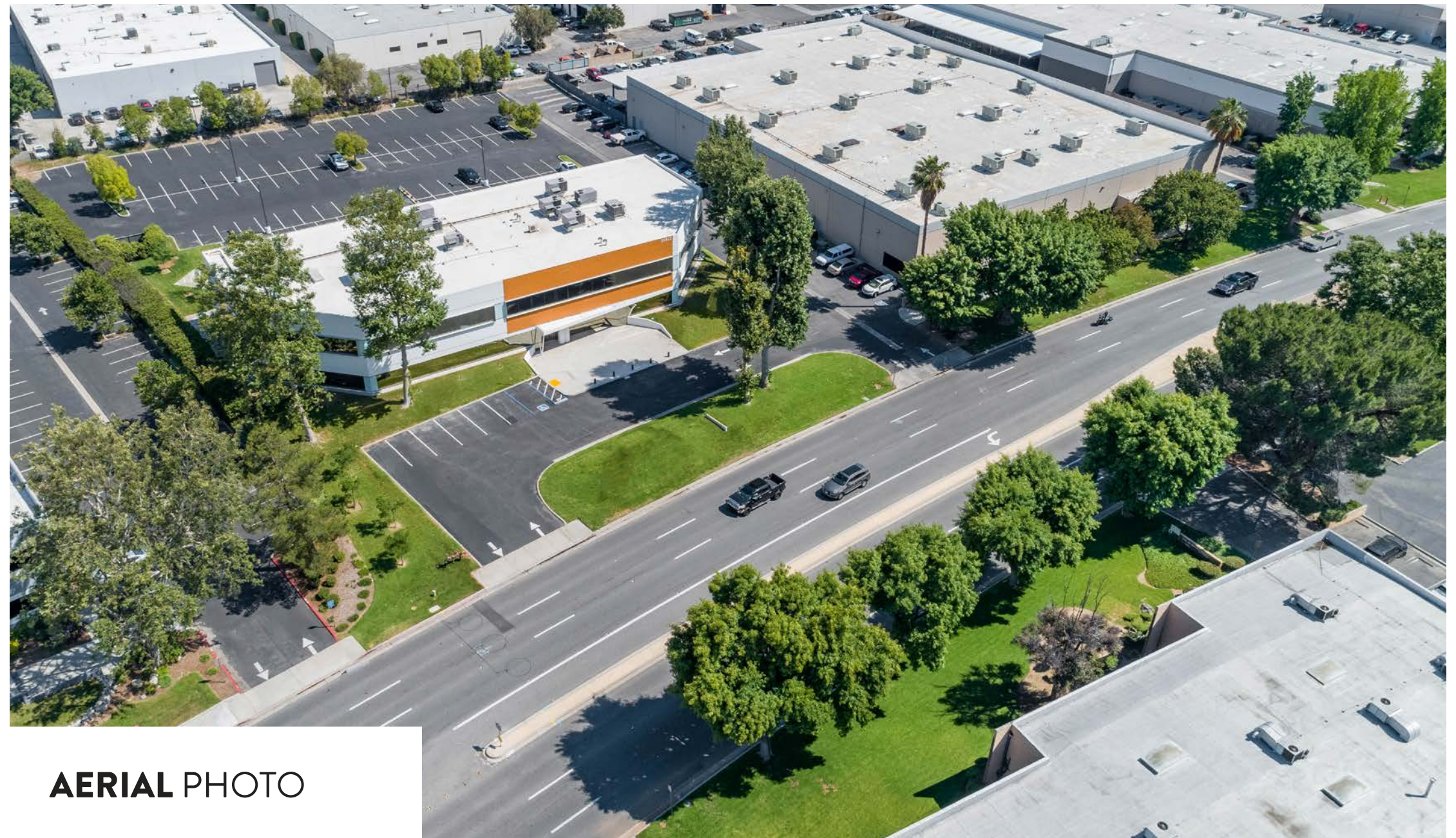
## RADIUS FROM SUBJECT

25322 Rye Canyon Rd is well-positioned in the heart of Valencia, CA and boasts a large population of well-educated and high-income families, backed by historically consistent and significant growth.

RADIUS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
<b>2024 Projection</b>	3,840	79,489	199,022
<b>2019 Estimate</b>	3,613	77,269	192,100
<b>2010 Census</b>	2,508	67,369	160,674
<b>Growth 2019-2024</b>	<b>+6.28%</b>	<b>+2.87%</b>	<b>+3.60%</b>
<b>Growth 2010-2019</b>	<b>+44.06%</b>	<b>+14.70%</b>	<b>+19.56%</b>
<b>HOUSEHOLDS</b>			
<b>2024 Projection</b>	1,326	26,015	64,256
<b>2019 Estimate</b>	1,249	25,201	61,954
<b>2010 Census</b>	879	21,670	51,682
<b>Growth 2019-2024</b>	<b>+6.16%</b>	<b>+3.23%</b>	<b>+3.72%</b>
<b>Growth 2010-2019</b>	<b>+42.09%</b>	<b>+16.29%</b>	<b>+19.88%</b>
<b>Owner Occupied</b>	877 (70.22%)	17,526 (69.54%)	44,728 (72.20%)
<b>Renter Occupied</b>	372 (29.78%)	7,674 (30.45%)	17,225 (27.80%)



**SITE PLANS**



**AERIAL PHOTO**

**SANTA CLARITA ADVANTAGE**  
 MOST BUSINESS FRIENDLY CITY IN LOS ANGELES COUNTY

“A premier location to move your family or business, Santa Clarita boasts award-winning educational facilities, hundreds of miles of pristine trails, one of Los Angeles County’s largest business parks in addition to some of the State’s most coveted golf courses, charming wine lounges, family and fine dining, impressive retail shopping, live music events, and a rich western heritage. Santa Clarita blends its small-town charm with the sophistication of a larger urban center.” - *City of Santa Clarita*

**ZERO BUSINESS LICENSE FEES**

**16-17' 455 NEW BUSINESSES / 4,600 JOBS**

**& MORE**

**ZERO UTILITY USERS TAX**

**ZERO PAID PARKING**

**ZERO GROSS RECEIPTS TAX**

**ZERO PAYROLL TAX**



# 25322 RYE CANYON RD

VALENCIA, CA 91355

SCAN FOR MORE INFORMATION...

## 3D Tour

Scan to explore our  
3D Property Tour



## Website

Scan to visit  
[RyeCanyonMedical.com](http://RyeCanyonMedical.com)



The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



### Robert Stratton

CEO/Broker Officer  
661-212-5699  
[Robert@StrattonCRE.com](mailto:Robert@StrattonCRE.com)  
CA BRE #01182000

### Daniel Stratton

Associate  
661-414-6364  
[Daniel@StrattonCRE.com](mailto:Daniel@StrattonCRE.com)  
CA BRE #01986597

### David Stratton

Associate  
661-212-1308  
[David@StrattonCRE.com](mailto:David@StrattonCRE.com)  
CA BRE #02034297