



PLAZA DEL RANCHO

FOR LEASE

RETAIL | OFFICE

FOR MORE INFORMATION PLEASE CONTACT:

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27600-27674

NEWHALL RANCH ROAD
VALENCIA | CA

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DAUM
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PROPERTY DESCRIPTION

Plaza Del Rancho currently has an approximately 1,450 square foot retail/office space and an approximately 1,392 square foot retail space available for lease.

PROPERTY HIGHLIGHTS

- Anchored by 7-11 and Carl's Jr.
- Signalized Intersection
- Ample Parking
- Easy Access to Interstate 5
- Adjacent to Valencia Industrial Center & Rye Canyon Business Park
- MUP in Place for Instructional

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,392 - 1,450 SF
Building Size:	53,467 SF

SPACES	LEASE RATE	SPACE SIZE
D5	Negotiable	1,450 SF
C80	Negotiable	1,392 SF



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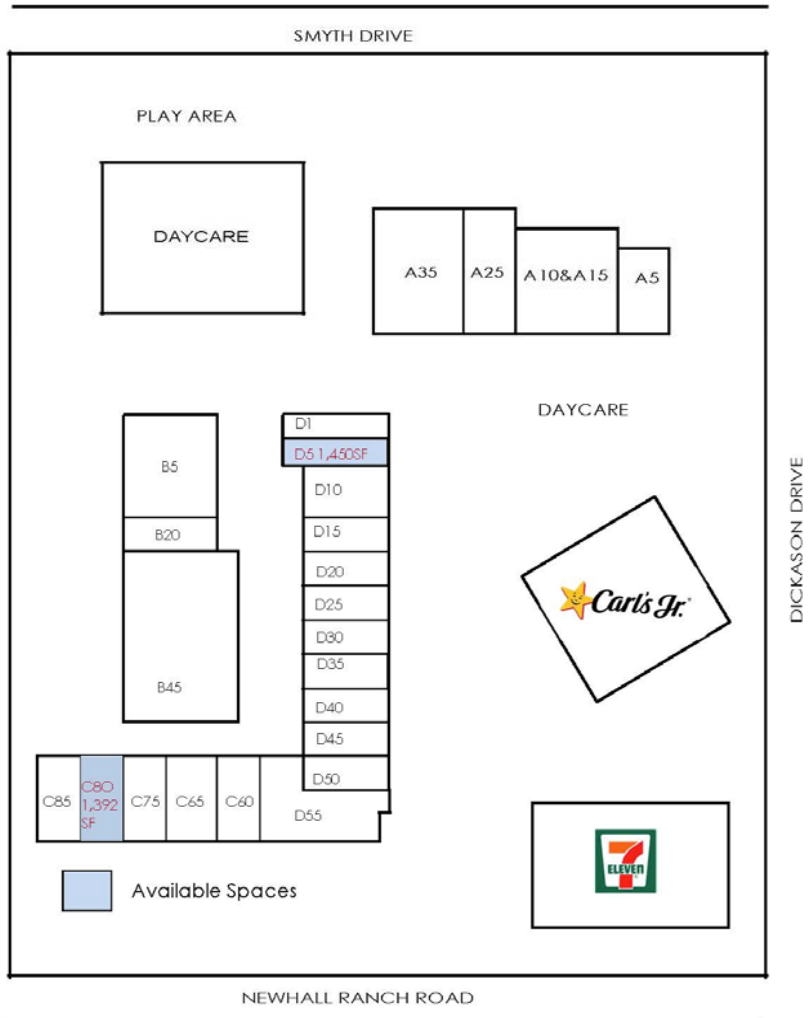
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Unit Number	Tenant	SF	Unit Number	Tenant	SF
Pad	CARL'S JR	3,050	D1	MOTIVATE PILATES	1,450
A5	DENTAL CARE	1,272	D5	AVAILABLE	1,450
A10-A15	OPP. FOR LEARNING	4,460	D10	HANURI READING & LEARNING	2,591
A25	OPP. FOR LEARNING	2,118	D15	CINDY ROWLEY DESIGNS	1,352
A35	SO CAL PHYS. THERAPY	3,018	D20	CORELAND COMPANIES	1,333
B5	PRISCILLA'S SALON	3,504	D25	SCV CLEANERS	1,272
B20	VALENCIA MGMT GROUP	1,152	D30	CASA PASILLA	1,272
B45	VALENCIA MGMT GROUP	7,003	D35	TRACY NAILS	1,272
C60	STATE FARM INSURANCE	1,170	D40	Bagel Boyz	960
C65	DE SESA CHIROPRACTIC	1,392	D45	PIZZA DI MARCO	1,272
C75	ADVANCED VISION CARE	2,100	D50	THE HUNGRY NINJA	1,272
C80	AVAILABLE-MUP IN PLACE	1,392	D55	ITALIA BAKERY & DELI	2,000
C85	OMNI WOUND	2,100			



