



## For Lease

# Valencia Marketplace I & II

Golden State Fwy & McBean Pkwy  
Valencia, CA 91381



### Property Specifications

CO-ANCHOR AVAILABLE

45,000 SF

RETAIL & RESTAURANT AVAILABLE

770 SF - 3,174 SF



### 2025 Est Demographics

**1 MILE**

Population	11,444
Avg Household Income	\$147,683
Daytime Population	5,990

**3 MILE**

Population	73,254
Avg Household Income	\$167,387
Daytime Population	45,850

**5 MILE**

Population	129,329
Avg Household Income	\$167,917
Daytime Population	78,645

### About the Property

- Join 40+ national tenants at one of Santa Clarita's largest retail destinations, totaling 700K+ SF
- Prominent positioning within Valencia Marketplace I & II, a highly trafficked regional shopping center
- Excellent freeway visibility with a large-scale signage opportunity
- Attractive, well-maintained architecture throughout both centers
- Convenient access and ample parking

### Traffic Counts

The Old Road	±32,100 CPD
McBean Parkway	±71,000 CPD
1-5 Freeway	±178,000 CPD

Year: 2025 | Source: Costar

### Contact

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## Valencia Marketplace I 25888 The Old Road, Valencia, CA 91381

PLEASE DO NOT DISTURB EXISTING TENANT



NO.	TENANT	SF	NO.	TENANT	SF	NO.	TENANT	SF
25420	Krispy Kreme Coming Soon!	6,000 SF	25580	Wood Ranch BBQ	5,000 SF	25660	Jersey Mike's	2,000 SF
25450	Walmart	149,429 SF	25586	Ocean Nails	3,200 SF	25662	Wells Fargo Bank	3,000 SF
25510	Co-Anchor Available	45,000 SF	25590	Available	2,700 SF	25670	Five Below	10,100 SF
25520	Dunn Edwards	8,800 SF	25592	Lindora	2,300 SF	25676	Cost Plus	19,000 SF
25528	Valencia Marketplace Dental	1,200 SF	25680	Ross Dress 4 Less	37,591 SF	25680	Famous Footwear	5,743 SF
25540	National Tenant Deal Pending	41,500 SF	25620	Nike	20,680 SF	25686	Michael's Art & Crafts	18,681 SF
25548	Excer Urgent Care	6,670 SF	25630	Marshalls	33,000 SF	25708	Boil Daddy	1,400 SF
25550	Barbeques Galore	5,000 SF	25636	Finney's Crafthouse	6,000 SF	25710	Diablos Tacos	2,200 SF
25560	Bob's Furniture	40,000 SF	25650	Old Navy	15,000 SF	25712	Ananto Sushi	1,400 SF
25570	Boot Barn	24,435 SF	25658	Pet Supplies Plus	11,000 SF			



## Valencia Marketplace II

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PLEASE DO NOT DISTURB EXISTING TENANT



NO.	TENANT	SF
25720	Starbucks	2,500 SF
25740	Restaurant Coming Soon	11,453 SF
25820	VEG Veterinary Clinic	5,000 SF
25830	Innovation Salon	1,420 SF
25832	Club Pilates	1,420 SF
25834	Future Vision Optometry	1,420 SF
25836	T-Mobile	2,835 SF
25850	Vons	56,525 SF
25860	Chase Bank	5,000 SF
25864	Marketplace Cleaners	1,500 SF
25866	Sally's Beauty	1,500 SF
25868	Fantastic Sams	1,200 SF
25870	New Tenant Coming Soon	900 SF
25872	Expedia Cruises	1,028 SF
25874	Available	900 SF
25876	The UPS Store	1,200 SF
25878	Zora Threading	900 SF
25880	Handel's Ice Cream	2,800 SF
25884	Gyromania	1,400 SF
25886	Available (Do Not Disturb)	770 SF
25888	Light Food Available	1,300 SF
25900	Main Chick	1,200 SF
25902	Subway	900 SF
25904	Noah's New York Bagels	1,500 SF
25910	MOD Pizza	2,849 SF
25914	Wushiland Boba	1,073 SF
25916	Urbane Café	1,500 SF
25918	Flowers & More	1,200 SF
25920	GoldTime	1,000 SF
25922	Yoga 6 Studio	1,850 SF
25924	Available	3,174 SF
25930	Sheriff's Substation	1,000 SF
25934	Conference Room	565 SF
25940	Montessori School	11,600 SF
25950	Library	12,000 SF
25954	Sherwin Williams	3,600 SF
25960	Pick Up Stix	2,300 SF
25968	Wonder Nails	2,700 SF
25970	Chili's Restaurant	5,999 SF
25931/35	Available (Do Not Disturb)	2,620 SF
25937	New Age Dental	1,578 SF
25939	Code Ninja	2,387 SF
25945	Logix Federal Credit Union	4,364 SF
25945(Y)	Progressive Physical Therapy	2,600 SF
25955	Chuck E. Cheese	10,920 SF



VALENCIA

SANTA CLARITA

I-5 FWY

1 MI

Site

**LA | FITNESS**
  
**TOUS les JOURS**

CAMPING WORLD

IN-N-OUT

**Contact**

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