

**SPACE AVAILABLE
FOR LEASE
VALENCIA, CA**

26840 THE OLD RD



PROPERTY INFORMATION

SPACE AVAILABLE: 50,782 SF

SIGNAGE AVAILABLE: BUILDING & MONUMENT SIGNS

FEATURES:

- LOCATED AT WESTRIDGE VILLAGE SHOPPING CENTER
- CENTER TENANTS INCLUDE: SPORT CLIPS, SUBWAY, BEVMO, H&R BLOCK AND MANY MORE
- EXCELLENT ACCESS AND GREAT VISIBILITY FROM 5 FREEWAY
- HIGH INCOME POPULATION WITH OVER \$150,000 WITHIN 1 MILE
- EXCELLENT FRONTAGE AND SIGNAGE AVAILABLE
- ACROSS FROM HIGH END RESIDENTIAL GOLF COMMUNITY

DEMOGRAPHICS

2019 ESTIMATED POPULATION

1 Mile: 4,694
3 Mile: 67,463
5 Mile: 163,119

2019 ESTIMATED AVG. HH INCOME

1 Mile: \$153,133
3 Mile: \$146,171
5 Mile: \$139,597

2018 ESTIMATED TRAFFIC COUNTS

12,888 CPD – THE OLD ROAD
40,032 CPD – VALENCIA BOULEVARD

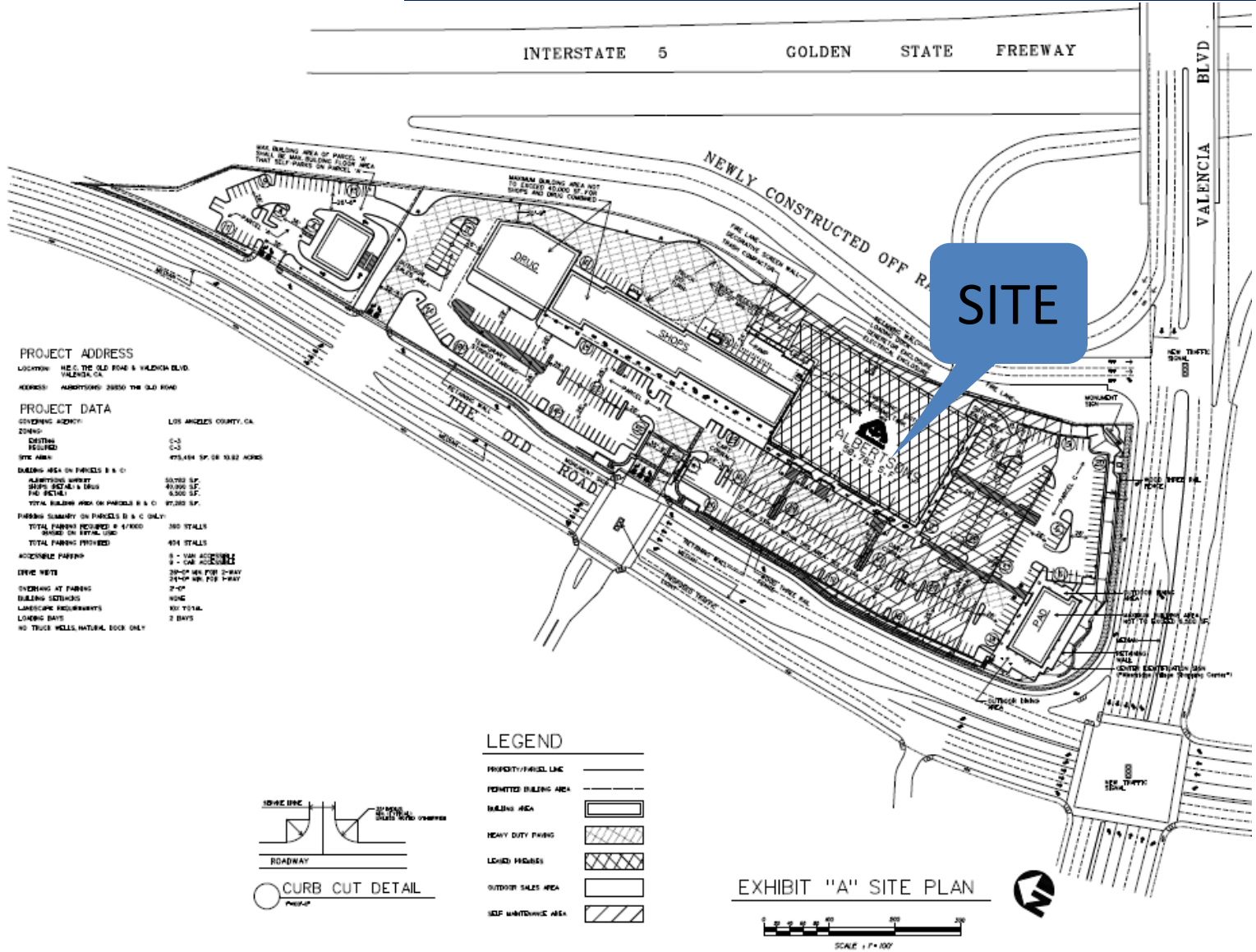


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FOR MORE INFORMATION CONTACT

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