



FOR LEASE

27642 AVENUE HOPKINS
VALENCIA | CA 91355

FOR MORE INFORMATION PLEASE CONTACT:

KEVIN TAMURA
EXECUTIVE VICE PRESIDENT

P: 818.449.1631

kevin.tamura@daumcommercial.com

CADRE #00912212

RONALD BERNDT
SENIOR VICE PRESIDENT

P: 818.389.9080

ron.berndt@daumcommercial.com

CADRE #01045480

Property Features

- Business Park Setting
- \$0.85 PSF, per Month, NNN
- 12,761 Square Feet
- 2,900 Square Feet of Office Space
- Excellent Power / Distribution
- Well Appointed Executive Style Offices
- Outstanding Assembly, R&D, or Engineering Space

12,761 SF INDUSTRIAL

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



12,761 SF

INDUSTRIAL

27642 AVENUE HOPKINS
VALENCIA | CA 91355

FOR LEASE



TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Avenue Scott	W Avenue Stanford NW	12,642
Avenue Tibbitts	Avenue Mentry SW	7,194
Rye Canyon Road	Beale Court E	27,201

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
POPULATION	7,192	157,106	308,168
MEDIAN AGE	\$112,629.00	\$111,024.00	\$104,631.00

FOR MORE INFORMATION PLEASE CONTACT:

KEVIN TAMURA
EXECUTIVE VICE PRESIDENT

P: 818.449.1631
kevin.tamura@daumcommercial.com
CADRE #00912212

RONALD BERNDT
SENIOR VICE PRESIDENT

P: 818.389.9080
ron.berndt@daumcommercial.com
CADRE #01045480

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



12,761 SF

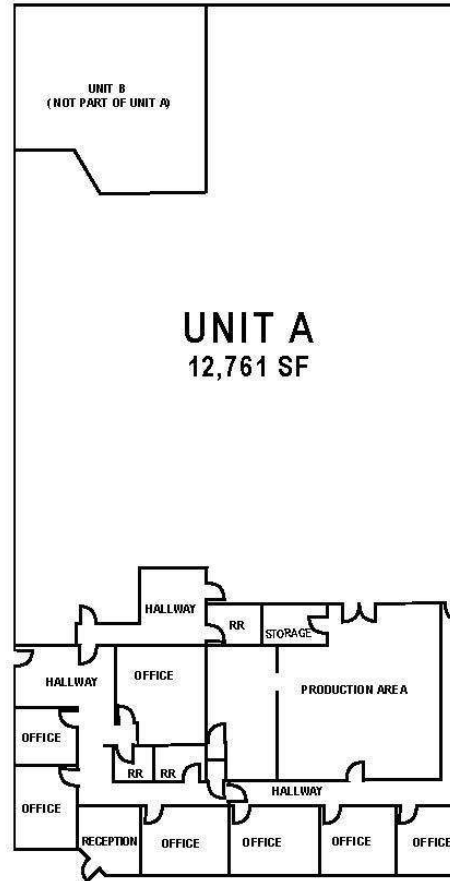
INDUSTRIAL

27642 AVENUE HOPKINS
SANTA CLARITA | CA



27642 AVENUE HOPKINS
VALENCIA | CA 91355

FOR LEASE



*ALL MEASUREMENTS ARE AN APPROXIMATE AND ARE NOT TO SCALE

FOR MORE INFORMATION PLEASE CONTACT:

