

FOR LEASE

Valencia Marketplace I & II

Golden State Fwy & McBean Pkwy | Valencia, CA 91381

45,000 SF Co-Anchor Available

1,400 SF - 6,000 SF End-Cap Available ~ Please Do Not Disturb Existing Tenant

900 SF - 2,800 SF Improved Food & Retail Available



Property Highlights

- Come Join 40+ National Tenants at one of the largest shopping centers in the surrounding area (700k+ SF)
- Attractive architecture throughout Site I and Site II
- Huge freeway signage opportunity
- Great demographics
- Easy access and parking
- New monument signage opportunities

Contact

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SRS REAL ESTATE PARTNERS

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Demographics

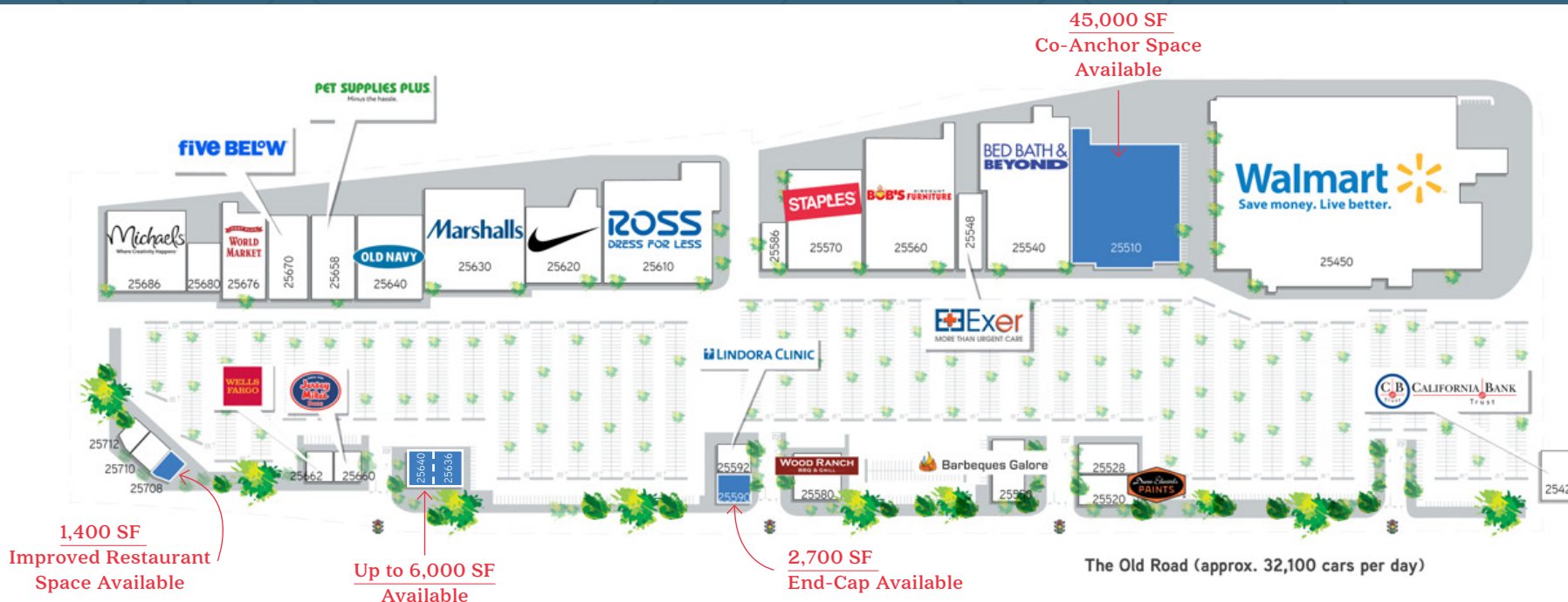
EST. 2020	1 MILE	3 MILE	5 MILE
Population	11,133	71,467	131,475
Average Household Income	\$132,638	\$137,787	\$141,442
Daytime Population	6,142	46,419	78,126

Source: Esri

TRAFFIC COUNT

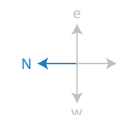
The Old Road	approx. 32,100 cars per day
McBean Parkway	approx. 71,000 cars per day
1-5 Freeway	approx. 178,000 cars per day

Source: CoStar



Valencia Marketplace I		528,019 SF	
Tenant List			
25420	California Bank & Trust	6,000 SF	25620 Nike 20,680 SF
25450	Walmart	149,429 SF	25630 Marshalls 33,000 SF
25510	Co-Anchor Available	45,000 SF	25636 End-Cap Available 3,000 SF
25520	Dunn Edwards	8,800 SF	25640 End-Cap Available ~ Please Do Not Disturb 3,000 SF
25528	Valencia Marketplace Dental	1,200 SF	25650 Old Navy 15,000 SF
25540	Bed, Bath & Beyond	41,500 SF	25658 Pet Supplies Plus 11,000 SF
25548	Excer Urgent Care	6,670 SF	25660 Jersey Mike's 2,000 SF
25550	Barbeques Galore	5,000 SF	25662 Wells Fargo Bank 3,000 SF
25560	Bob's Furniture	40,000 SF	25670 Five Below 10,100 SF
25570	Staples	24,435 SF	25676 Cost Plus 19,000 SF
25580	Wood Ranch BBQ	5,000 SF	25680 Famous Footwear 5,743 SF
25586	Ocean Nails	3,200 SF	25686 Michael's Art & Crafts 18,681 SF
25590	End-Cap Available	2,700 SF	25708 Improved Restaurant Available 1,400 SF
25592	Lindora	2,300 SF	25710 Caba Cabana Mexican Grill 2,200 SF
25610	Ross Dress 4 Less	37,591 SF	25712 Kyoto Sushi 1,400 SF

