

26701 MCBEAN PARKWAY

MONTICELLO

VALENCIA, CA | 91355

MODERN.
MIXED-USE.
MONTICELLO.

ONLY ONE
SUITE LEFT!



889 SF PRIME, HIGHLY VISIBLE GROUND FLOOR RETAIL/OFFICE SPACE AVAILABLE

CBRE

PROJECT OVERVIEW

MODERN. MIXED-USE. MONTICELLO.

Welcome to the Monticello - an architecturally stunning mixed-use property in thriving Valencia. This newly constructed facility boasts sleek design and cutting edge tech - such as an automated parking system- mixed with comfy and inviting residential spaces.

The location is perfect. Flanked by world-class retail, restaurants and entertainment, the Monticello is highly visible and strategically positioned. Prime, state-of-the-art office/retail space opens up to a high foot traffic street in this vibrant, walkable area of Valencia directly across the street from the Westfield Valencia Town Center Mall and bordering the Valencia Country Club. And with all 60 residential units atop fully leased, this is the ideal time to expand your business into one of the most enviable areas of Southern California. Monticello. Welcome home.





**SLEEK & MODERN
MEETS COMFY & INVITING**



PROJECT INFO

SUITE 170

Available SF: 889 SF

Asking Rate: \$3.00/SF/Mo NNN

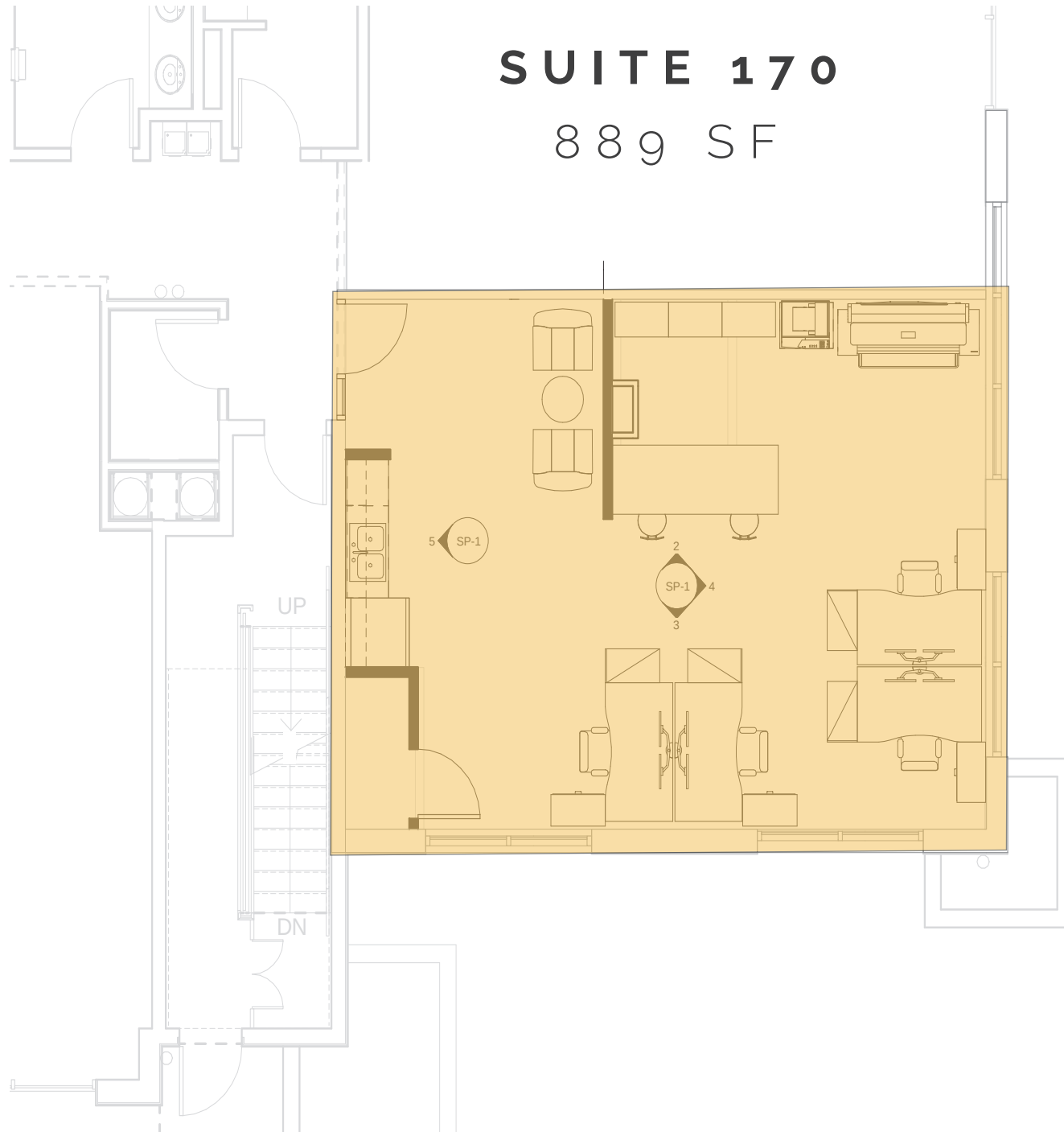
Notes: Build Out Complete
& Available for
Immediate Move-In



