

FOR LEASE

Tesoro Village Shopping Center

23886 W. Copper Hill Drive | Valencia, CA 91354



4,400 SF

Available

*Entitled daycare use plus proposed
±3,559 SF outdoor playground area

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 \$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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A Space 23862-A: 4,400 SF Available (*entitle daycare use)

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 plus ±3,559 SF proposed outdoor area	4,400	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

VALENCIA

SANTA CLARITA