

# HIGHRIDGE CROSSING ■ Valencia, CA

## 60,000 SF Office-Depot Anchored Shopping Center



NEC Newhall Ranch Rd. & Copper Hill Dr.  
**Valencia, CA 91355**

### Features:

- Available: 1,050 – 2,550 sq.ft. contiguous for lease
- Diverse tenant mix with tremendous visibility and exposure
- Ideal for retail, soft good or service oriented users
- Nearby retailers include: Wal-Mart, Home Depot, Smart & Final and LA Fitness
- Located on the Cross Valley Connector which connects the I-5 to the 14 freeway
- Immediately adjacent to numerous residential communities as well as a large daytime employment base

| Demographics:  | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------|-----------|-----------|-----------|
| Population     | 3,192     | 72,210    | 164,140   |
| Avg. HH Income | \$117,885 | \$112,277 | \$113,381 |



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For information, please contact your exclusive listing agents:

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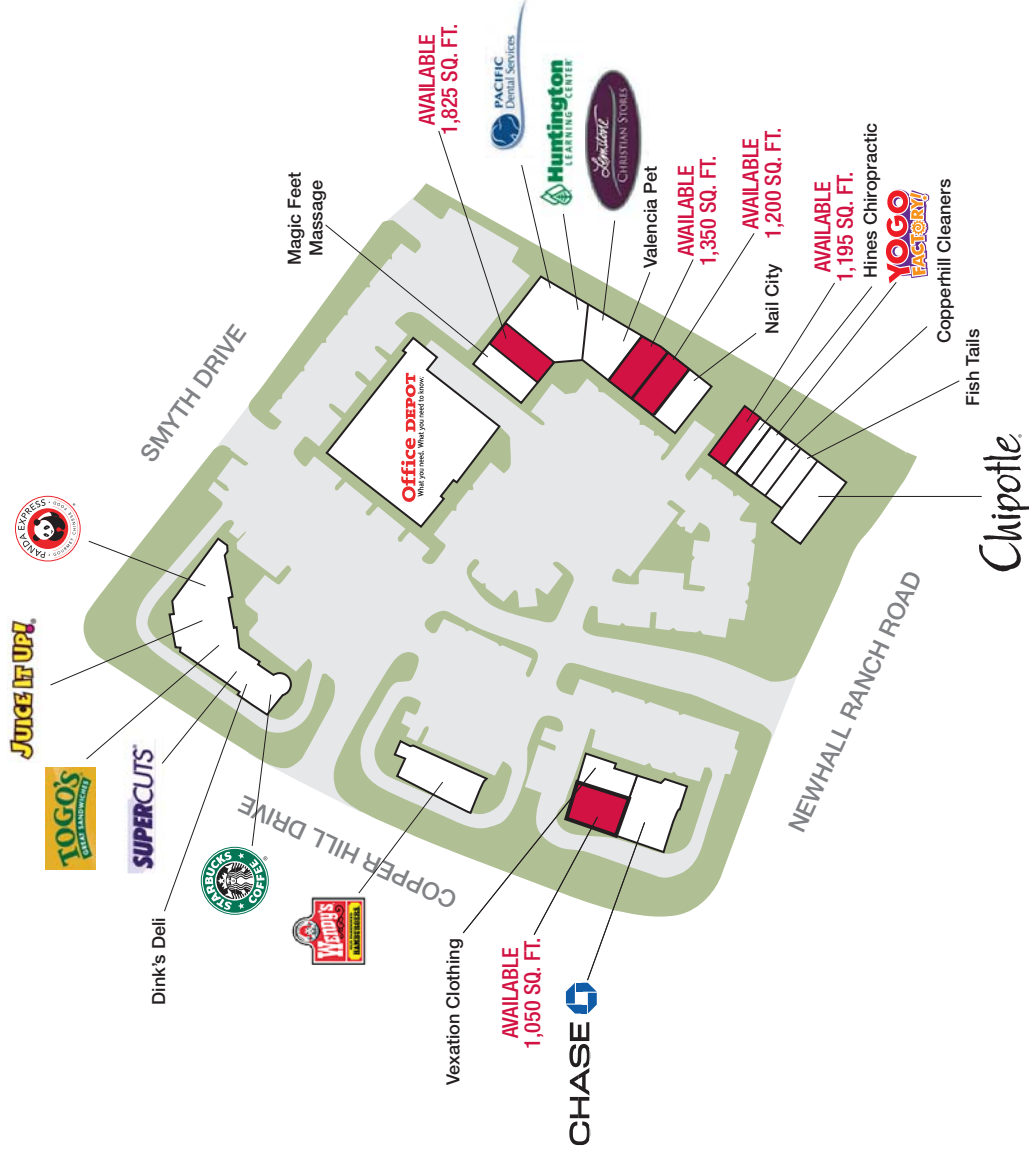
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### Site Plan

| Address                        | Tenant                     | Size            |
|--------------------------------|----------------------------|-----------------|
| 28102 Newhall Ranch Rd.        | Chipotle                   | 2,502 SF        |
| 28104 Newhall Ranch Rd.        | Fish Tail Grill            | 1,294 SF        |
| 28106 Newhall Ranch Rd.        | Copperhill Cleaners        | 1,100 SF        |
| 28108 Newhall Ranch Rd.        | Yogo Factory               | 1,090 SF        |
| 28110 Newhall Ranch Rd.        | Hines Chiropractic         | 1,100 SF        |
| <b>28112 Newhall Ranch Rd.</b> | <b>AVAILABLE</b>           | <b>1,195 SF</b> |
| 28122 Newhall Ranch Rd.        | Nail City & Spa            | 1,495 SF        |
| <b>28124 Newhall Ranch Rd.</b> | <b>AVAILABLE</b>           | <b>1,200 SF</b> |
| <b>28126 Newhall Ranch Rd.</b> | <b>AVAILABLE</b>           | <b>1,350 SF</b> |
| 28128 Newhall Ranch Rd.        | Valencia Pet               | 1,496 SF        |
| 28130 Newhall Ranch Rd.        | Lemstone Christian Store   | 1,825 SF        |
| 28132 Newhall Ranch Rd.        | Huntington Learning Center | 2,022 SF        |
| 28134 Newhall Ranch Rd.        | Valencia Dental Group      | 2,651 SF        |
| <b>28136 Newhall Ranch Rd.</b> | <b>AVAILABLE</b>           | <b>1,825 SF</b> |
| 28138 Newhall Ranch Rd.        | Magic Foot Massage         | 1,133 SF        |
| 28150 Newhall Ranch Rd.        | Office Depot               | 16,010 SF       |
| 28162 Newhall Ranch Rd.        | Panda Express              | 2,009 SF        |
| 28164 Newhall Ranch Rd.        | Juice It Up                | 1,053 SF        |
| 28166 Newhall Ranch Rd.        | Togo's                     | 1,090 SF        |
| 28168 Newhall Ranch Rd.        | SuperCuts                  | 1,204 SF        |
| 28170 Newhall Ranch Rd.        | Dink's Deli & Bakery       | 1,524 SF        |
| 28172 Newhall Ranch Rd.        | Starbucks Coffee           | 1,499 SF        |
| 28180 Newhall Ranch Rd.        | Wendy's                    | 3,000 SF        |
| 28190 Newhall Ranch Rd.        | Vexation Clothing          | 1,050 SF        |
| <b>28192 Newhall Ranch Rd.</b> | <b>AVAILABLE</b>           | <b>1,050 SF</b> |
| 28194 Newhall Ranch Rd.        | Chase Bank                 | 4,870 SF        |



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|                           |                             |                       |
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Aerial



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