
FOR LEASE

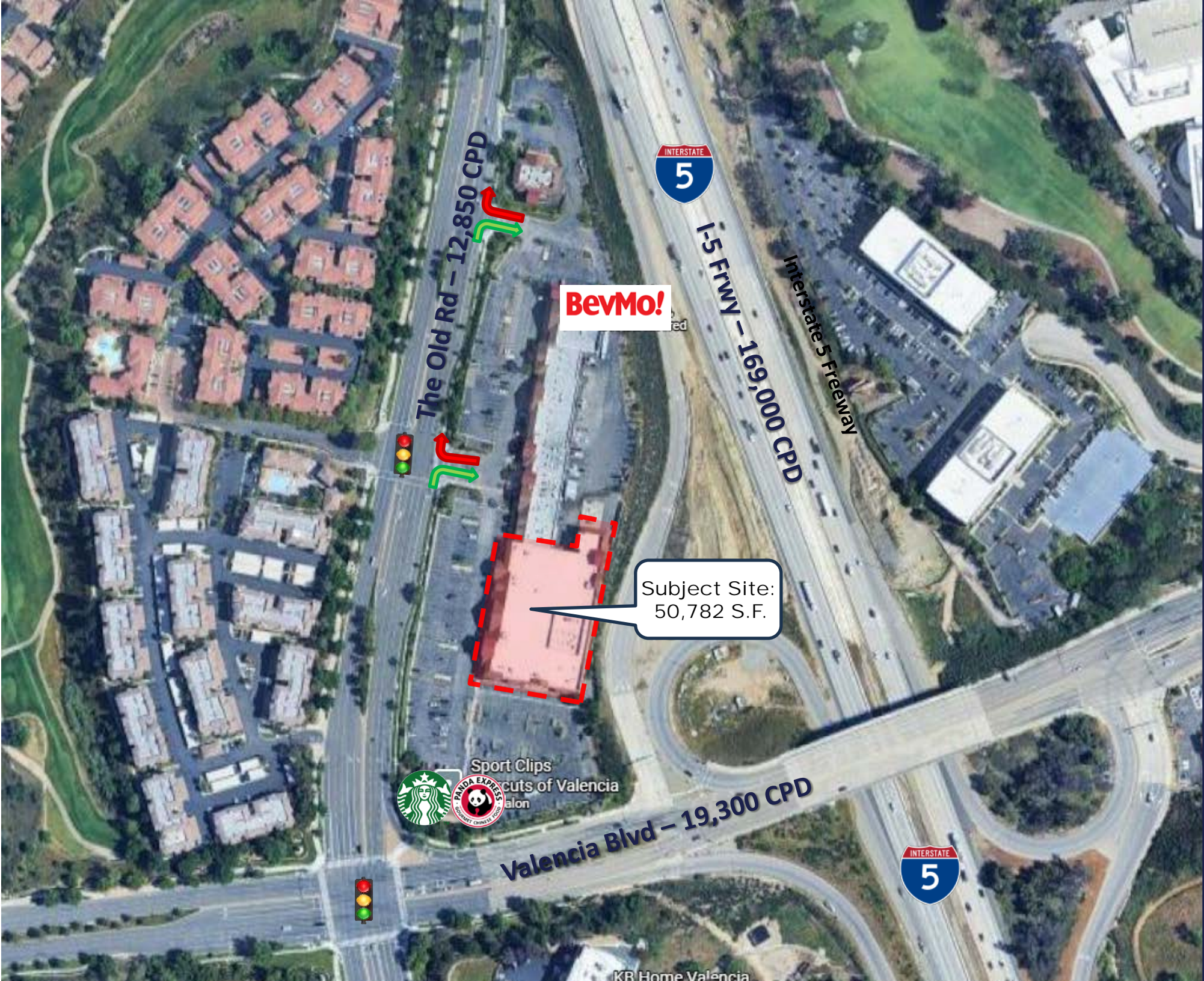
**26840 THE OLD ROAD,
VALENCIA, CA, 91381**

