

AVAILABLE FOR SALE OR GROUND LEASE

SWQ COPPERHILL DR & RIO NORTE DR
VALENCIA, CA 91354

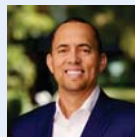
SUBJECT SHOPPING CENTER FEATURES:

- » Average Household Income:
\$211,453 WITHIN 1 MILE RADIUS
- » Monument signage opportunity
visible to Copper Hill Dr
- » New construction with attractive design
- » Over 35,000 ADT
- » 2 Existing quick service drive thrus
- » Convenient surface parking
- » Proximate to dense residential housing
- » Excellent ingress/egress

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CoBroker:

Bill Gilmore

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JOIN:

**HAVANA
SAVANNAH**

Assisted Living & Memory Care
**Oakmont
of Valencia**



BLISS
car wash.

Mobil

NEARBY:



Great Clips®

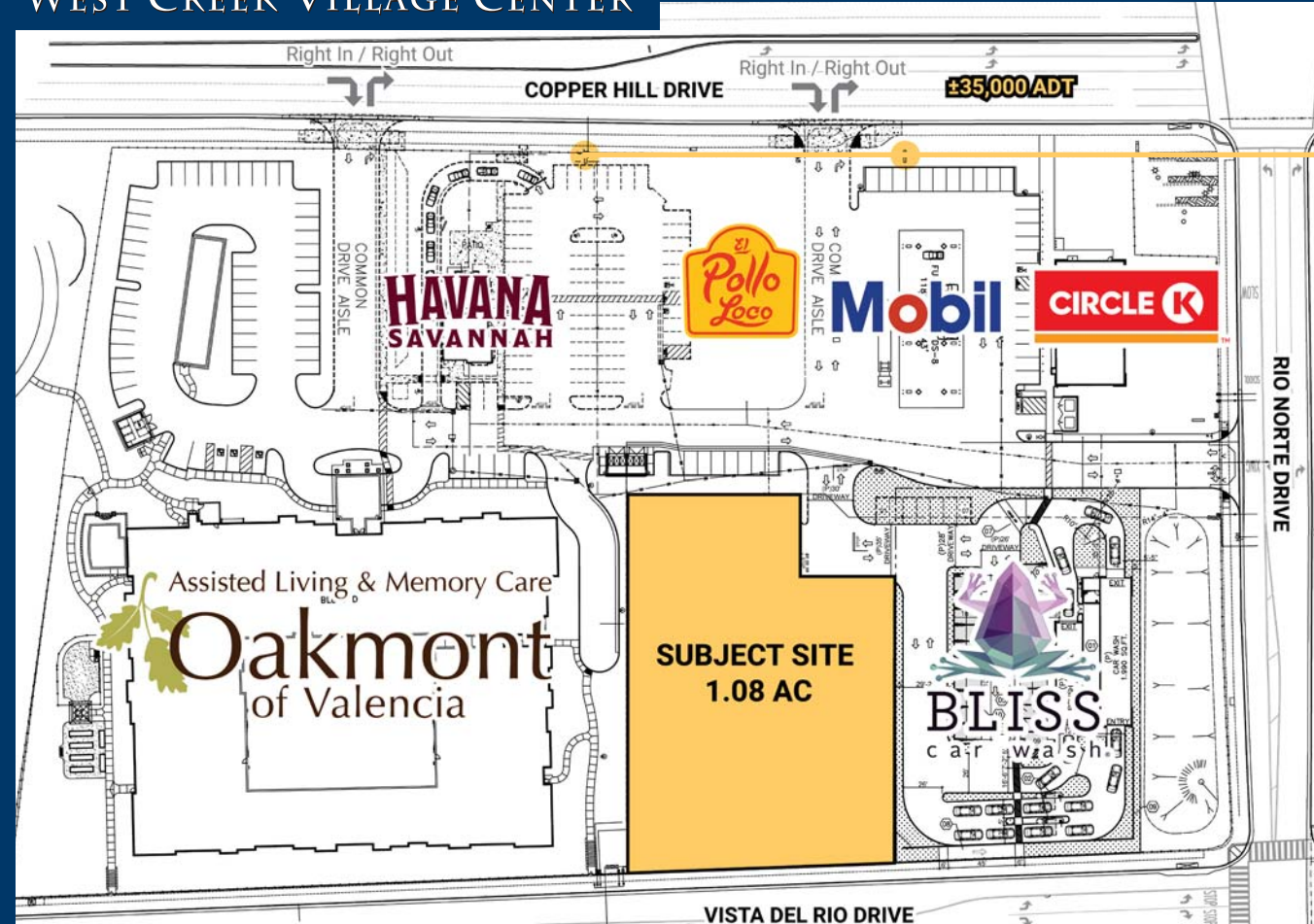


The Santa Clarita Valley is the 3rd largest city in LA County. It is a growing area within Los Angeles and it encompasses 520 square miles with a population of approximately 300,000 residents.

TRADE AREA FEATURES:

- » Affluent and Growing Demographic
- » Dense, Infill Suburban Los Angeles County
- » One of America's Safest and Healthiest Cities to Live
- » Lowest Vacancy Rates in LA County
- » Most Business Friendly City in LA County
- » Site of New Residential Development
- » Top Employers include: Honda, Sunkist, Princess Cruises & Boston Scientific
- » High percentage of college educated residents (more than 72%)

WEST CREEK VILLAGE CENTER



MONUMENT SIGN



MULTI-TENANT MONUMENT SIGN



Developed by:



EXISTING TENANTS:

highland
PARTNERS



highland
PARTNERS

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Developed by:

FHD Fountainhead
DEVELOPMENT



AREA RETAILERS



NEW HOUSING



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RADIUS MAP



AERIAL OVERVIEW



DEMOGRAPHICS

WITHIN 5 MILES

Demographics Source:
Applied Geographic Solutions
11/2024, TIGER Geography



POPULATION

1 MILE	16,230
3 MILES	66,096
5 MILES	148,734



AVERAGE HH INCOME

1 MILE	\$211,453
3 MILES	\$194,275
5 MILES	\$176,987



HOUSEHOLDS

1 MILE	5,374
3 MILES	22,236
5 MILES	49,725



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