Valencia Marketplace I
 25888 The Old Road, Valencia, CA 91381



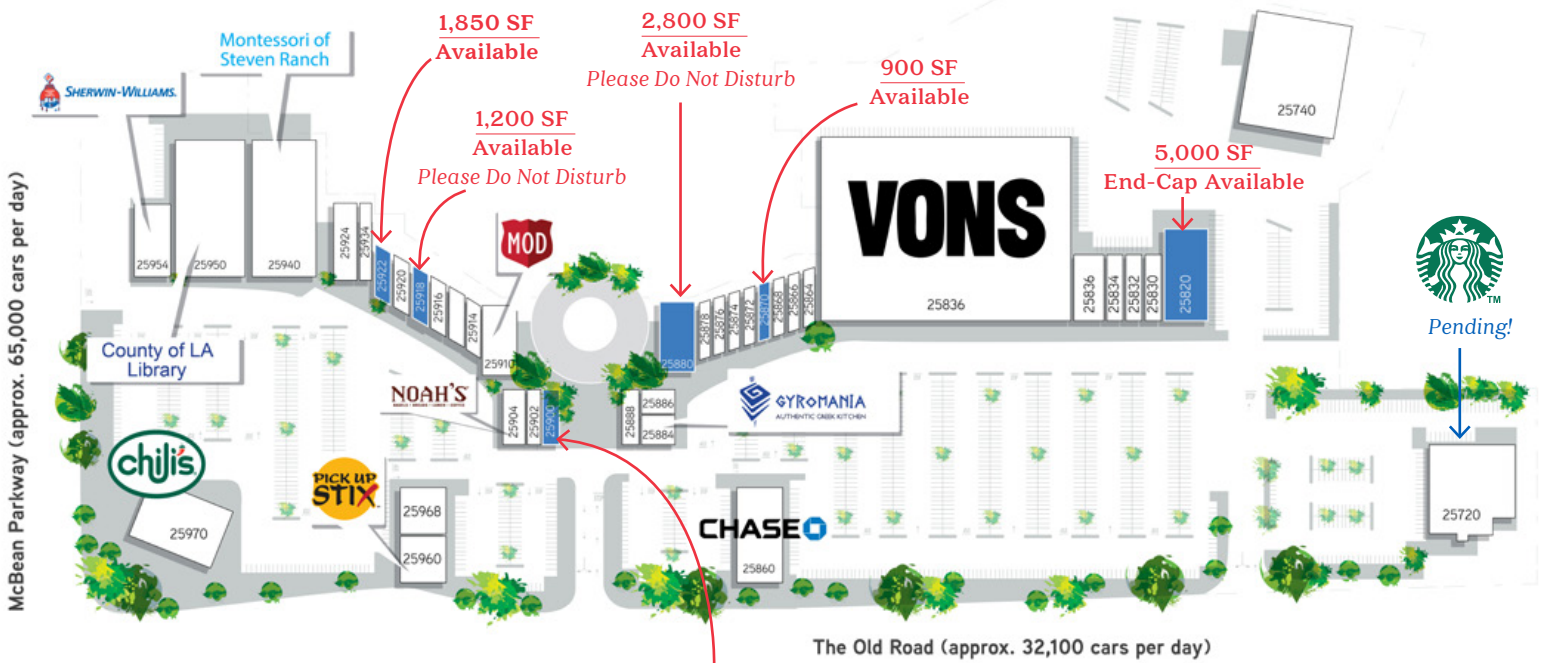
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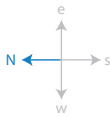
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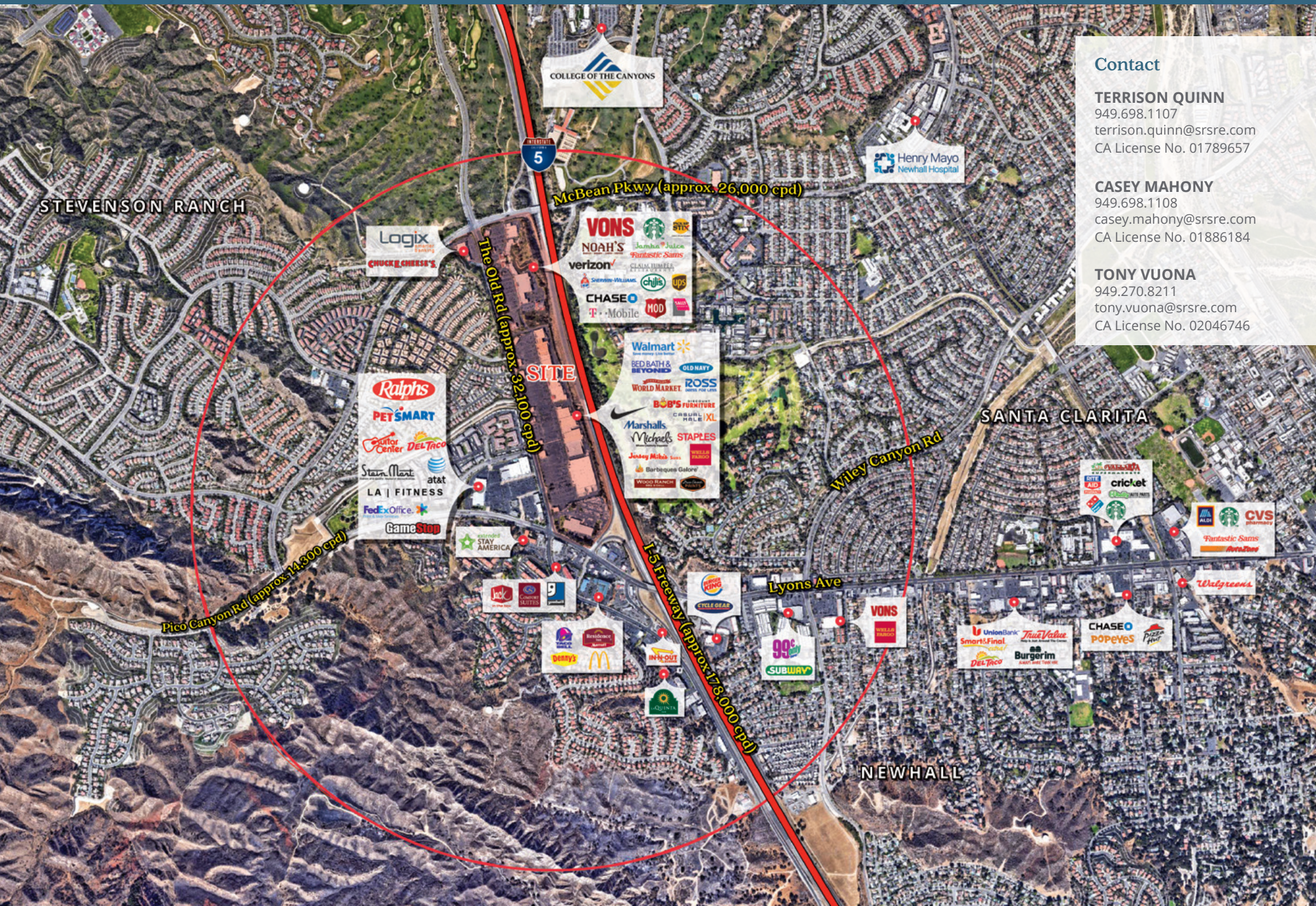
Valencia Marketplace II

