

# TESORO VILLAGE 23850 COPPER HILL DR VALENCIA,CA 91354



## GROCER/DRUG-ANCHORED CENTER 1,280-2,470 SF - FOR LEASE

### **PROPERTY HIGHLIGHTS:**

- Grocery & Drug Anchored Shopping Center with Exceptional Mix of National Co-Tenants
- Can Accommodate Most Retail Uses Including: Retail, Restaurant, Office, Medical, and Service-Oriented Users
- Unique Exterior Architectural Design Features and Ample Parking Spaces
- Surrounded by Thousands of Upscale Residences with Affluent Incomes Exceeding \$180,000 Per Year
- Immediately Adjacent to 'The Highlands at Tesoro De Valle'; A Residential Community Comprised of 1,897 SFH Currently Under Construction

| DEMOGRAPHICS:      | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| DAYTIME POPULATION | 2,086  | 35,137  | 73,241  |
| TOTAL POPULATION   | 14,636 | 68,389  | 149,885 |

AVERAGE HH INCOME \$194,584 \$180,507 \$166,063



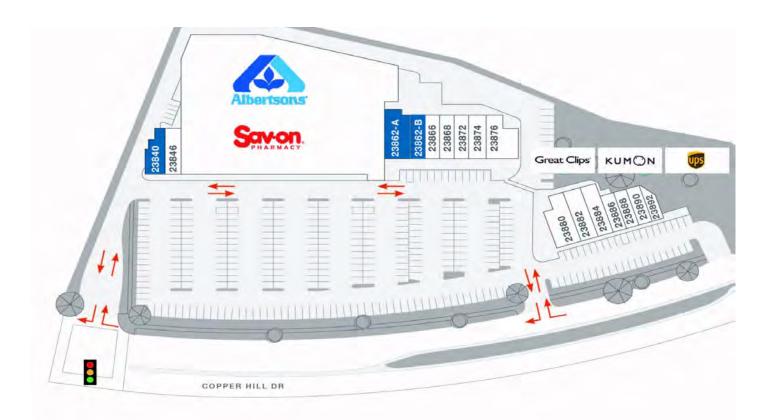
#### John Z. Cserkuti

Tom Oliver

Executive Vice President 661.705.3551 jcserkuti@naicapital.com CA DRE #01267987 Vice President 661.705.3565 toliver@naicapital.com CA DRE #01466098



SITE PLAN



### AVAILABILITIES

| No.     | Tenant               | Total SF |    |
|---------|----------------------|----------|----|
| 28340   | Available            | 1,280    |    |
| 23846   | Malibu Nail Spa      | 1,210    |    |
| 23850   | Albertsons           | 52,175   | -3 |
| 23862-A | Available            | 2,470    |    |
| 23862-B | Available            | 2,030    | 3  |
| 23866   | Movita Juice Bar     | 1,065    |    |
| 23868   | Valencia Fine Cigars | 1,035    | -  |
| 23872   | Jersey Mike's Sub    | 1,300    |    |
| 23874   | Sam's Flaming Grill  | 1,495    | 3  |
|         |                      |          |    |

| Tenant               | Total SF   |
|----------------------|--|
| Pho Sure             | 2,025  |
| Babytuna Sushi       | 1,550  |
| Tesoro Cleaners      | 1,750  |
| Smile City Dental    | 1,400  |
| Albertsons           | 52,175   |
| Boba Boba            | 1,000  |
| Kumon Math & Reading | 900  |
| The UPS Store        | 900  |
| Great Clips          | 950  |
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# **RETAIL COMPETITION**



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## **ADDITIONAL PHOTOS**





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