



For Lease

Tesoro Village Shopping Center

**23846-23892 Copper Hill Drive
Valencia, CA 91354**



1,000 SF LIGHT FOOD AVAILABLE

Property Specifications

LIGHT FOOD AVAILABLE

1,000 SF

PLEASE DO NOT DISTURB

Est. Demographics

	1 MILE
Population	16,840
Avg. Household Income	\$209,249
Daytime Population	3,537
	3 MILES
Population	69,311
Avg. Household Income	\$193,917
Daytime Population	36,105
	5 MILES
Population	153,826
Avg. Household Income	\$185,699
Daytime Population	83,148

Source: 2026 esri



About the Property

- Neighborhood Shopping Center located in the affluent master-planned community of Valencia in the city of Santa Clarita
- Albertson's anchored neighborhood center with great tenant balance and national co-tenants such as Pho Sure, Sam's Flaming Grill, Jersey Mike's Subs, Babytuna Sushi, and more
- Trade area has an average household income of $\pm$ \$209K within the one-mile radius
- Strong daytime population of $\pm$ 11K within one-mile and $\pm$ 67K within three-miles
- Active master-planned community expansion with 3,600+ new homes approved (2026), luxury residences, and 55+ senior living communities in development



Traffic Counts

Copper Hill Drive	$\pm$ 35,900 CPD
McBean Parkway	$\pm$ 20,800 CPD

Source: CoStar

Contact

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SRS REAL ESTATE PARTNERS

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TENANT DIRECTORY

Tesoro Village Shopping Center

NO.	TENANT	(SF)	
23840	Formaluxe Collective	1,260	
23846	Malibu Nail Spa	1,210	
23850	Albertsons	52,175	
23862	Le Petit Gan International Preschool	2,370	
23866	Movita Juice Bar	1,065	
23868	Valencia Fine Cigars	1,035	
23872	Jersey Mike's Sub	1,300	
23874	Sam's Flaming Grill	1,495	
23876	Pho Sure	2,025	
23880	Babytuna Sushi	1,550	
23882	Tesoro Cleaners	1,750	
23884	Smile City Dental	1,400	
23886	Light Food Available	DO NOT DISTURB	1,000
23888	Kumon Math & Reading	900	
23890	The UPS Store	900	
23892	Great Clips	950	



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