NEC THE OLD RD & VALENCIA BLVD



26840 THE OLD ROAD, VALENICA, CA

- Located at Westridge Village Shopping Center, in Valencia, CA. Total square-footage is 43,279. The surrounding tenants within the center include BevMo, Starbucks, Panda Express, Optometry, and personal service businesses.
- High visibility from the 5 freeway with a convenient on-ramp access located in less than .5 miles. Additional convenient access to two main arterial streets for through traffic (The Old Rd. and Valencia Blvd.).
- Surrounded primarily by residential with close proximity to West Ranch High School, and College of the Canyons. Less than two miles from Valencia Town Center.
- Great location with high vehicular volume and convenient access New development with rising population of estimated 1,500 new residents for new development where Magic Mountain previously was.
- 6 miles from the new Five Point, 15,000 acre master planned community including: 11,500,000 sf planned commercial, 21,500 new planned residential units, and 11.5 M. of job generating uses.



BevMo!

Subject Site:
50,782 S.F.

The Old Rd - 12,850 CPD

I-5 Frwy - 169,000 CPD

Valencia Blvd - 19,300 CPD

Sport Clips
Subs of Valencia

KR Home Valencia

IAC Commerce Center
70 Acres
1,300,000 SF GLA
Industrial Space

Gateway V
14 Acres
254,722 SF GLA
Industrial, Office,
& Retail Space

Southern California Innovation Park
159 Acres
612,075 SF GLA
Entitled for +900,000 SF GLA
Industrial & Office Space

Whittaker-Bermite
1,000 Acres
Mixed-Use, Industrial,
Office, Retail, &
Residential Space

Center Point
20 Acres
2,500,000 SF GLA
Industrial Space

Subject Site:
50,782 S.F.

Valencia Town Center.



FivePoint Valencia
15,000 Acres
8 Neighborhood Communities
Mixed-Use, Office, Industrial,
Retail, & Residential Space



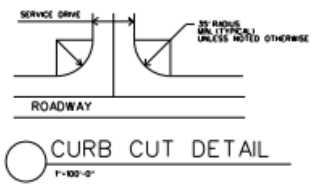
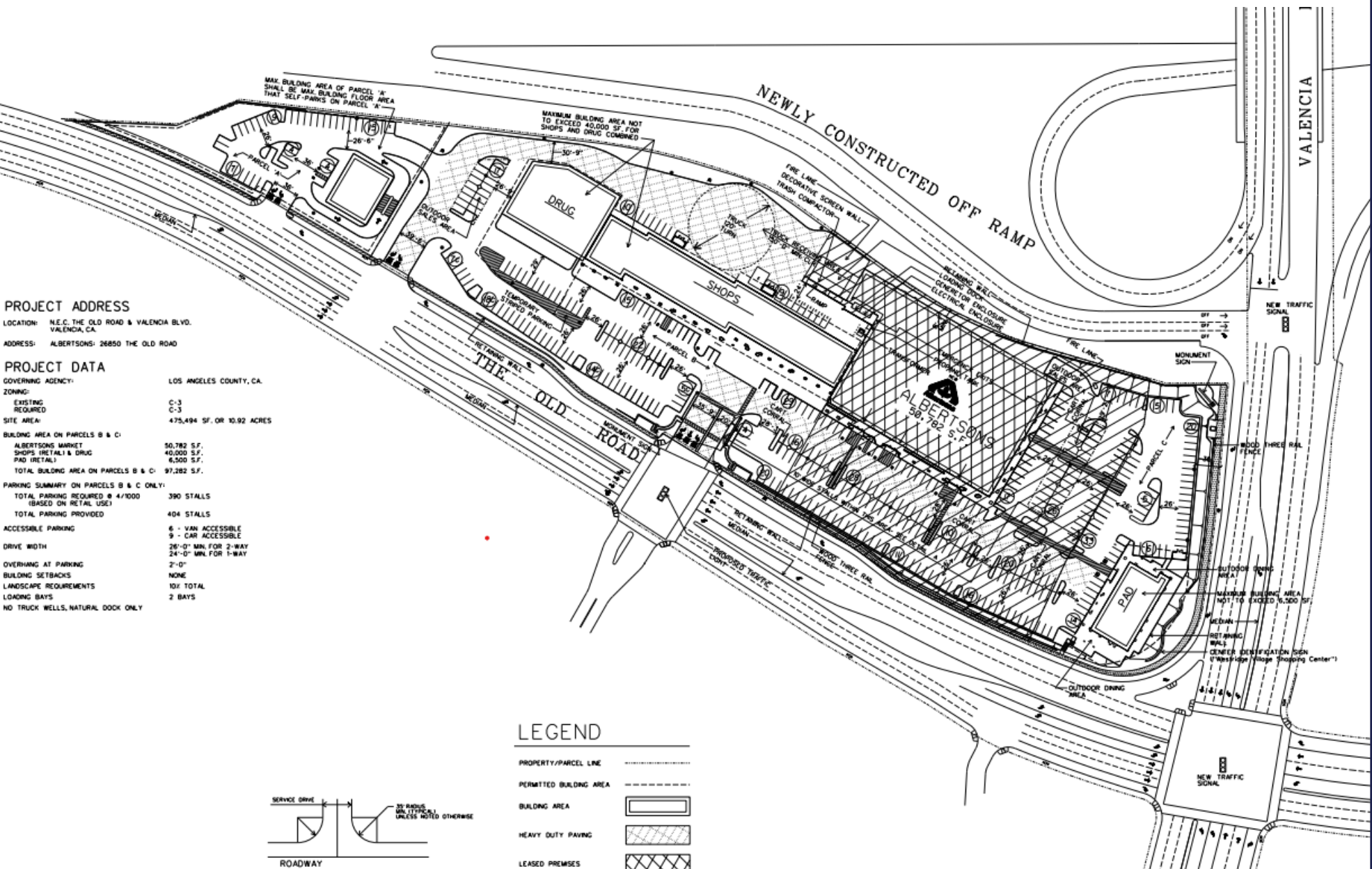
Needham Ranch
145 Acres
4,200,000 SF GLA
Industrial, Office, &
Retail Space

