

AVAILABLE

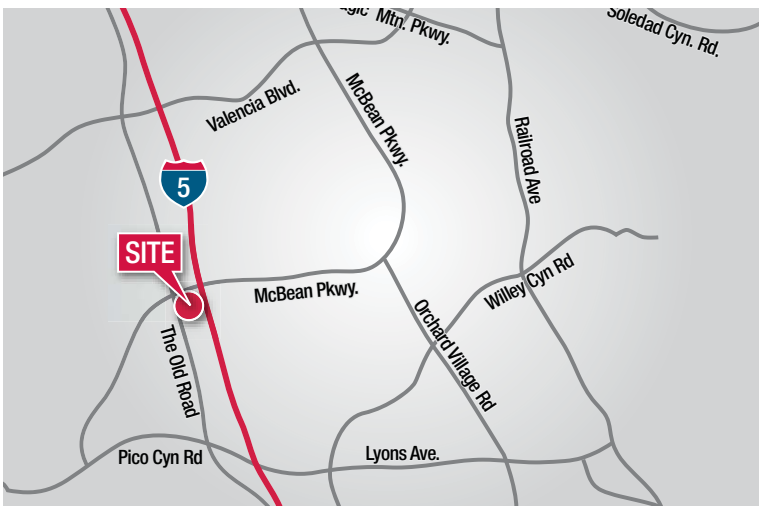
# Valencia Marketplace I & II

Golden State Freeway & McBean Pkwy ■ Valencia, CA

RETAIL FOR LEASE



- Largest Power Center in Valencia! (It runs the length of 14 football fields along the 5 freeway and is 90% the size of Disneyland's public area)
- Easy access off/on the Golden State 5 freeway
- 42 national tenants creating a tremendous draw
- Extremely successful center
- Abundant parking



## Demographics

	1 Mile	3 Miles	5 Miles
Population	11,152	73,170	144,306
Households	4,147	24,409	44,835
Avg. HH Income	\$133,038	\$113,930	\$109,835
Daytime Population	6,803	41,423	68,710



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For information, please contact the exclusive listing agent:

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The architecture of the Valencia Marketplace has many different styles and themes throughout, making each section unique.



The Sign Criteria at the Valencia Marketplace allows for each sign to be unique so it does not blend in with all the other signs. Larger tenants are even permitted logo signs.



