



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



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AVAILABILITIES

No.	Tenant	Total SF
28340	Available	1,280
23846	Malibu Nail Spa	1,210
23850	Albertsons	52,175
23862-A	Available	2,470
23862-B	Available	2,030
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

No.	Tenant	Total SF
23876	Pho Sure	2,025
23880	Babytuna Sushi	1,550
23882	Tesoro Cleaners	1,750
23884	Smile City Dental	1,400
23850	Albertsons	52,175
23886	Boba Boba	1,000
23888	Kumon Math & Reading	900
23890	The UPS Store	900
23892	Great Clips	950

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