



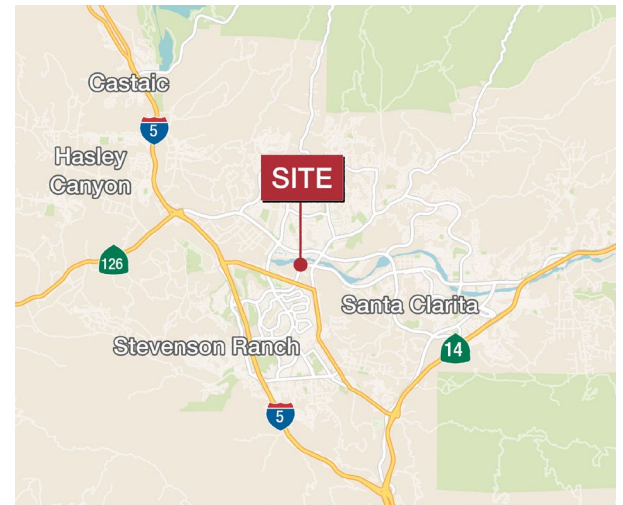
## 23360 Valencia Blvd.

Valencia, CA 91355

### Property Highlights:

- Available: Unit F&G 5,262 SF (Min Div - 2,500 SF) \$1.95 PSF NNN
- Ideal for Retail, Medical or Service Oriented Users
- Prime Visibility to Valencia Blvd., with Additional Parking in the Rear
- Strong Demographics include a Total Population over 95,000 (Daytime Population over 64,000) within a 3-Mile Radius
- Prime Valencia Location with close proximity to Westfield Town Center, The Valencia Auto Mall, Six Flags Magic Mountain/ Hurricane Harbor, Valencia Corporate Center, Valencia Industrial, and Entrada South's 1,574 residential units
- Santa Clarita is One of the Fastest Growing Cities in LA County and One of the Safest in the Nation

### Join Area Tenants:



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	11,062	95,044	206,625
Average HH Income	\$133,464	\$126,097	\$127,648
Daytime Population	15,396	64,442	87,865

Traffic Counts:	
Valencia Blvd	50,000 CPD
Cinema Dr	5,000 CPD
Total:	55,000 CPD

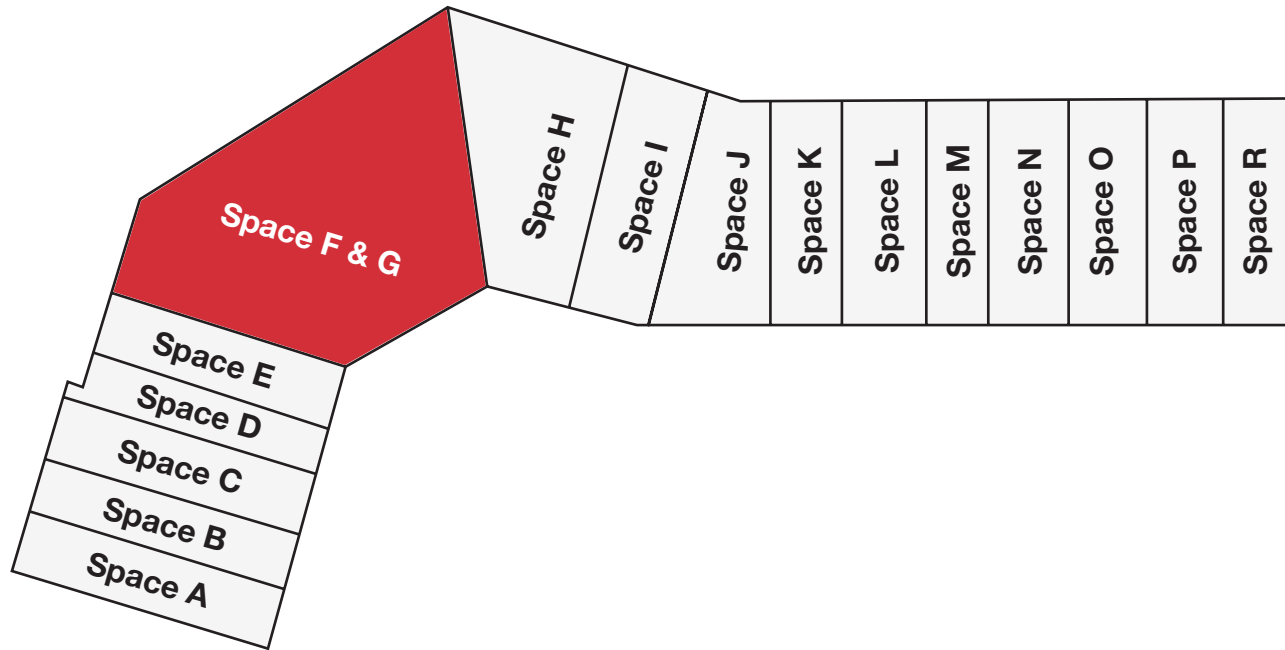
### For More Information:

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# Site Plan



Unit	Tenant	SF
A	U Break I Fix	1,100
B	Cozy Tea & Juice	1,100
C & D	Mr. Sushi	2,047
E	Gentlemen's League Barber	1,100
<b>F &amp; G</b>	<b>Available (Divisible)</b>	<b>5,262</b>
H	Jasmine Thai Restaurant	2,200
I	El Cubano	1,500
J	Top Cleaners	1,700
K & L	Pho & Tofu House Restaurant	2,600
M	Best City Nails	1,500
N & O	Scubatude	2,200
P	Comfort Shoes	1,200
R	Uniformland	1,200
<b>TOTALS:</b>		<b>24,709</b>

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## Additional Photos



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