

FOR LEASE

Tesoro Village Shopping Center

23862 W. Copper Hill Drive | Valencia, CA 91354



±1,500 SF - ±4,500 SF
Available

Restaurant/Fitness/Medical Opportunity

CONTACT

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The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

DESCRIPTION

- 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; US Bank, Starbucks, UPS Store, Red Brick Pizza, Jersey Mike Subs and more
- Trade area has an average household income in excess over \$200K within the one mile radius
- New master planned community development underway to include both luxury residences and 55+ communities

EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	16,354	68,344	152,164
Avg Household Income	\$203,073	\$186,785	\$177,581
Daytime Population	1,478	32,052	72,555

Source: Esri

TRAFFIC COUNTS

Copper Hill Drive
McBean Parkway

Source: Costar

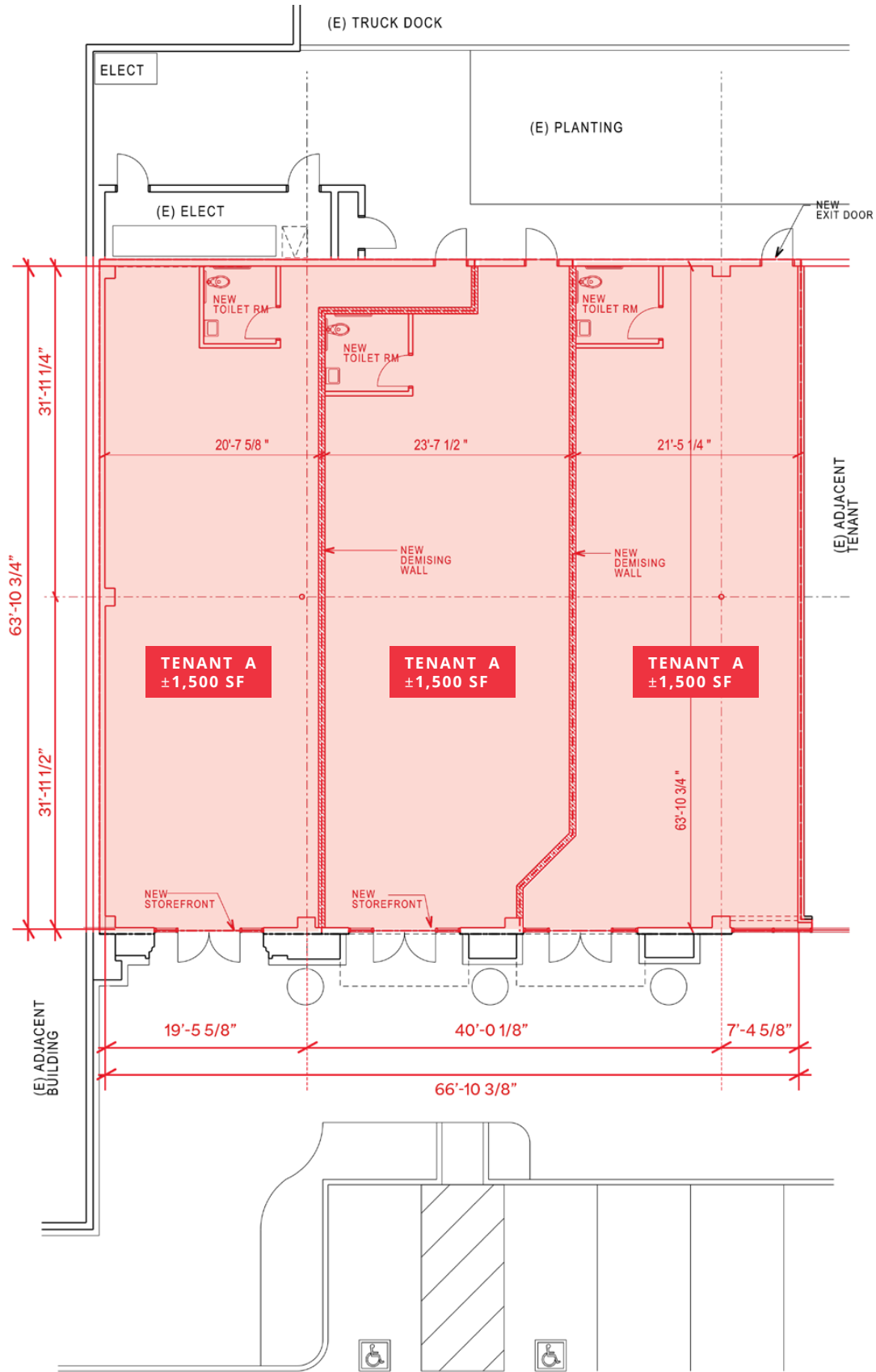
approx. 35,900 cpd
approx. 20,300 cpd

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PROPOSED DEMISE SPACE



Tesoro Village Shopping Center

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Available

A Proposed Demise Space: ±1,500 SF - ±4,500 SF Available

Tesoro Village Shopping Center Directory Total GLA: 74,415 SF

NO.	TENANT	(SF)	NO.	TENANT	(SF)
23840	Formaluxe Collective	1,260	23876	Pho Sure	2,025
23846	Malibu Nail Spa	1,210	23880	Babytuna Sushi	1,550
23850	Albertsons	52,175	23882	Tesoro Cleaners	1,750
23862-A	Available	1,500	23884	Smile City Dental	1,400
23862-B	Available	1,500	23886	Boba Boba	1,000
23862-C	Available	1,500	23888	Kumon Math & Reading	900
23866	Movita Juice Bar	1,065	23890	The UPS Store	900
23868	Valencia Fine Cigars	1,035	23892	Great Clips	950
23872	Jersey Mike's Sub	1,300			
23874	Sam's Flaming Grill	1,495			

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Site

W&F CREEK
RESTAURANT & BAKERY

Assisted Living & Memory Care
Oakmont
of Valencia



CVS pharmacy
SUPERCENTERS

WAL-MART
SUPERCENTER

Ralphs
McDonald's
MANNABUM
WELLS FARGO

VALENCIA

Habit
Smart&Final
LA | FITNESS
CHRONIC TACOS
LINDORA CLINIC

Office DEPOT
Wendy's
CHURCH & DWIGHT
ROUND
CHASE

Orbitz

Telegreen
ME Massage Envy
california
KUMON
KARBURI

JOYTIME FITNESS
Goodwill
BANK OF AMERICA
UPS

5

Hilton Garden Inn
McDonald's

Six Flags

petco
TRADER JOE'S
OfficeMax
Hobby Lobby
Sola
BET

Lowe's
Walmart
verizon
at&t

ROSS
VONS
citicbank
Wendy's
CVS pharmacy

rack
HomeGoods
BLACK ANGEL
Lagix
jamba
jamba
Sprint
Sprint

TARGET
SPROUTS
AMERICAN BEV
85C Baby Cafe
Jamba
sleep number
five BELOW

HARBOR FREIGHT
DOLLAR TREE
SUBURBIA
DOLLAR TREE

KASPER PERMANENTE

Westfield
macys
JCPenney

BevMo!
Bank of America
Starbucks

SANTA CLARITA

WHOLE FOODS
KOHLS
Cafe Rio
ISLANDS
Yogen
Yogen

5

CVS pharmacy
Ralphs
Starbucks
CHASE
Private Practice
Habit