FLOOR PLAN

SUITE 170

889 SF





INTERIORPHOTOS





MCBEAN PARKWAY

VALENCIA
COUNTRY CLUB

MONTICELLO

SADDLE
RANCH
The Cheesecake Factory
POTTERYBARN
Westfield
Valencia Town Center

PROJECT
INFO



889 SF
RENTABLE RSF
OFFICE SPACE



OFFICE
LEASE RATE
\$3.00 NNN



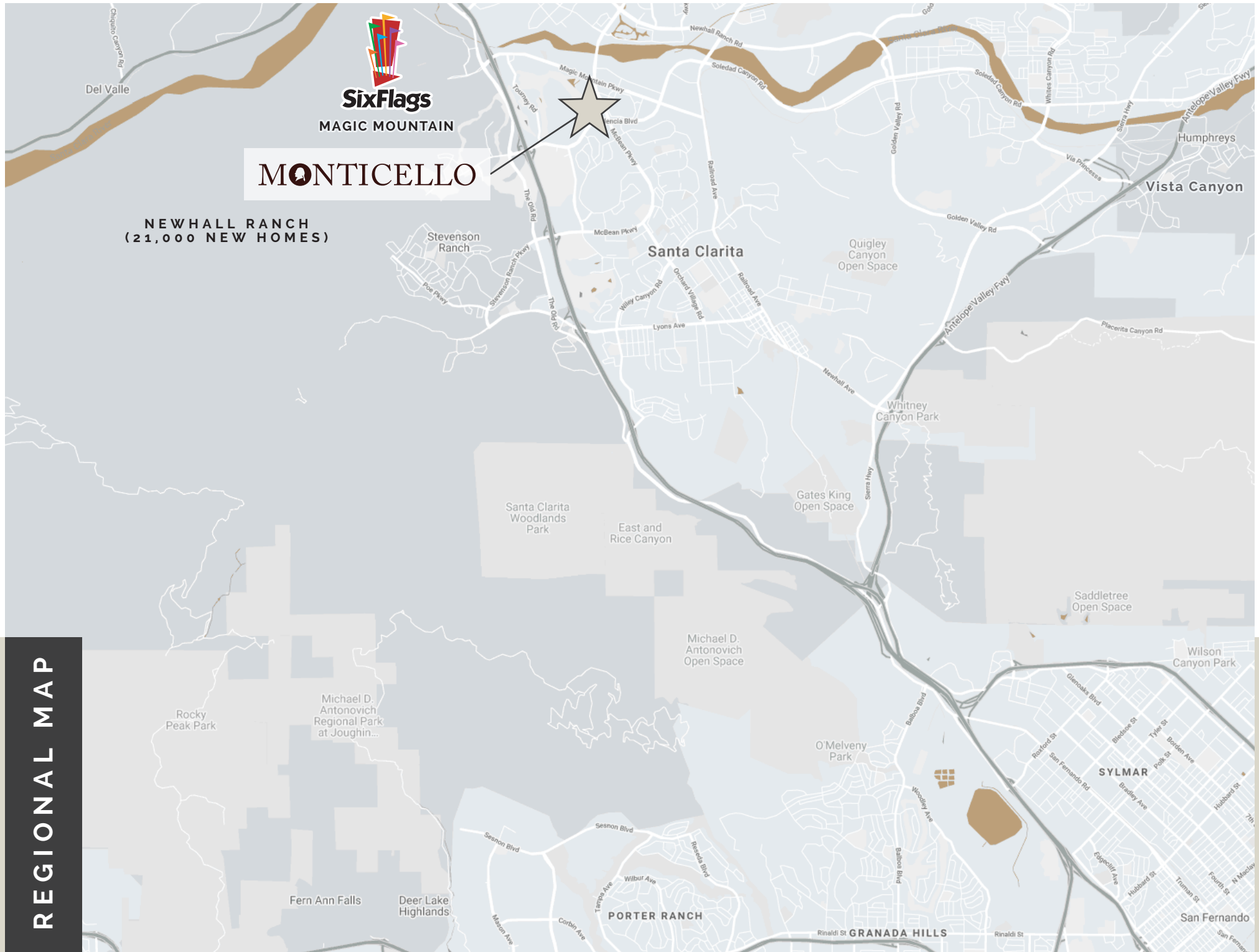
FLOOR TO
FLOOR IS
15'0"



SixFlags
MAGIC MOUNTAIN

MONTICELLO

**NEWHALL RANCH
(21,000 NEW HOMES)**





AREA HIGHLIGHTS

The Valencia lifestyle is unmatched. Thriving, energetic and densely amenitized, the area seamlessly blends big city sophistication and small town charm. Its ideal location places you at the core of a well-educated workforce while offering fast access to key destinations throughout greater Los Angeles, including Downtown, LAX and Burbank Airport and the ports of Los Angeles and Long Beach. And with unbeatable access to major highways and premium amenities just minutes away, Monticello is your next smart business move.



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JSB
DEVELOPMENT

CBRE

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