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Traffic Count Report

Plaza Del Rancho
27600-27674 Newhall Ranch Rd, Valencia, CA 91355

Building Type: General Retail Secondary: - GLA: 50,417 SF Year Built: 1998 Total Available: 2,842 SF % Leased: 94.36% Rent/SF/Mo: Negotiable	
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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Dickason Dr	Newhall Ranch Rd	2018	13,947	MPSI	.06
2	Ave Tibbitts	Ave Mentry	2018	7,194	MPSI	.15
3	Newhall Ranch Rd	Dickason Dr	2018	27,857	MPSI	.28
4	Decoro Dr	Copper Hill Dr	2018	11,604	MPSI	.47
5	McBean Pkwy	Fairview Dr	2018	31,785	MPSI	.51
6	Newhall Ranch Rd	Baywood Ln	2018	36,068	MPSI	.51
7	Ave Scott	W Ave Stanford	2018	12,642	MPSI	.56
8	McBean Pkwy	Newhall Ranch Rd	2018	34,724	MPSI	.59
9	McBean Pkwy	Newhall Ranch Rd	2018	43,691	MPSI	.62
10	Newhall Ranch Rd	Copper Hill Dr	2018	9,353	MPSI	.62

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12/27/2019

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,149	87,605	211,146

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Average HH income	\$135,482	\$134,542	\$124,535

* Demographic data derived from 2019 Estimates (CoStar) *Traffic Count Report (left) derived from CoStar



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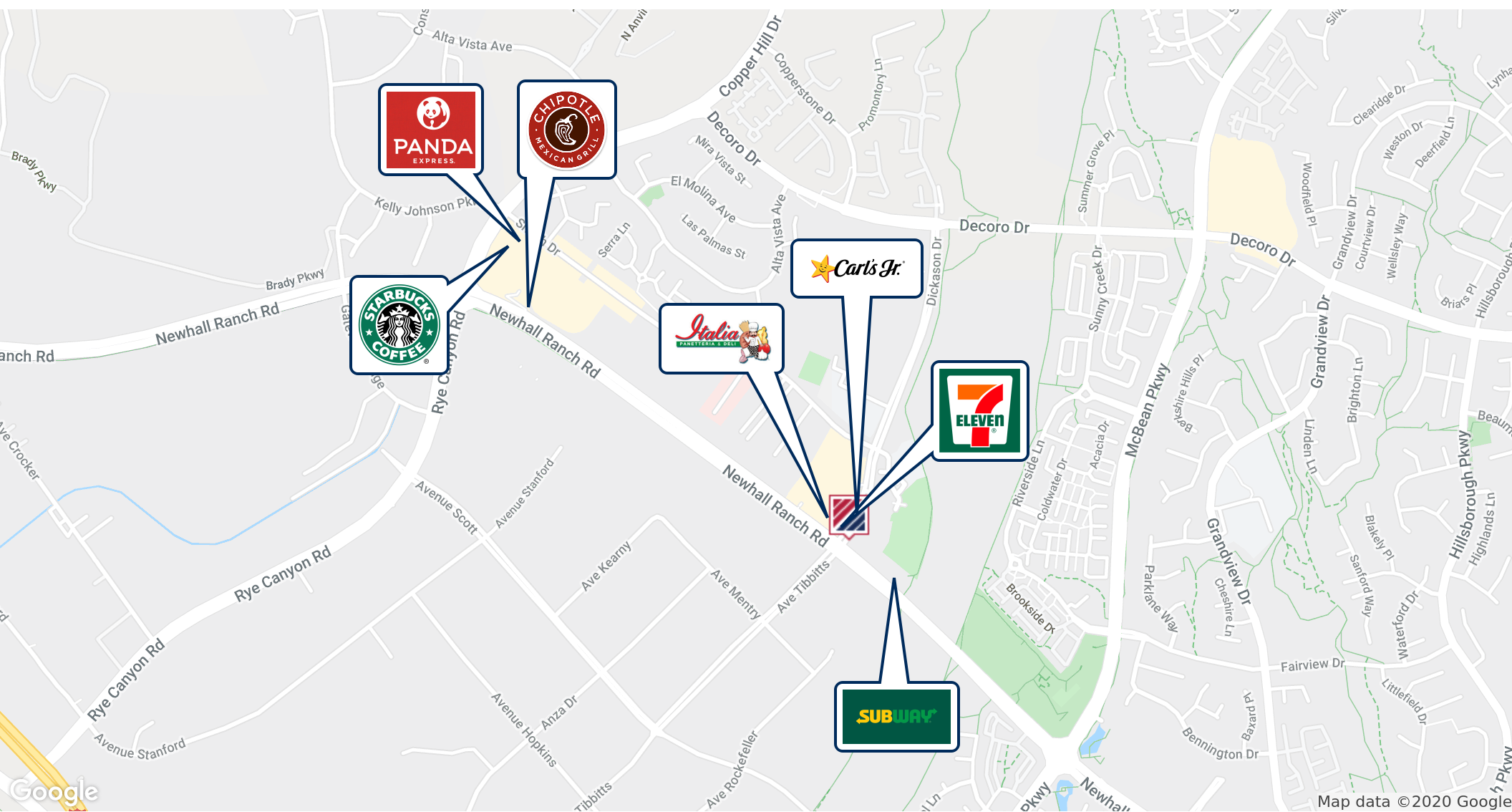
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