

FOR LEASE

# Tesoro Village Shopping Center

23886 W. Copper Hill Drive | Valencia, CA 91354



**3,000 New Residents**  
in immediate area via new home construction

## Retail Opportunity

1,260 SF

Endcap Available

## CONTACT

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## 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 \$180K within the one mile radius
- Thousands of new homes under development in the immediate 2 mile radius

## 2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	16,739	72,768	151,624
Avg Household Income	\$188,961	\$173,401	\$161,840
Daytime Population	2,830	36,779	82,160

Source: Esri

## TRAFFIC COUNTS

Copper Hill Drive  
McBean Parkway

Source: Costar

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

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610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

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## Available

**A** Space 23840: 1,260 SF Endcap Available

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

NO.	TENANT	(SF)	NO.	TENANT	(SF)
23840	Available	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	Children's Daycare	4,500	23884	Smile City Dental	1,400
23866	Movita Juice Bar	1,065	23886	Boba Boba	1,000
23868	Valencia Fine Cigars	1,035	23888	Kumon Math & Reading	900
23872	Jersey Mike's Sub	1,300	23890	The UPS Store	900
23874	Sam's Flaming Grill	1,495	23892	Great Clips	950



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Site

WOLF CREEK  
RESTAURANT & BARBERS CO.

Advanced Living & Memory Care  
Oakmont  
of Valencia

CVS pharmacy  
SUPERCUTS

WAL-MART  
SUPERCENTER

Ralphs  
SITE AID  
McDonald's  
MATNASIUM  
WELLS FARGO

VALENCIA

Habit  
Smart & Final  
LA | FITNESS  
CHRONIC TACOS  
LINDORA CLINIC

Office DEPOT  
Wendys  
AMERICAN EAGLE  
CHIPOTLES  
ROUND  
CHASE

Orbitz

Wetzel's  
ME Massage Envy  
california  
KUMON  
KARUKI

UPS  
Goodwill  
Bank of America

5

Hilton Garden Inn  
McDonald's

Six Flags

petco  
TRADER JOES  
OfficeMax  
LOBBY  
Sola  
BEY

ROSS  
Banfield  
VONS  
CHASE  
citibank  
Wendys  
CVS pharmacy

rack  
HomeGoods  
Party City  
Jamba  
BLACK ANGEL  
Logix  
Sprint  
Kaiser Permanente

TARGET  
SPROUTS  
ULTA  
AMERICAN BEAUTY  
85C Baby Cafe  
Zandee Children  
buybuy BABY  
sleep number

HARBOR FREIGHT  
DOLLAR TREE  
SUBWAY

LOWES  
verizon  
at&t

Westfield  
macy's  
JCPenney

BevMo!  
Bank of America

SANTA CLARITA

WHOLE FOODS  
KOHLS  
Cafe Rio  
ISLANDS  
Yogurtland

CVS pharmacy  
Ralphs  
CHASE  
PINOTE PALETTE  
Habit