



## Valencia, CA 91355

### Property Highlights

- **Available:** Unit 305 - 1000 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
<b>Daytime Population</b>	11,892	78,824	187,738
<b>Residential Population</b>	14,825	137,700	133,126
<b>Average HH Income</b>	\$143,720	\$137,700	\$133,126

# Site Plan



ADDRESS	TENANT	SIZE SF
<b>27530 Newhall Ranch Road</b>		
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	Love Ramen	1,750

ADDRESS	TENANT	SIZE SF
<b>27550 Newhall Ranch Road</b>		
Unit 201	Treehouse Veterinary	1,855
Unit 203	AFC	3,000
<b>27560 Newhall Ranch Road</b>		
Unit 301	Eggs N Things	4,000
Unit 304	Nail Obsession	1,000
Unit 305	Available	1,000
Unit 306	Available	1,000
Unit 307	Taqueria El Tapatio	1,200
Unit 309	Go Dental	3,200
Unit 311	Motivate Cycle Club (Sublease Term Available Through 06/30/2026)	2,000