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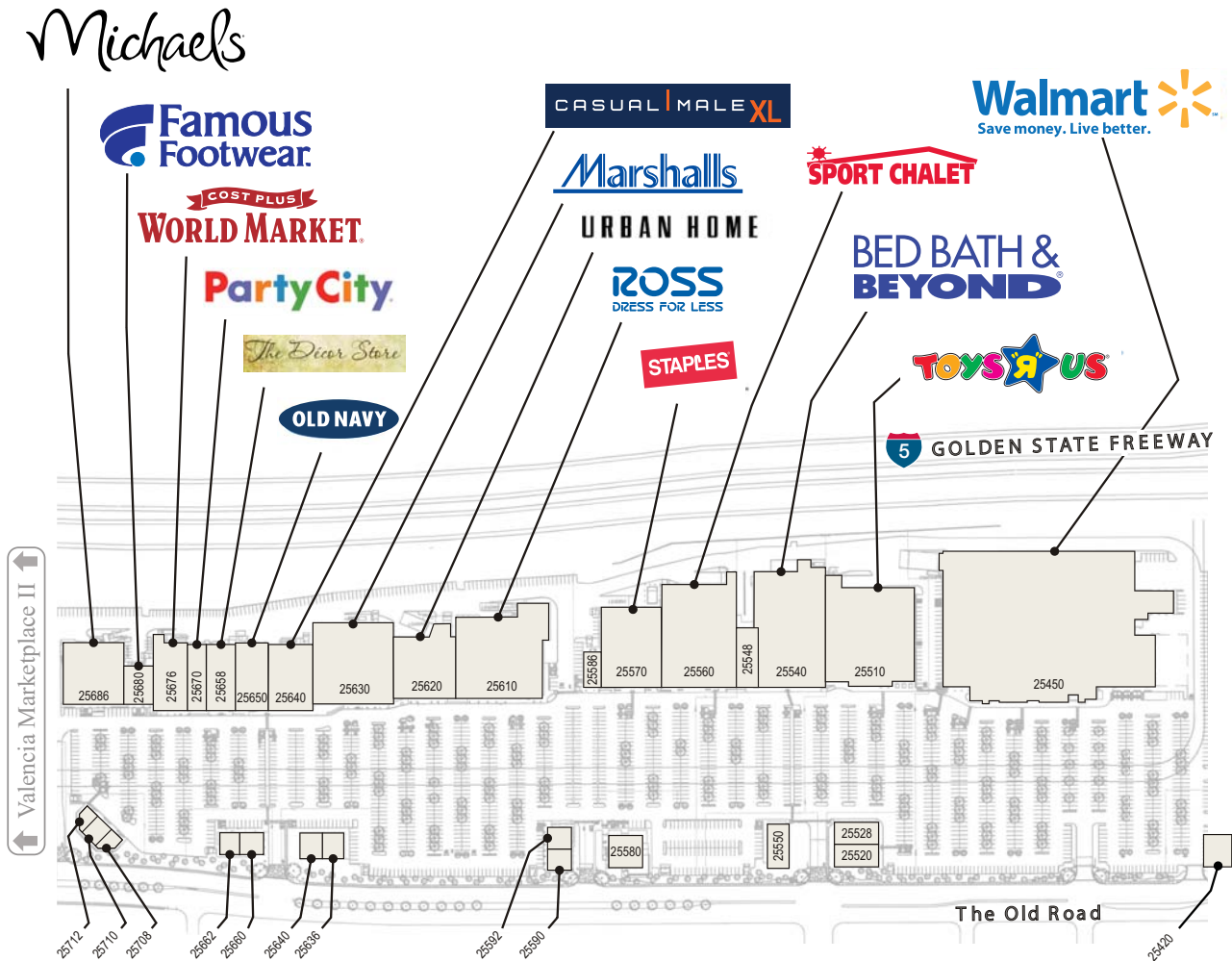
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# Valencia Marketplace I

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## Valencia Marketplace I - 528,019 Sq. Ft.