188,195 SF

Tenant List

25720 Starbucks Pending!	7,200 SF	25904 Noah's New York Bagels	1,500 SF
25740 Claim Jumper	11,453 SF	25910 MOD Pizza	2,849 SF
25820 Available	5,000 SF	25914 Ding Tea	1,073 SF
25830 Innovation Salon	1,420 SF	25916 Urbane Café	1,500 SF
25832 Sunshine Foot Massage	1,420 SF	25918 Available	1,200 SF
25834 Dr. Mark Winston, O.D.	1,420 SF	25920 GoldTime	1,000 SF
25836 T-Mobile	2,835 SF	25922 Available	1,850 SF
25850 Vons	56,525 SF	25924 Life Style Outdoor	3,174 SF
25860 Chase Bank	5,000 SF	25930 Sheriff's Substation	1,000 SF
25864 Marketplace Cleaners	1,500 SF	25934 Conference Room	565 SF
25866 Sally's Beauty Supply	1,500 SF	25940 Montessori School	11,600 SF
25868 Fantastic Sam's	1,200 SF	25950 Library	12,000 SF
25870 Available	900 SF	25954 Sherwin Williams	3,600 SF
25872 The Great American Barbershop	1,028 SF	25960 Pick Up Stix	2,300 SF
25874 56 Clothing	900 SF	25968 Wonder Nails	2,700 SF
25876 The UPS Store	1,200 SF	25970 Chili's Restaurant	5,999 SF
25878 Zora Threading	900 SF	25931 Rising Sun Karate	786 SF
25880 Available	2,800 SF	25935 Rising Sun Karate	1,834 SF
25884 Gyromania	1,400 SF	25937 New Age Dental	1,578 SF
25886 The Smoke Zone	770 SF	25939 Code Ninja Coming Soon!	2,387 SF
25888 Jamba Juice	1,300 SF	25945 Logix Federal Credit Union	4,364 SF
25900 Improved Food Space	1,200 SF	25945(Y) Progressive Physical Therapy	2,600 SF
25902 Subway	900 SF	25955 Chuck E. Cheese	10,920 SF





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