

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



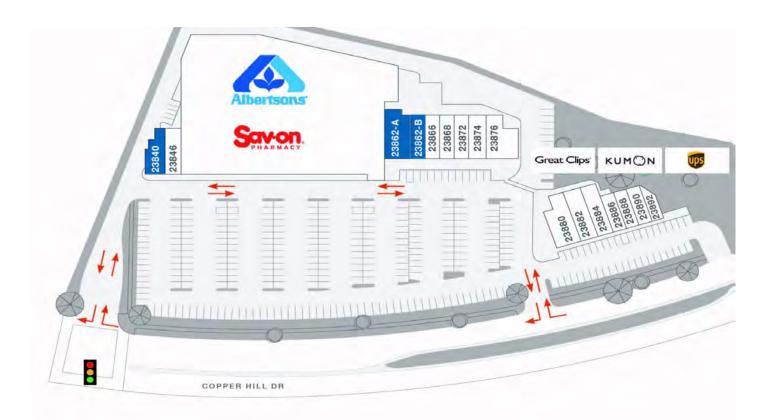
John Z. Cserkuti

Tom Oliver

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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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