KEVIN TAMURA
EXECUTIVE VICE PRESIDENT

P: 818.449.1631
kevin.tamura@daumcommercial.com
CADRE #00912212

RONALD BERNDT
SENIOR VICE PRESIDENT

P: 818.389.9080
ron.berndt@daumcommercial.com
CADRE #01045480

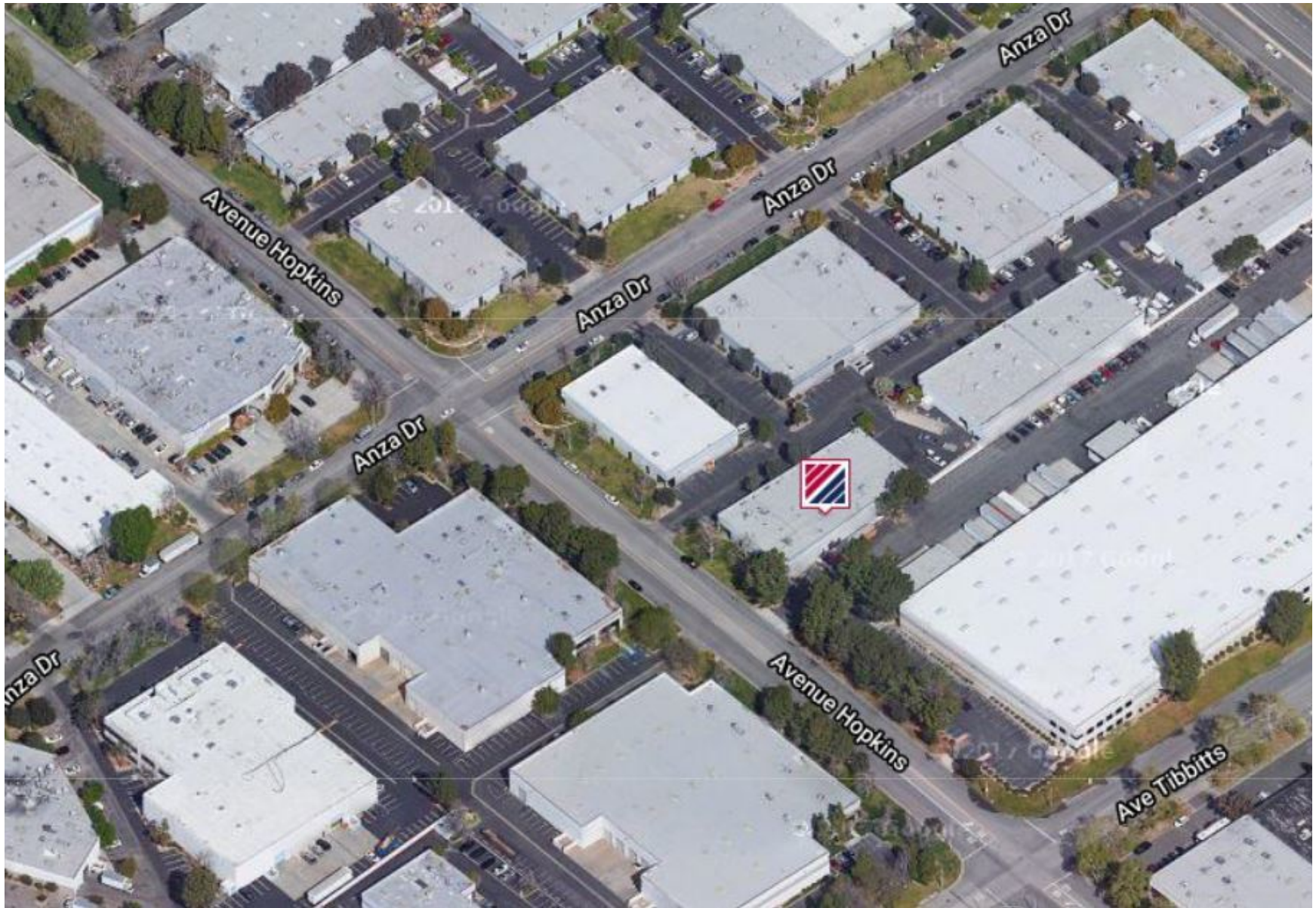
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



12,761 SF
INDUSTRIAL

27642 AVENUE HOPKINS
VALENCIA | CA 91355

FOR LEASE



FOR MORE INFORMATION PLEASE CONTACT:

