

FOR LEASE

Valencia Marketplace I & II

Golden State Fwy & McBean Pkwy | Valencia, CA 91381



Co-Ancor / Retail / Improved Restaurant

45,000 SF

Co-Ancor Available

900 SF - 5,000 SF

Retail Available

DESCRIPTION

- Come Join 40+ National Tenants at one of the largest shopping centers in the surrounding area (700k+ SF)
- Attractive architecture throughout Site I and Site II
- Huge freeway signage opportunity
- Great demographics
- Easy access and parking
- New monument signage opportunities

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,893	71,430	130,313
Avg Household Income	\$143,747	\$150,354	\$154,981
Daytime Population	5,117	44,619	81,613

Source: Esri

TRAFFIC COUNTS

The Old Road	approx. 32,100 cpd
McBean Parkway	approx. 71,000 cpd
1-5 Freeway	approx. 178,000 cpd

Source: Costar

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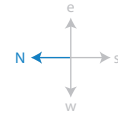


The Old Road (approx. 32,100 cars per day)

PLEASE DO NOT DISTURB EXISTING TENANTS

Valencia Marketplace I		528,019 SF			
Tenant List					
25420	Krispy Kreme Coming Soon	6,000 SF	25620 Nike	20,680 SF	
25450	Walmart	149,429 SF	25630	Marshalls	33,000 SF
25510	Co-Anchor Available	45,000 SF	25636	Finney's Crafthouse	6,000 SF
25520	Dunn Edwards	8,800 SF	25650	Old Navy	15,000 SF
25528	Valencia Marketplace Dental	1,200 SF	25658	Pet Supplies Plus	11,000 SF
25540	National Tenant Pending	41,500 SF	25660	Jersey Mike's	2,000 SF
25548	Excer Urgent Care	6,670 SF	25662	Wells Fargo Bank	3,000 SF
25550	Barbeques Galore	5,000 SF	25670	Five Below	10,100 SF
25560	Bob's Furniture	40,000 SF	25676	Cost Plus	19,000 SF
25570	National Tenant Pending	24,435 SF	25680	Famous Footwear	5,743 SF
25580	Wood Ranch BBQ	5,000 SF	25686	Michael's Art & Crafts	18,681 SF
25586	Ocean Nails	3,200 SF	25708	Boil Daddy	1,400 SF
25590	Deal Pending	2,700 SF	25710	Diablos Tacos	2,200 SF
25592	Lindora	2,300 SF	25712	Ananto Sushi	1,400 SF
25610	Ross Dress 4 Less	37,591 SF			

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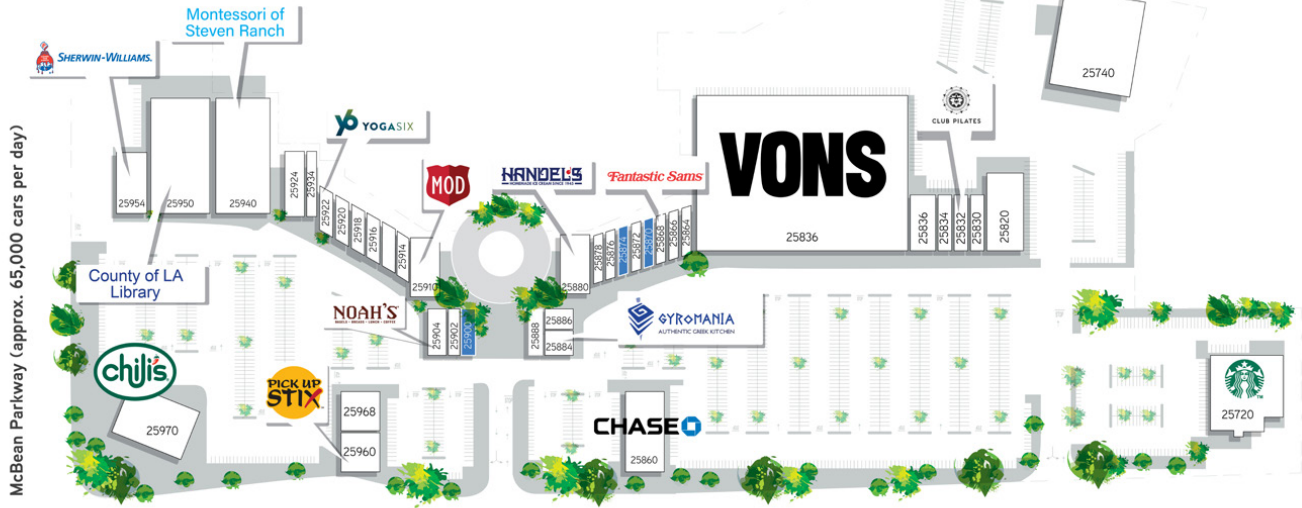
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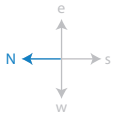
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Valencia Marketplace II

188,195 SF

Tenant List

25720	Starbucks	2,500 SF	25904	Noah's New York Bagels	1,500 SF
25740	Restaurant Coming Soon	11,453 SF	25910	MOD Pizza	2,849 SF
25820	Tenant Coming Soon	5,000 SF	25914	Wushiland Boba	1,073 SF
25830	Innovation Salon	1,420 SF	25916	Urbane Café	1,500 SF
25832	Club Pilates	1,420 SF	25918	Flowers & More	1,200 SF
25834	Future Vision Optometry	1,420 SF	25920	GoldTime	1,000 SF
25836	T-Mobile	2,835 SF	25922	Yoga 6 Studio	1,850 SF
25850	Vons	56,525 SF	25924	EDJ Jiu Jitsu	3,174 SF
25860	Chase Bank	5,000 SF	25930	Sheriff's Substation	1,000 SF
25864	Marketplace Cleaners	1,500 SF	25934	Conference Room	565 SF
25866	Sally's Beaty	1,500 SF	25940	Montessori School	11,600 SF
25868	Fantastic Sams	1,200 SF	25950	Library	12,000 SF
25870	Available	900 SF	25954	Sherwin Williams	3,600 SF
25872	Expedia Cruises	1,028 SF	25960	Pick Up Stix	2,300 SF
25874	Available	900 SF	25968	Wonder Nails	2,700 SF
25876	The UPS Store	1,200 SF	25970	Chili's Restaurant	5,999 SF
25878	Zora Threading	900 SF	25931/35	Bricks and Minifigs	2,620 SF
25880	Handel's Ice Cream	2,800 SF	25937	New Age Dental	1,578 SF
25884	Gyromania	1,400 SF	25939	Code Ninja	2,387 SF
25886	The Smoke Zone	770 SF	25945	Logix Federal Credit Union	4,364 SF
25888	Dirty Dough	1,300 SF	25945(Y)	Progressive Physical Therapy	2,600 SF
25900	QSR/Light Food Space	1,200 SF	25955	Chuck E. Cheese	10,920 SF
25902	Subway	900 SF			



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