

FOR LEASE

# Valencia Marketplace I & II

Golden State Fwy & McBean Pkwy | Valencia, CA 91381

45,000 SF Co-Anchor Available

3,000 SF up to 6,000 SF Contiguous Available

900 SF - 2,800 SF Improved Food & Retail Available ~ Please Do Not Disturb Existing Tenants



## Property Highlights

- 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

## Contact

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### SRS REAL ESTATE PARTNERS

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## Demographics

EST. 2021	1 MILE	3 MILE	5 MILE
Population	14,609	68,864	112,387
Average Household Income	\$132,174	\$133,921	\$138,634
Daytime Population	5,476	38,767	76,692

Source: Esri

## TRAFFIC COUNT

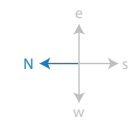
The Old Road	approx. 32,100 cars per day
McBean Parkway	approx. 71,000 cars per day
1-5 Freeway	approx. 178,000 cars per day

Source: CoStar



Valencia Marketplace I		528,019 SF	
Tenant List			
25420	Deal Pending	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 End-Cap Available : Up to 6K SF Contiguous 3,000 SF
25520	Dunn Edwards	8,800 SF	25640 End-Cap Available : 3,000 SF
25528	Valencia Marketplace Dental	1,200 SF	25650 Old Navy 15,000 SF
25540	Bed, Bath & Beyond	41,500 SF	25658 Pet Supplies Plus 11,000 SF
25548	Excer Urgent Care	6,670 SF	25660 Jersey Mike's 2,000 SF
25550	Barbeques Galore	5,000 SF	25662 Wells Fargo Bank 3,000 SF
25560	Bob's Furniture	40,000 SF	25670 Five Below 10,100 SF
25570	Staples	24,435 SF	25676 Cost Plus 19,000 SF
25580	Wood Ranch BBQ	5,000 SF	25680 Famous Footwear 5,743 SF
25586	Ocean Nails	3,200 SF	25686 Michael's Art & Crafts 18,681 SF
25590	End-Cap Available	2,700 SF	25708 Mr. Fries 1,400 SF
25592	Lindora	2,300 SF	25710 Caba Cabana Mexican Grill 2,200 SF
25610	Ross Dress 4 Less	37,591 SF	25712 Kyoto Sushi 1,400 SF

Valencia Marketplace I  
 25888 The Old Road, Valencia, CA 91381



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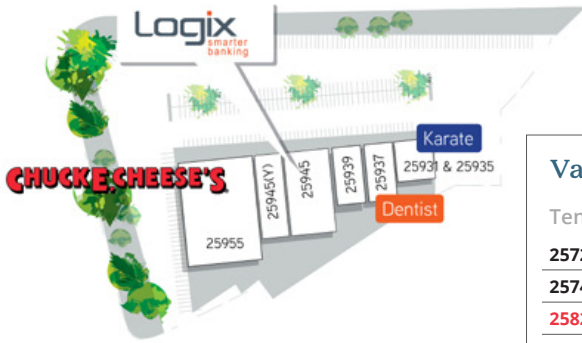
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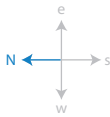
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**Valencia Marketplace II**  
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## Valencia Marketplace II

188,195 SF

### Tenant List

25720	Starbucks - Coming Soon	2,500 SF	25904	Noah's New York Bagels	1,500 SF
25740	Claim Jumper	11,453 SF	25910	MOD Pizza	2,849 SF
25820	Available	5,000 SF	25914	Ding Tea	1,073 SF
25830	Innovation Salon	1,420 SF	25916	Urbane Café	1,500 SF
25832	Available	1,420 SF	25918	Flowers & More	1,200 SF
25834	Dr. Mark Winston, O.D.	1,420 SF	25920	GoldTime	1,000 SF
25836	T-Mobile	2,835 SF	25922	Available	1,850 SF
25850	Vons	56,525 SF	25924	Life Style Outdoor	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 Beauty Supply	1,500 SF	25940	Montessori School	11,600 SF
25868	Available (4/1/22)	1,200 SF	25950	Library	12,000 SF
25870	Available	900 SF	25954	Sherwin Williams	3,600 SF
25872	Available	1,028 SF	25960	Pick Up Stix	2,300 SF
25874	56 Clothing	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	Rising Sun Karate	786 SF
25880	Available	2,800 SF	25935	Rising Sun Karate	1,834 SF
25884	Gyromania	1,400 SF	25937	New Age Dental	1,578 SF
25886	The Smoke Zone	770 SF	25939	Code Ninja Coming Soon!	2,387 SF
25888	Jamba Juice	1,300 SF	25945	Logix Federal Credit Union	4,364 SF
25900	Starbucks	1,200 SF	25945(Y)	Progressive Physical Therapy	2,600 SF
25902	Subway	900 SF	25955	Chuck E. Cheese	10,920 SF









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