

FOR LEASE

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

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



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SUMMARY & HIGHLIGHTS

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

SUMMARY

Address	26802 - 26960 The Old Road Valencia, CA 91381
Size	Freestanding Pad with Drive-Thru: $\pm 5,000$ SF Pad Space: $\pm 1,000$ SF Shops: $\pm 1,000$ - $2,400$ SF Anchor: $\pm 50,783$ SF (Divisible)
Parking	Ample
Zoning	C-3 (General Commercial)
Asking Rents	Freestanding Pad: \$3.50/SF, NNN Pad Space: \$3.75/SF, NNN Shops: \$2.75/SF, NNN Anchor: Call for Asking Rate
NNN	Est. \$1.64/SF
Term	3 - 5 Years

HIGHLIGHTS

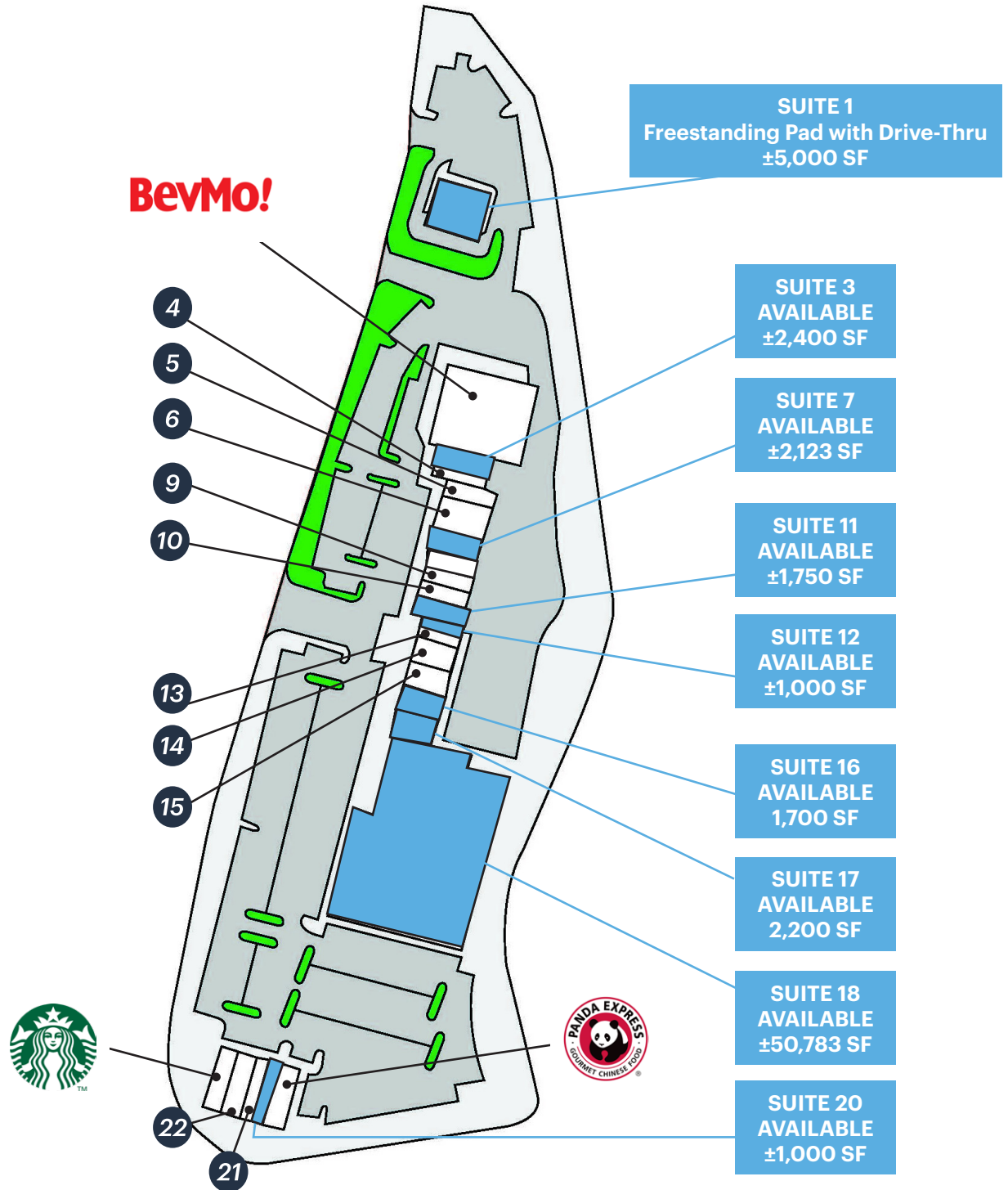
- 21,000 New Homes Planned & Under Construction within 2 Miles at Newhall Ranch
- Over 168,402 ADT at the Intersection of Valencia Blvd. & I-5 Freeway
- Affluent Demographics
- Freeway Visible Pylon Signage



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	Leased	±1,200 SF
9	Forever Nail & Spa	±1,000 SF
10	Fatburger	±1,200 SF
11	Available (#26894)	±1,750 SF
12	Available (#26888)	±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



MARKET AERIAL

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



*Traffic Counts Source: Sites USA REGIS Online 6/2/26

CLOSE UP AERIAL

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

5 |



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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	
8,886	72,265	155,934	



DAYTIME EMPLOYEES			
1 MILE	3 MILES	5 MILES	
8,711	77,708	130,465	



AVERAGE HOUSEHOLD INCOME			
1 MILE	3 MILES	5 MILES	
\$186,782	\$168,799	\$172,029	



BACHELOR'S DEGREE OR HIGHER			
1 MILE	3 MILES	5 MILES	
58.5%	49.5%	43.6%	



HOUSEHOLD RETAIL EXPENDITURES			
1 MILE	3 MILES	5 MILES	
\$218.84 M	\$1.67 B	\$3.37 B	



NUMBER OF HOUSEHOLDS			
1 MILE	3 MILES	5 MILES	
3,582	26,609	52,190	



HOUSEHOLDS WITH CHILDREN			
1 MILE	3 MILES	5 MILES	
30.4%	33.5%	37.0%	



OWNER OCCUPIED MEDIAN HOME VALUE			
1 MILE	3 MILES	5 MILES	
\$1.15 M	\$865,834	\$821,604	



*Demographics Source: Sites USA REGIS Online 6/2/26