

# FOR LEASE

Westridge Village | 26802 - 26960 The Old Road, Valencia, CA 91381

Pads & Shops:  $\pm 1,000$  - 5,000 SF | Anchor:  $\pm 50,783$  SF (Divisible)



**LOCKEHOUSE**



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# SUMMARY & HIGHLIGHTS

WESTRIDGE VILLAGE | 26802 - 26960 THE OLD ROAD, VALENCIA, CA 91381

## SUMMARY

<b>Address</b>	26802 - 26960 The Old Road Valencia, CA 91381
<b>Size</b>	Freestanding Pad with Drive-Thru: $\pm 5,000$ SF Pad Space: $\pm 1,000$ SF Shops: $\pm 1,200$ - $3,900$ SF Anchor: $\pm 50,783$ SF (Divisible)
<b>Parking</b>	Ample
<b>Zoning</b>	C-3 (General Commercial)
<b>Asking Rents</b>	Freestanding Pad: \$3.50/SF, NNN Pad Space: \$3.75/SF, NNN Shops: \$2.75/SF, NNN Anchor: Call for Asking Rate
<b>NNN</b>	Est. \$1.64/SF
<b>Term</b>	3 - 5 Years

## HIGHLIGHTS

- 21,000 New Homes Planned & Under Construction within 2 Miles at Newhall Ranch
- Over 193,055 ADT at the Intersection of Valencia Blvd. & I-5 Freeway
- Affluent Demographics
- Freeway Visible Pylon Signage