KEVIN TAMURA
EXECUTIVE VICE PRESIDENT

P: 818.449.1631
kevin.tamura@daumcommercial.com
CADRE #00912212

RONALD BERNDT
SENIOR VICE PRESIDENT

P: 818.389.9080
ron.berndt@daumcommercial.com
CADRE #01045480

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



12,761 SF

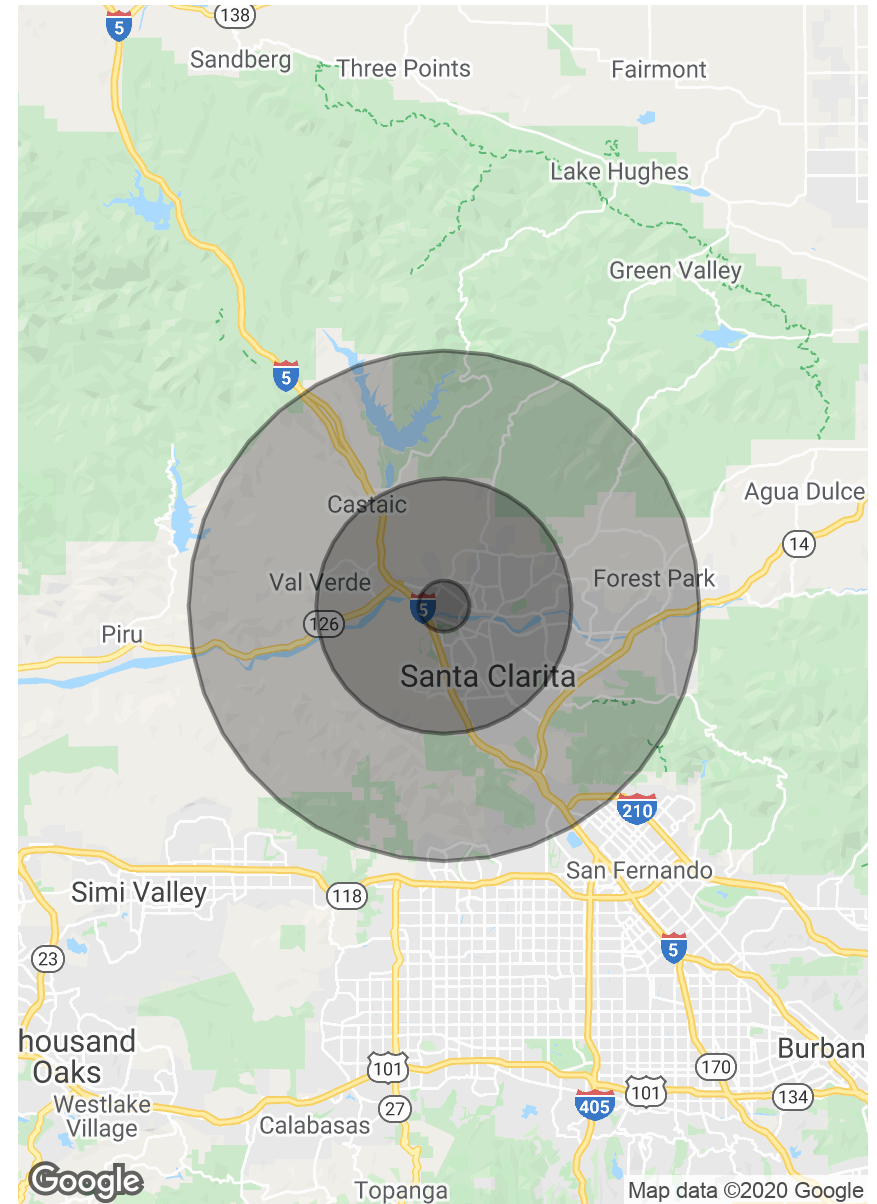
INDUSTRIAL

FOR LEASE
27642 AVENUE HOPKINS
VALENCIA | CA 91355

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,192	157,106	308,168
Average age	33.1	36.1	35.5
Average age (Male)	31.1	34.7	34.2
Average age (Female)	33.3	35.1	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,591	49,079	97,879
# of persons per HH	2.8	3.2	3.1
Average HH income	\$112,629	\$111,024	\$104,631
Average house value	\$536,319	\$564,134	\$567,778

* Demographic data derived from 2010 US Census



FOR MORE INFORMATION PLEASE CONTACT:

KEVIN TAMURA
EXECUTIVE VICE PRESIDENT

P: 818.449.1631
kevin.tamura@daumcommercial.com
CADRE #00912212

RONALD BERNDT
SENIOR VICE PRESIDENT

P: 818.389.9080
ron.berndt@daumcommercial.com
CADRE #01045480

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