25420	California Bank & Trust	6,000 SF	25620	Urban Home	20,680 SF
25450	Wal-Mart	149,429 SF	25630	Marshall's	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	A Royal Suite	6,660 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	The Mattress Store	3,200 SF	25686	Michael's Art & Crafts	18,681 SF
25590	Payless Shoesource	2,700 SF	25708	Mama Mia	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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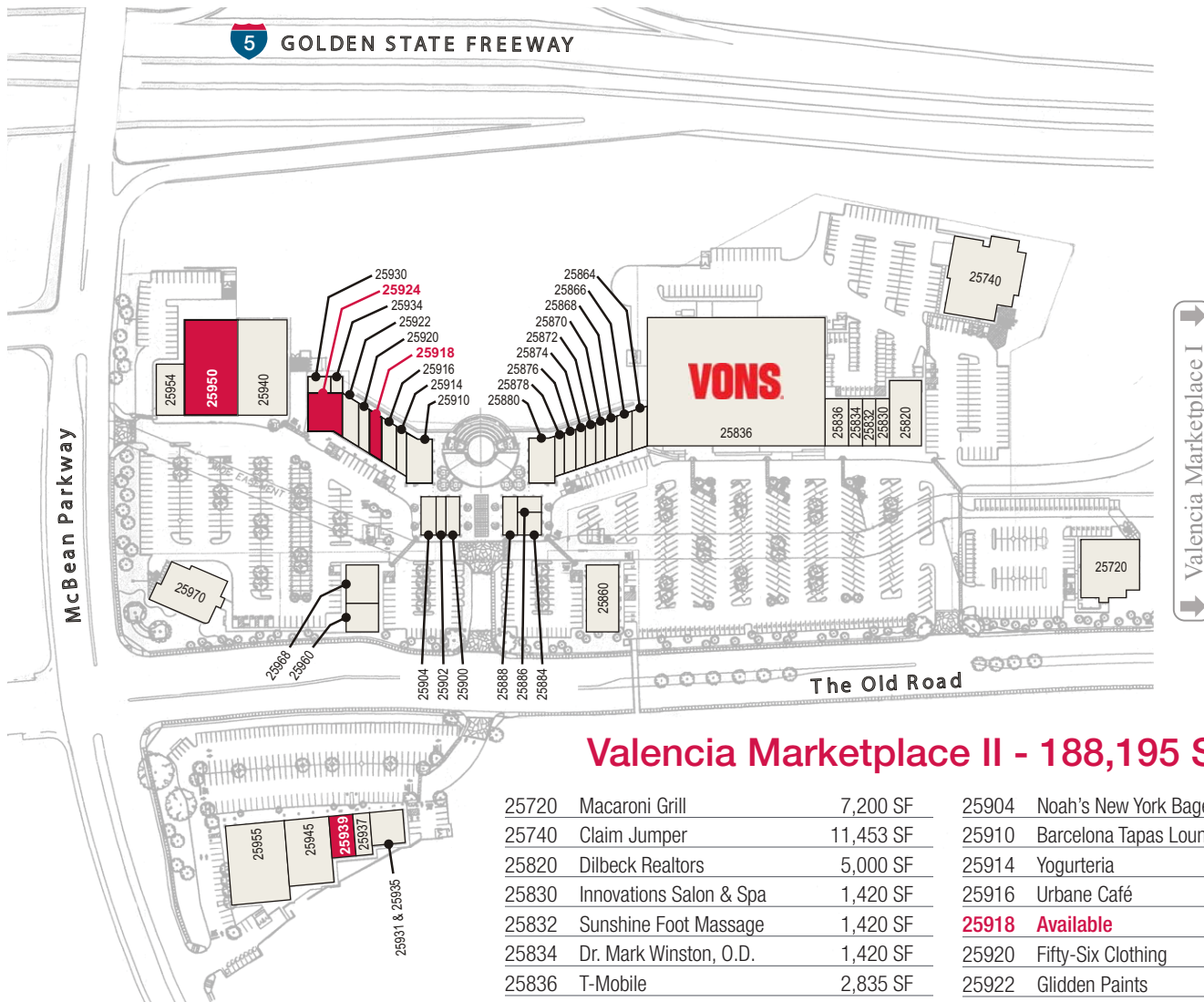
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# Valencia Marketplace II

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## Valencia Marketplace II - 188,195 Sq. Ft.

