

WESTRIDGE VILLAGE

26802 - 26946 The Old Road, Valencia, CA 91354



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,777	22,098	44,889
Total Population	4,518	62,230	141,965
Average HH Income	\$122,845	\$108,944	\$107,761



PROPERTY HIGHLIGHTS

- 21,000 NEW HOMES BEING BUILT WITHIN 2 MILES AT NEWHALL RANCH
- 50,782 SF anchor space (divisible) - Call for asking rate
- 1,000 - 3,900 SF shop & pad space at an asking rate of \$2.50 - \$3.25/SF NNN
- NNN: \$1.02/SF
- Over 160,000 CPD at the intersection of Valencia Blvd. & I-5 Freeway
- Affluent demographics
- Freeway visible pylon signage
- Zoning: Commercial Unlimited C-3

EXCLUSIVE AGENT(S)

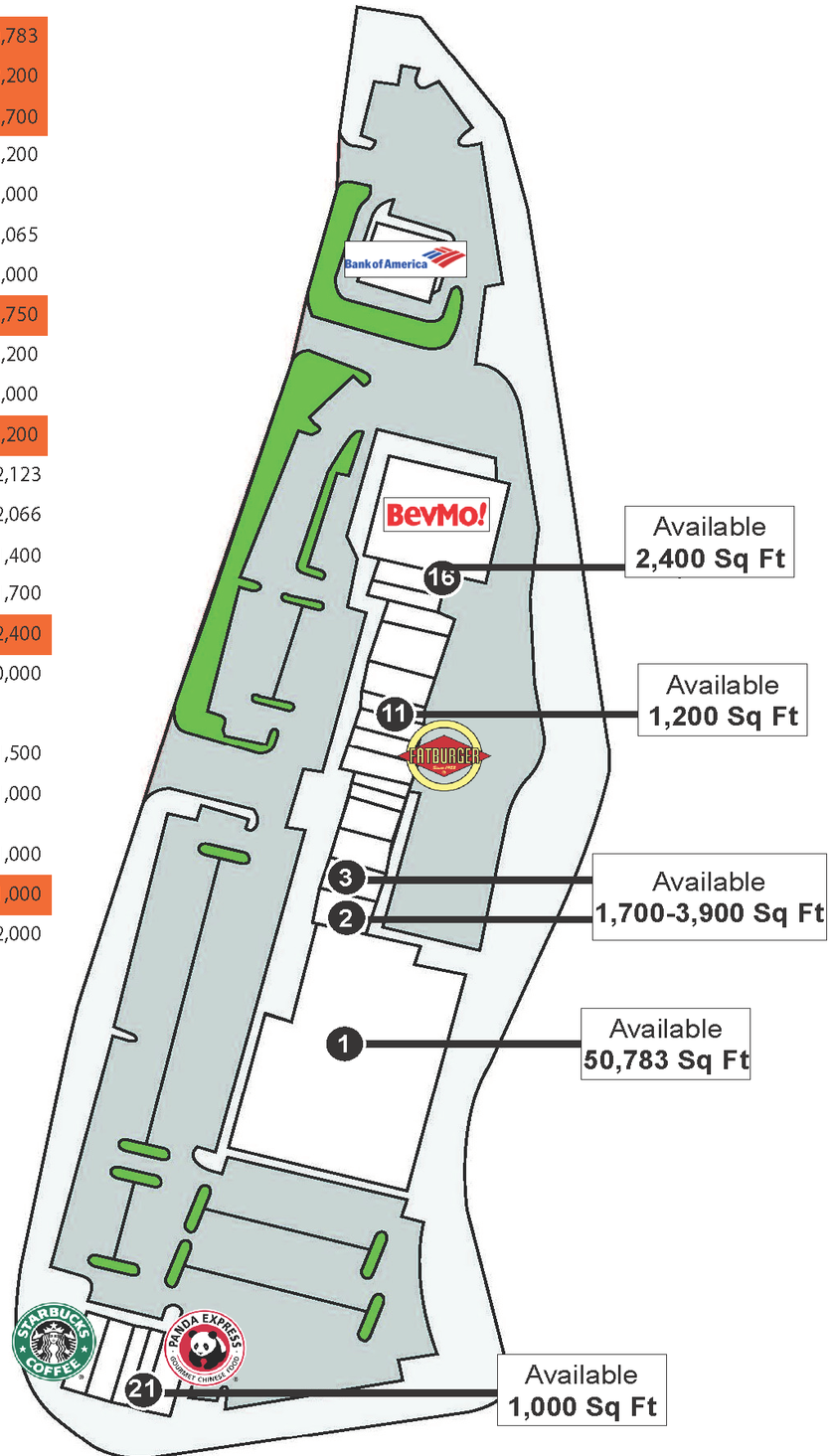
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1	Available	50,783
2	Available (#26858)	2,200
3	Available (#26864)	1,700
4	The Road Grill-N-Pizza	1,200
5	The Local Pub & Grill	3,000
6	Lady Di's Cookies	1,065
7	Subway	1,000
8	Available (#26894)	1,750
9	Fatburger	1,200
10	Forever Nail Spa	1,000
11	Available #26914)	1,200
12	Salon K	2,123
13	Valencia Optometry	2,066
14	Smoke Depot	1,400
15	Get Sweat Studio	1,700
16	Available (#26938)	2,400
17	BevMo	10,000
PAD SPACES		
18	Starbucks	1,500
19	Robeck's Smoothies & Healthy Eats	1,000
20	Sport Clips	1,000
21	Available (#26822)	1,000
22	Panda Express	2,000



