

**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**

**2016 ESTIMATED POPULATION**

1 Mile: 6,804  
3 Mile: 71,274  
5 Mile: 157,419

**2016 ESTIMATED AVG. HH INCOME**

1 Mile: \$160,228  
3 Mile: \$121,431  
5 Mile: \$119,760

**2015 ESTIMATED TRAFFIC COUNTS**

12,517 CPD – THE OLD ROAD  
44,019 CPD – VALENCIA BOULEVARD

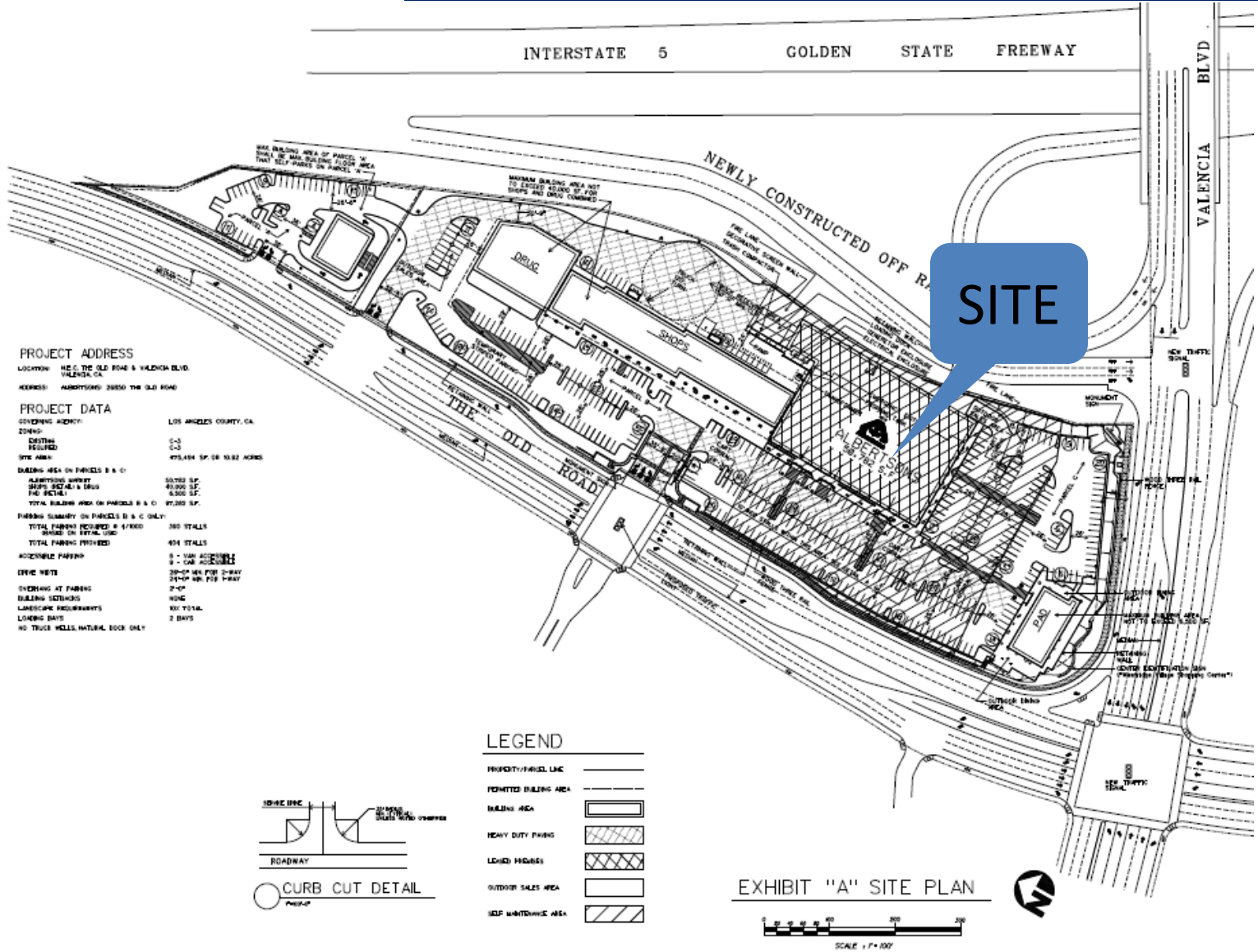


Carol Springstead CA BRE #01802067  
[cspringstead@Springstead-associates.com](mailto:cspringstead@Springstead-associates.com)

**SPRINGSTEAD & ASSOCIATES, INC.**  
3300 IRVINE AVE. STE 250  
NEWPORT BEACH, CA 92660  
P: 949-797-9040 F: 949-797-9041  
[WWW.SPRINGSTEAD-ASSOCIATES.COM](http://WWW.SPRINGSTEAD-ASSOCIATES.COM)

**SPACE AVAILABLE  
FOR LEASE  
VALENCIA, CA**

# 26840 THE OLD RD



**FOR MORE INFORMATION CONTACT**

**Carol Springstead (CA BRE #01082067)**  
 Office: 949.797.9040  
 Email: [cspringstead@springstead-associates.com](mailto:cspringstead@springstead-associates.com)



SPRINGSTEAD & ASSOCIATES INC  
 3300 IRVINE AVENUE, SUITE 250  
 NEWPORT BEACH, CA 92660  
 WWW.SPRINGSTEAD-ASSOCIATES.COM