25720	Macaroni Grill	7,200 SF	25904	Noah's New York Bagels	1,500 SF
25740	Claim Jumper	11,453 SF	25910	Barcelona Tapas Lounge	2,849 SF
25820	Dilbeck Realtors	5,000 SF	25914	Yogurteria	1,073 SF
25830	Innovations Salon & Spa	1,420 SF	25916	Urbane Café	1,500 SF
25832	Sunshine Foot Massage	1,420 SF	<b>25918 Available</b>		<b>1,200 SF</b>
25834	Dr. Mark Winston, O.D.	1,420 SF	25920	Fifty-Six Clothing	1,000 SF
25836	T-Mobile	2,835 SF	25922	Glidden Paints	1,850 SF
25850	Vons	56,525 SF	<b>25924 Available</b>		<b>3,174 SF</b>
25860	Leases out for signature	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	Kindercare	11,600 SF
25868	Fantastic Sam's	1,200 SF	<b>25950 Available</b>		<b>12,000 SF</b>
25870	Green Accucenter	900 SF	25954	Union Bank	3,600 SF
25872	Verizon Connect Wireless	1,028 SF	25960	Pick Up Stix	2,300 SF
25874	Marvin's Oreck Vacuums	900 SF	25968	Wonder Nails	2,700 SF
25876	The UPS Store	1,200 SF	25970	Chili's Restaurant	5,999 SF
25878	Bob Cannon 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	<b>25939 Available</b>		<b>2,387 SF</b>
25888	Jamba Juice	1,300 SF	25945	Lockheed 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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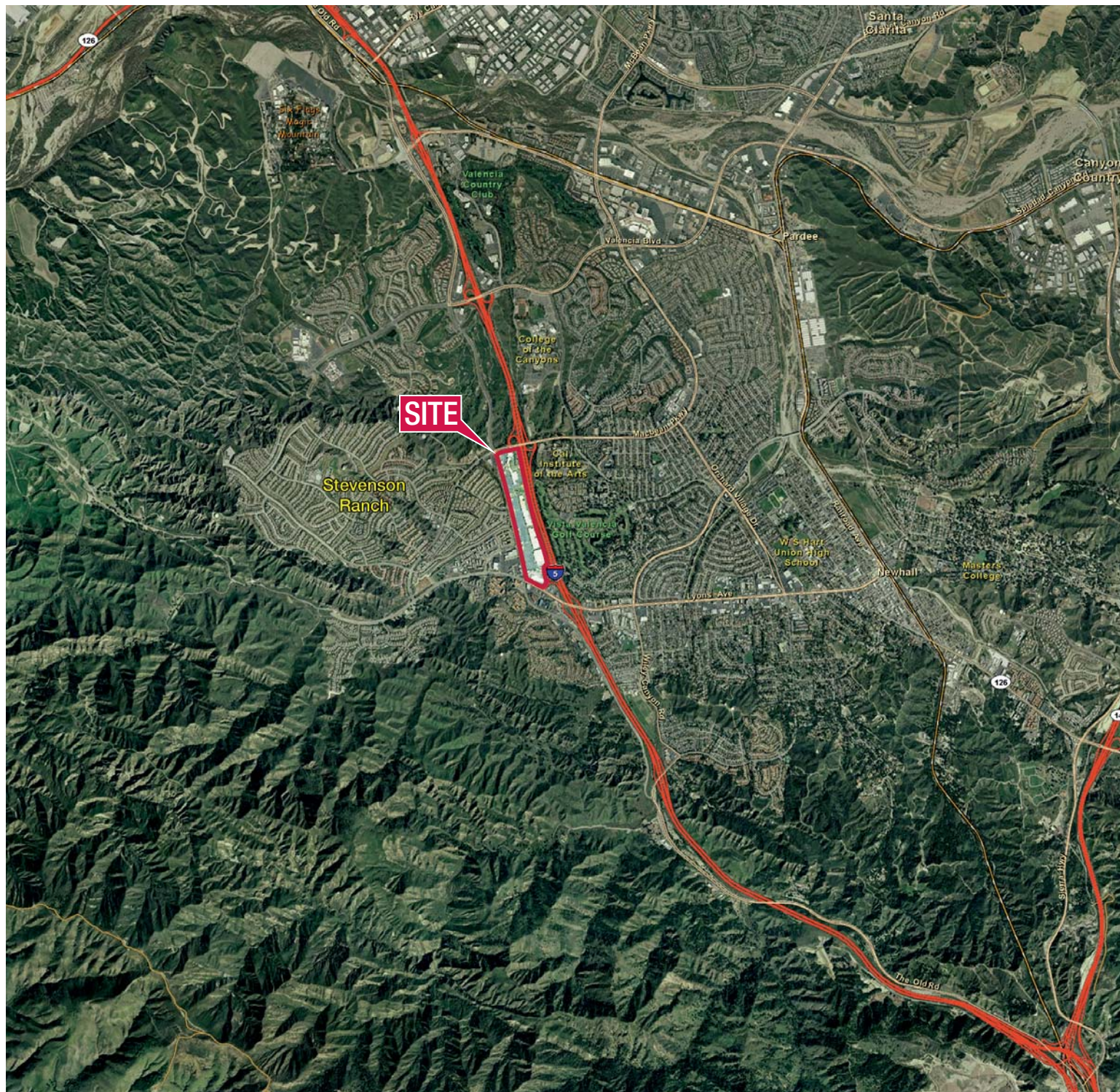
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Aerial



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