PROJECT ADDRESS

LOCATION: N.E.C. THE OLD ROAD & VALENCIA BLVD.
VALENCIA, CA
ADDRESS: ALBERTSONS: 26850 THE OLD ROAD

PROJECT DATA

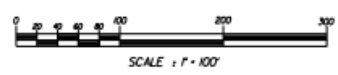
GOVERNING AGENCY: LOS ANGELES COUNTY, CA
ZONING: EXISTING C-3, REQUIRED C-3
SITE AREA: 475,494 SF. OR 10.92 ACRES
BUILDING AREA ON PARCELS B & C:
ALBERTSONS MARKET 50,782 S.F.
SHOPS (RETAIL) & DRUG 40,000 S.F.
PAD (RETAIL) 6,500 S.F.
TOTAL BUILDING AREA ON PARCELS B & C: 97,282 S.F.
PARKING SUMMARY ON PARCELS B & C ONLY:
TOTAL PARKING REQUIRED @ 4/1000 (BASED ON RETAIL USE) 390 STALLS
TOTAL PARKING PROVIDED 404 STALLS
ACCESSIBLE PARKING: 6 - VAN ACCESSIBLE, 9 - CAR ACCESSIBLE
DRIVE WIDTH: 26'-0" MIN. FOR 2-WAY, 24'-0" MIN. FOR 1-WAY
OVERHANG AT PARKING: 2'-0"
BUILDING SETBACKS: NONE
LANDSCAPE REQUIREMENTS: 10X TOTAL
LOADING BAYS: 2 BAYS
NO TRUCK WELLS, NATURAL DOCK ONLY



LEGEND

- PROPERTY/PARCEL LINE
- PERMITTED BUILDING AREA
- BUILDING AREA
- HEAVY DUTY PAVING
- LEASED PREMISES
- OUTDOOR SALES AREA
- SELF MAINTENANCE AREA

EXHIBIT "A" SITE PLAN



EXPANDED DEMOGRAPHIC PROFILE

Estimated 2025

26840 THE OLD RD | VALENCIA, C A

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2025)	5,950	73,098	155,399
Estimated Population (2030)	5,893	63,767	152,427
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	2,209	27,256	39,530
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income (2025)	192,490	172,537	172,812
Estimated Average HH Income (2030)	208,093	191,912	191,933
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income (2025)	148,952	135,337	139,051
Estimated Median HH Income (2030)	167,869	191,548	159,469
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	75,768	64,306	58,732
Estimated Per Capita Income (2030)	84,030	72,873	66,421

LEASING:



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