

**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**

**2022 ESTIMATED POPULATION**

1 Mile: 5,960  
3 Mile: 71,436  
5 Mile: 156,369

**2022 ESTIMATED AVG. HH INCOME**

1 Mile: \$198,967  
3 Mile: \$160,802  
5 Mile: \$161,203

**2022 ESTIMATED TRAFFIC COUNTS**

12,850 CPD – THE OLD ROAD  
42,700 CPD – VALENCIA BOULEVARD

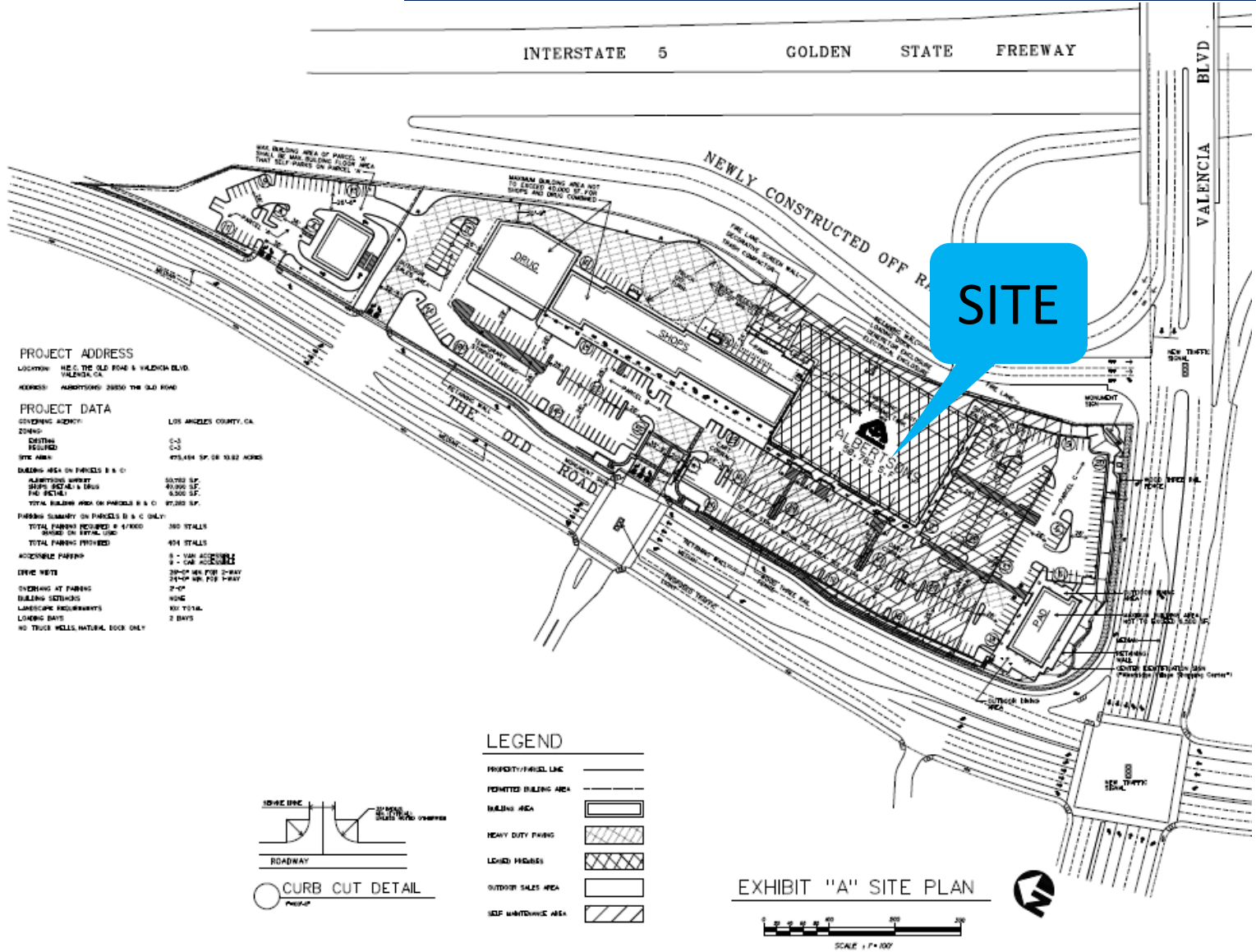


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**FOR MORE INFORMATION CONTACT**

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