



Valencia, CA 91355

27530-60 Newhall Ranch Rd Valencia , California 91355

Property Highlights

- Available: Unit 311 - 2000 SF; Unit 306 - 1000 SF
- Ideal for Retail, Fitness, Soft Goods, Medical/Professional Office, or Service-Oriented Users
- Excellent Retail Exposure to Newhall Ranch Road
- Adjacent to Valencia High School, Legacy Private School, and Paseo Tennis & Health Club
- Located on the Cross Valley Connector Which Connects the I-5 to the 14 Freeway
- Immediately Adjacent to Numerous Residential Communities as Well as a Large Daytime Employment Base
- Traffic counts at Intersection in Excess of 50,000 Cars Per Day



For More Information



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Demographics

1 Mile 3 Miles 5 Miles

Daytime Population 11,892 78,824 187,738

Residential Population 14,825 137,700 133,126

Average HH Income \$143,720 \$137,700 \$133,126



| ADDRESS | TENANT | SIZE SF |
|---------------------------------|--------------------|---------|
| 27530 Newhall Ranch Road | | |
| Unit 101 | Q & Q Hawaiian BBQ | 1,489 |
| Unit 102 | Subway | 1,000 |
| Unit 103 | Deep Sea Poke | 1,000 |
| Unit 104 | Eat Real Cafe | 1,360 |
| Unit 105 | Tutoring Club | 1,200 |
| Unit 107 | Domino's Pizza | 2,250 |
| Unit 109 | Aroma Ramen | 1,750 |

| ADDRESS | TENANT | SIZE SF |
|---------------------------------|----------------------|--------------|
| 27550 Newhall Ranch Road | | |
| Unit 201 | Treehouse Veterinary | 1,855 |
| Unit 203 | AFC | 3,000 |
| 27560 Newhall Ranch Road | | |
| Unit 301 | Eggs N Things | 4,000 |
| Unit 304 | Nail Obsession | 1,000 |
| Unit 305 | Gentleman's Lounge | 1,000 |
| Unit 306 | Available | 1,000 |
| Unit 307 | Taqueria El Tapatio | 1,200 |
| Unit 309 | Go Dental | 3,200 |
| Unit 311 | Available | 2,000 |

