

FOR LEASE

Valencia Marketplace

Golden State Freeway & McBean Parkway | Valencia, California 91381



RETAIL TRANSACTION GROUP



Property Highlights

- › Come Join 40+ National Tenants at one of the Largest Shopping Centers in the surrounding area (700k+ SF)
- › Attractive Architecture throughout Site I and Site II
- › Freeway Identity for many tenants
- › Great demographics
- › Easy access and parking
- › Great signage opportunities

Traffic Counts

The Old Road	(Approximately) 13,000 cars per day
McBean Parkway	(Approximately) 65,000 cars per day
I-5 Freeway	(Approximately) 195,000 cars per day

Source: Claritas

Est. Trade Area Demographics	1-Mile	3-Mile	5-Mile
2014 Est. Population	14,140	73,953	119,428
2014 Est. Average Household Income	\$111,722	\$110,642	\$107,695
Daytime Population	5,772	42,246	54,565

Source: Claritas



For more information, contact:

TERRISON QUINN Vice President
Direct +1 949 724 5560 | License No. 01789657
Terrison.Quinn@colliers.com

CASEY MAHONY Senior Associate
Direct +1 949 724 5506 | License No. 01886184
Casey.Mahony@colliers.com

ERIK MANARINO Associate
Direct +1 949 724 5591 | License No. 01915939
Erik.Manarino@colliers.com

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Valencia Marketplace I

25888 The Old Road | Valencia, CA 91381



Valencia Marketplace I			528,019 SF		
Tenant List					
25420	California Bank & Trust	6,000 SF	25620	Anchor Space Available	20,680 SF
25450	Wal-Mart	149,429 SF	25630	Marshalls	33,000 SF
25510	Toys R Us	45,000 SF	25636	Massage Envy	3,000 SF
25520	Dunn Edwards	8,800 SF	25640	Casual Male	3,000 SF
25528	Valencia Marketplace Dental	1,200 SF	25650	Old Navy	15,000 SF
25540	Bed, Bath & Beyond	41,500 SF	25658	The Decor Store	11,000 SF
25548	Available	6,659 SF	25660	Jersey Mike's	2,000 SF
25550	Barbeques Galore	5,000 SF	25662	Wells Fargo Bank	3,000 SF
25560	Sports Chalet	40,000 SF	25670	Party City	10,100 SF
25570	Staples	24,435 SF	25676	Cost Plus	19,000 SF
25580	Wood Ranch BBQ	5,000 SF	25680	Famous Footwear	5,743 SF
25586	Ocean Nails	3,200 SF	25686	Michael's Art & Crafts	18,681 SF
25590	Payless Shoesource	2,700 SF	25708	Improved Restaurant	1,400 SF
25592	Lindora	2,300 SF	25710	Caba Cabana Mexican Grill	2,200 SF
25610	Ross Dress 4 Less	37,591 SF	25712	Kyoto Sushi	1,400 SF



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[For more information, contact:](#)