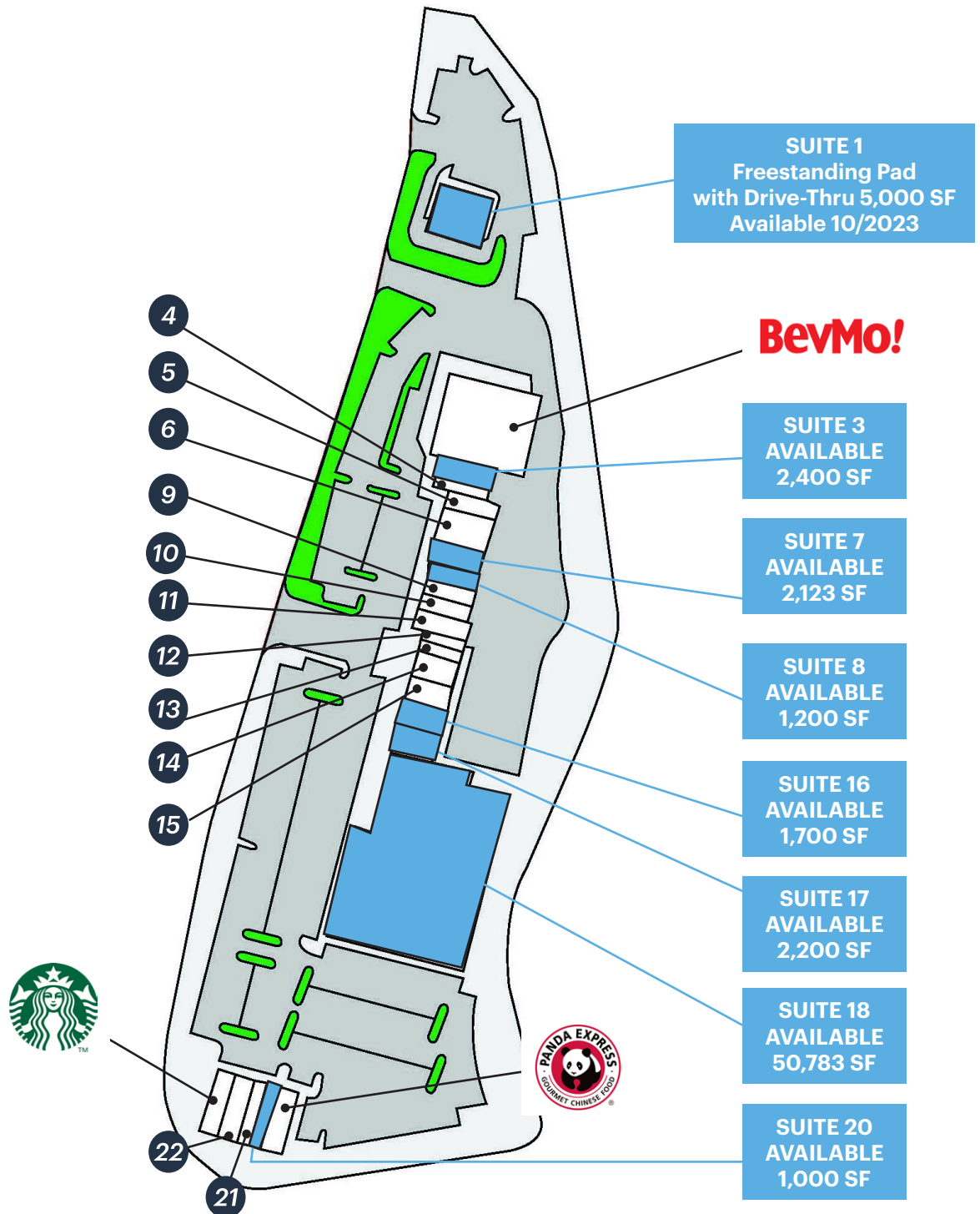




# SITE PLAN

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SUITE	TENANT	SIZE
1	Available (#26960)	5,000 SF
2	BevMo	10,000 SF
3	Available (#26938)	2,400 SF
4	Get Sweat Studio	1,700 SF
5	Smoke & Vape Lounge	1,400 SF
6	Valencia Optometry	2,066 SF
7	Available (#26918)	2,123 SF
8	Available (#26914)	1,200 SF
9	Forever Nail & Spa	1,000 SF
10	Fatburger	1,200 SF
11	Karma Indian Cuisine	1,750 SF
12	Subway	1,000 SF
13	Lady Di's Cookies	1,065 SF
14	The Local Pub & Grill	3,000 SF
15	The Road Grill-N-Pizza	1,200 SF
16	Available (#26864)	1,700 SF
17	Available (#26858)	2,200 SF
18	Available (#26850)	50,783 SF
19	Panda Express	2,000 SF
20	Available (#26822)	1,000 SF
21	Sport Clips	1,000 SF
22	Robeks	1,000 SF
23	Starbucks	1,500 SF