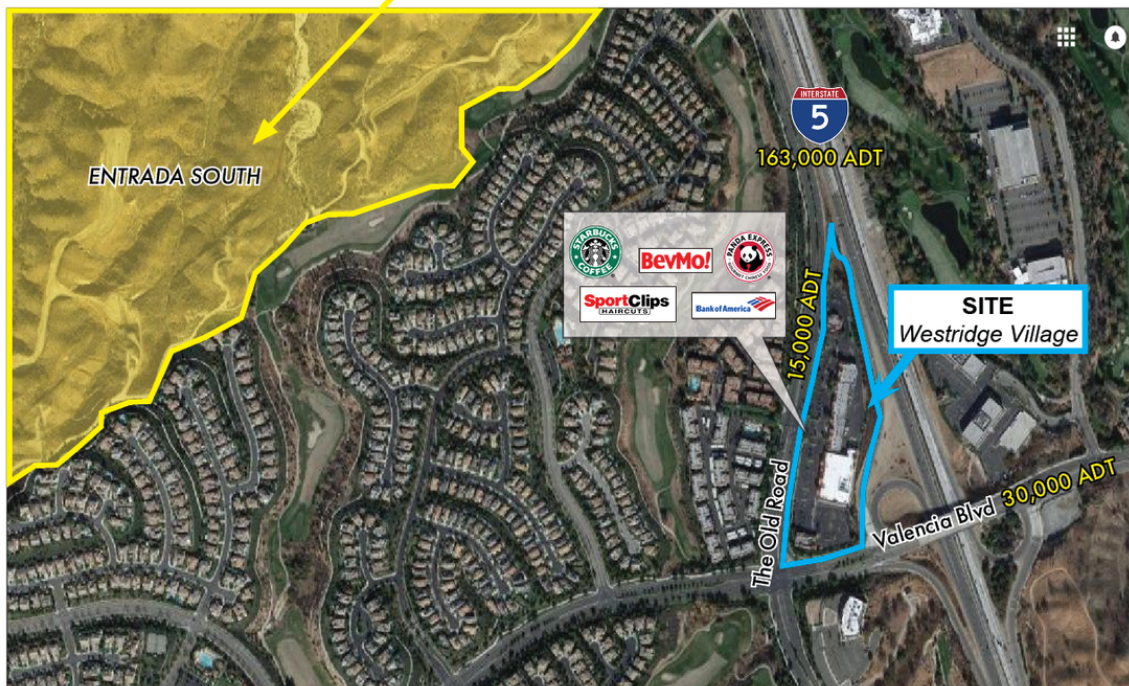
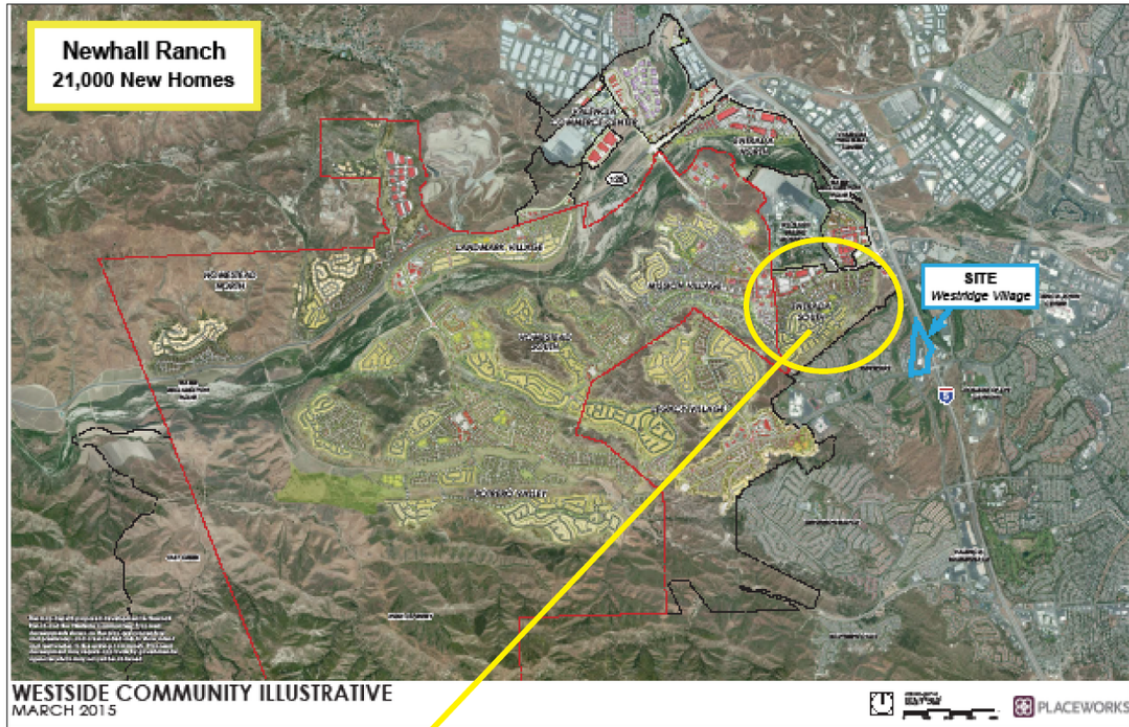
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