TERRISON QUINN

Vice President

Direct +1 949 724 5560

Terrison.Quinn@colliers.com

License No. 01789657

CASEY MAHONY

Senior Associate

Direct +1 949 724 5506

Casey.Mahony@colliers.com

License No. 01886184

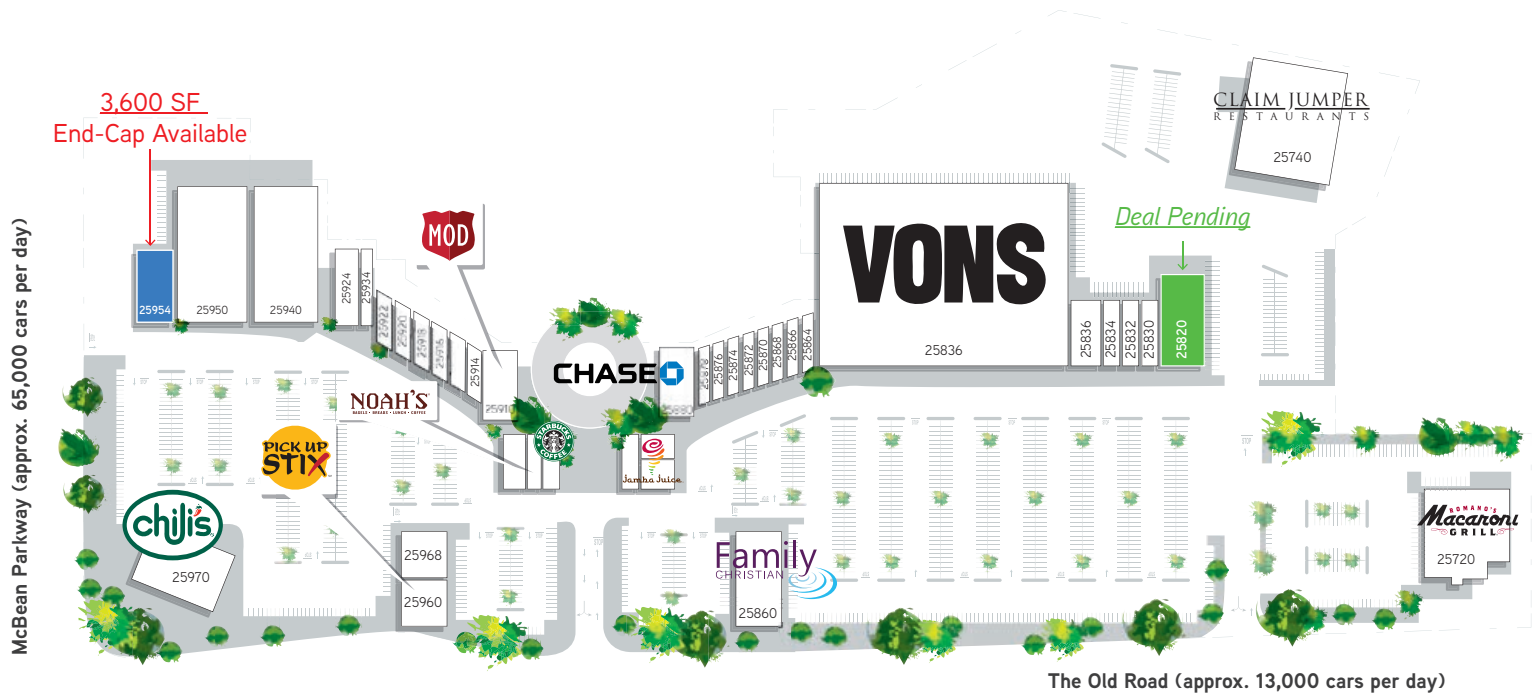
ERIK MANARINO

Associate

Direct +1 949 724 5591

Erik.Manarino@colliers.com

License No. 01915939



Valencia Marketplace II 188,195 SF

Tenant List

25720	Macaroni Grill	7,200 SF	25904	Noah's New York Bagels	1,500 SF
25740	Claim Jumper	11,453 SF	25910	MOD Pizza	2,849 SF
25820	Deal Pending	5,000 SF	25914	Yoguerteria	1,073 SF
25830	Innovation Salon	1,420 SF	25916	Urbane Café	1,500 SF
25832	Sunshine Foot Massage	1,420 SF	25918	Flowers & More	1,200 SF
25834	Dr. Mark Winston, O.D.	1,420 SF	25920	GoldTime	1,000 SF
25836	T-Mobile	2,835 SF	25922	Glidden Paint	1,850 SF
25850	Vons	56,525 SF	25924	Tile Showroom	3,174 SF
25860	Family Christian Stores	5,000 SF	25930	Sheriff's Substation	1,000 SF
25864	Marketplace Cleaners	1,500 SF	25934	Conference Room	565 SF
25866	Sally's Beauty Supply	1,500 SF	25940	Montessori School	11,600 SF
25868	Fantastic Sam's	1,200 SF	25950	Library	12,000 SF
25870	Green Accucenter	900 SF	25954	Available	3,600 SF
25872	H&R Block	1,028 SF	25960	Pick Up Stix	2,300 SF
25874	Oreck	900 SF	25968	Wonder Nails	2,700 SF
25876	The UPS Store	1,200 SF	25970	Chili's Restaurant	5,999 SF
25878	SCV Vitamins	900 SF	25931	Rising Sun Karate	786 SF
25880	JP Morgan Chase	2,800 SF	25935	Rising Sun Karate	1,834 SF
25884	Baskin Robbins	1,400 SF	25937	New Age Dental	1,578 SF
25886	The Smoke Zone	770 SF	25939	The Flooring Connection	2,387 SF
25888	Jamba Juice	1,300 SF	25945	Logix Federal Credit Union	7,000 SF
25900	Starbucks Coffee	1,200 SF	25955	Chuck E. Cheese	10,920 SF
25902	Subway	900 SF			