# MARKET AERIAL

WESTRIDGE VILLAGE | 26802 - 26960 THE OLD ROAD, VALENCIA, CA 91381



\*Traffic Counts Source: Sites USA REGIS Online 06/13/24



# CLOSE UP AERIAL

WESTRIDGE VILLAGE | 26802 - 26960 THE OLD ROAD, VALENCIA, CA 91381

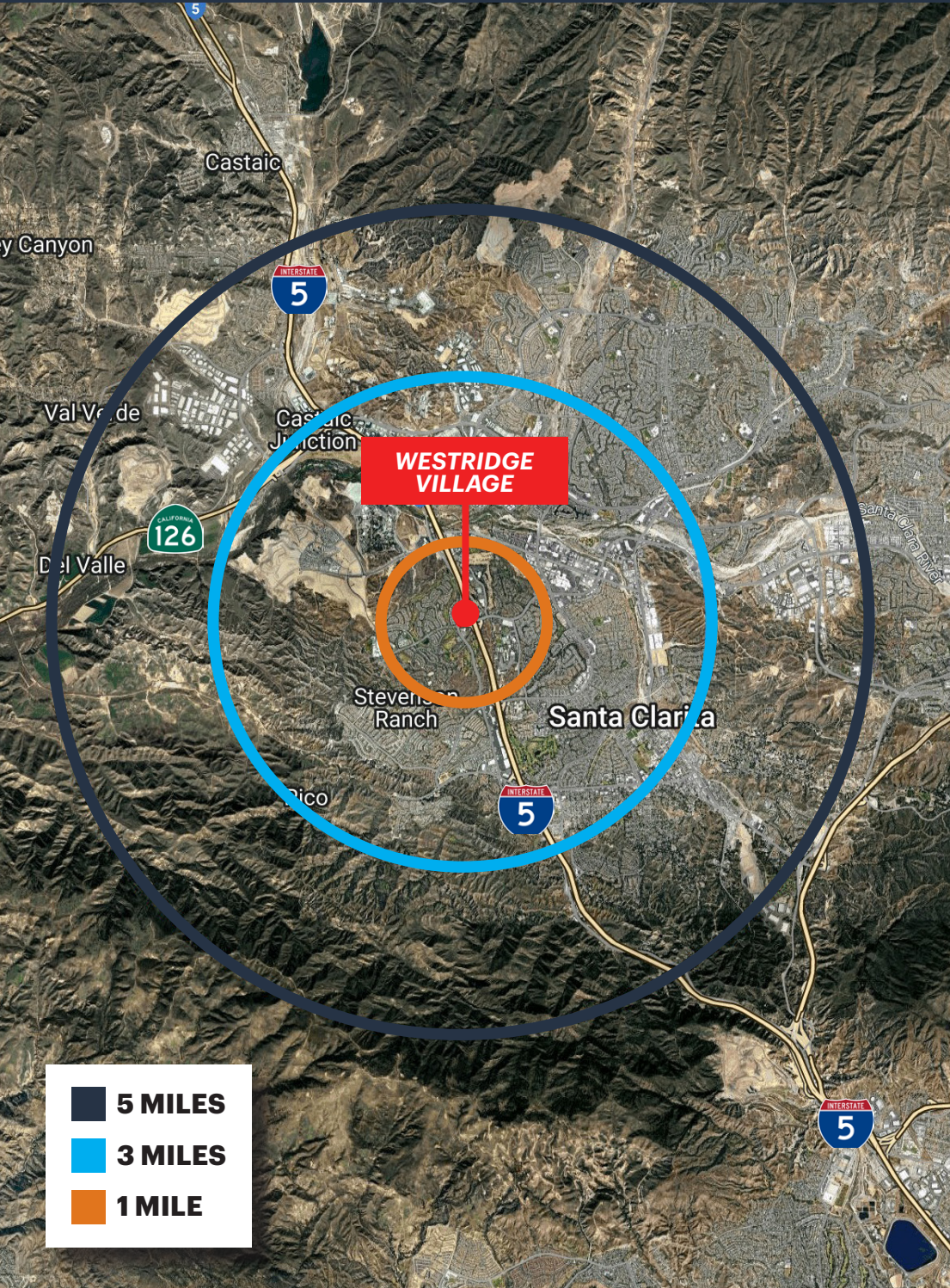


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# DEMOGRAPHICS

WESTRIDGE VILLAGE | 26802 - 26960 THE OLD ROAD, VALENCIA, CA 91381



5 MILES

3 MILES

1 MILE

## ESTIMATED POPULATION (2022)

1 MILE	3 MILES	5 MILES
5,907	70,688	150,131



## DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
5,513	53,296	83,221



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$201,499	\$168,893	\$173,947



## BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
56.1%	47.5%	43.9%



## HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$126.63 M	\$1.25 B	\$2.5 B



## NUMBER OF HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,273	25,971	50,303



## HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
31.7%	28.8%	33.2%



## OWNER OCCUPIED MEDIAN HOME VALUE

1 MILE	3 MILES	5 MILES
\$1.16 M	\$820,015	\$786,892



\*Demographics Source: Sites USA REGIS Online 6/13/24