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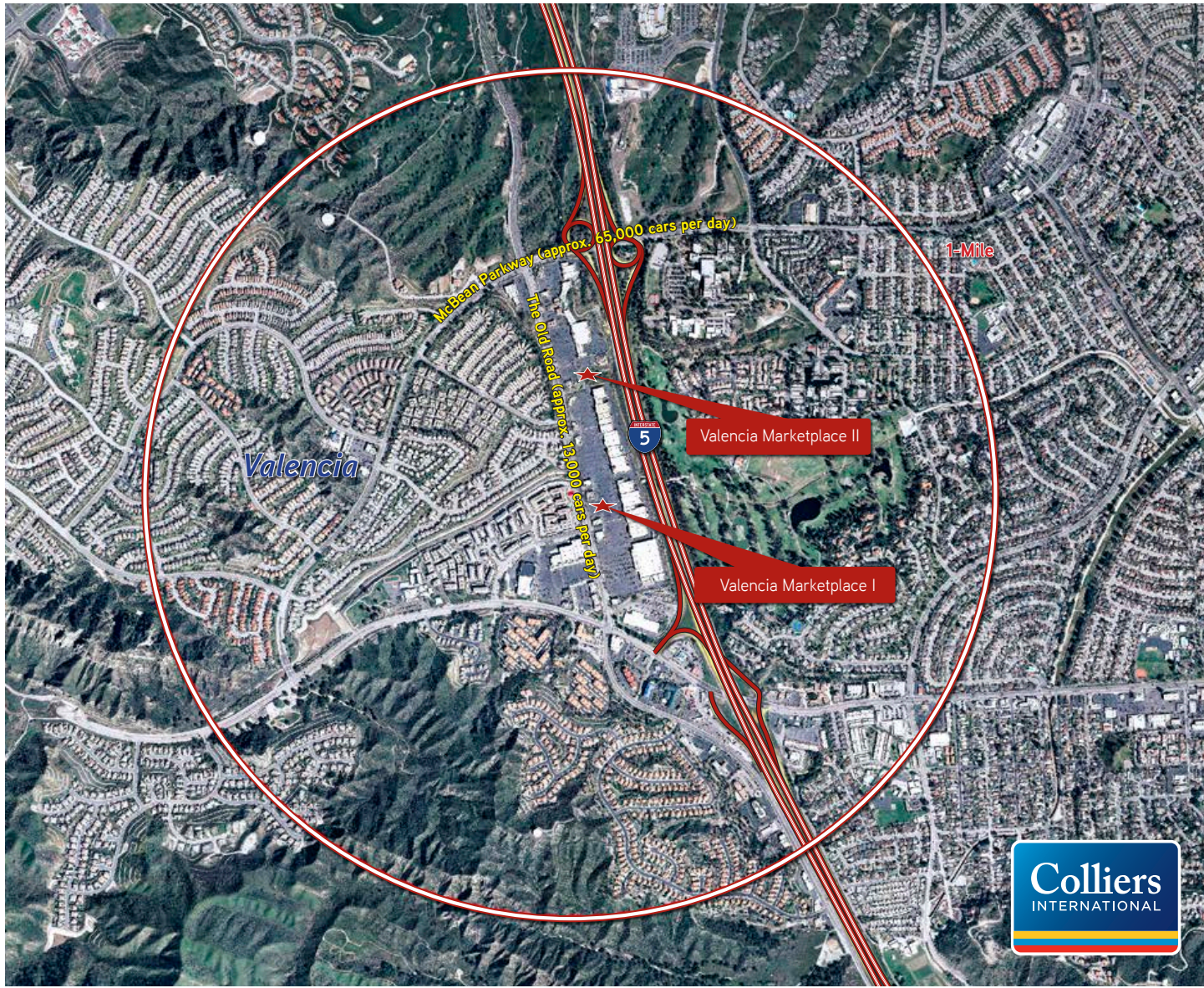
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