

HIGHRIDGE CROSSING ■ Valencia, CA

60,000 SF Office-Depot Anchored Shopping Center



NEC Newhall Ranch Rd. & Copper Hill Dr.
Valencia, CA 91355

Features:

- Available: 1,050 – 3,000 sq. ft. contiguous for lease
- Diverse tenant mix with tremendous visibility and exposure
- Ideal for retail, soft good or service oriented users
- Nearby retailers include: Wal-Mart, Home Depot, Smart & Final and LA Fitness
- Located on the Cross Valley Connector which connects the I-5 to the 14 freeway
- Immediately adjacent to numerous residential communities as well as a large daytime employment base

Demographics:	1 Mile	3 Miles	5 Miles
Population	3,192	72,210	164,140
Avg. HH Income	\$117,885	\$112,277	\$113,381



Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For information, please contact your exclusive listing agents:

John Z. Cserkuti
Sr. Vice President
661.705.3551
jcserkuti@naicapital.com
DRE Lic. #01267987

Bert Abel
Exec. Vice President
661.705.3554
babel@naicapital.com
DRE Lic. #01206388

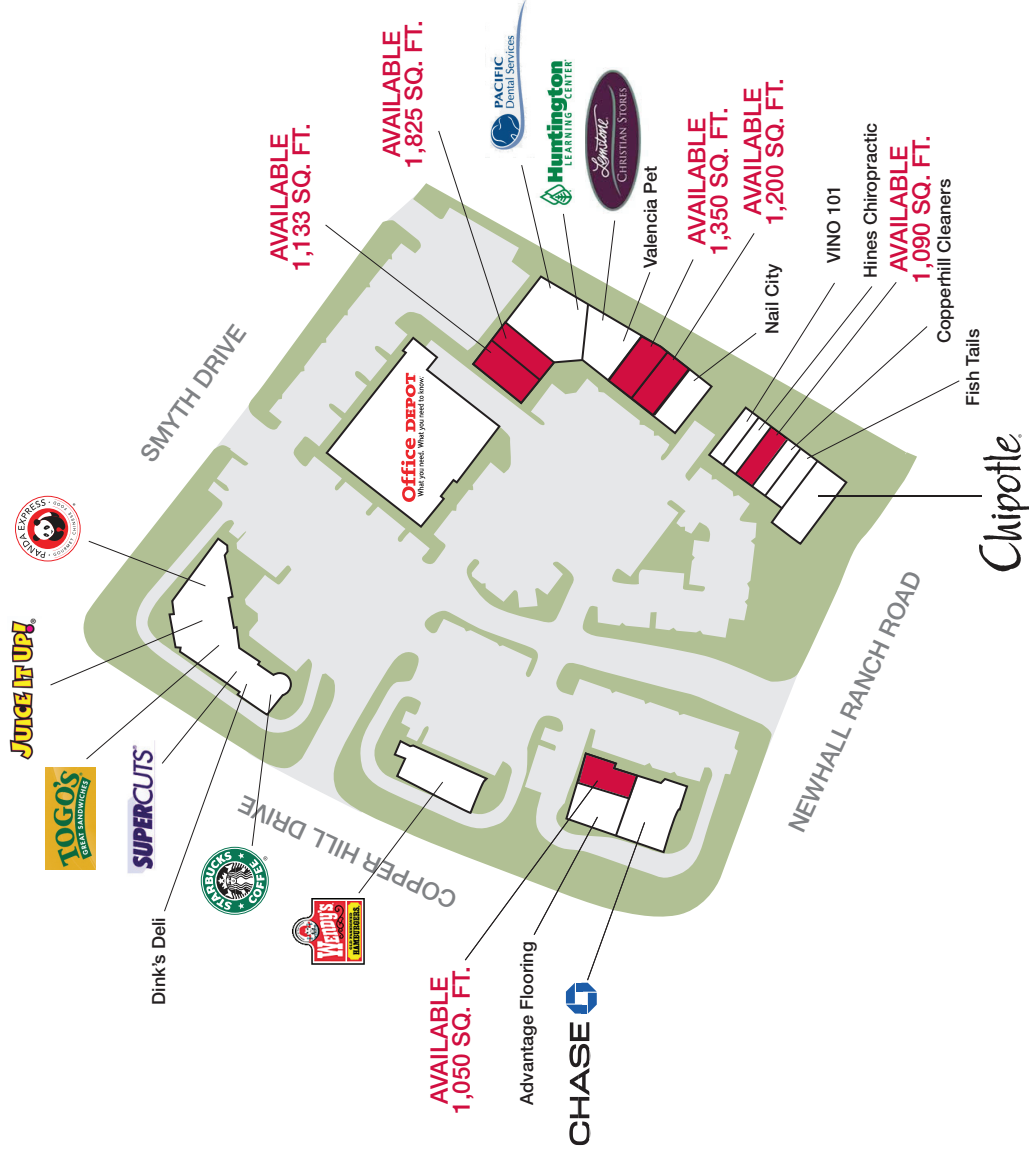
Randy Cude
Vice President
661.705.3553
rcude@naicapital.com
DRE Lic. #01005000

HIGHRIDGE CROSSING ■ Valencia, CA

60,000 SF Office-Depot Anchored Shopping Center

Site Plan

Address	Tenant	Size
28102 Newhall Ranch Rd.	Chipotle	2,502 SF
28104 Newhall Ranch Rd.	Fish Tail Grill	1,294 SF
28106 Newhall Ranch Rd.	Copperhill Cleaners	1,100 SF
28108 Newhall Ranch Rd.	AVAILABLE	1,090 SF
28110 Newhall Ranch Rd.	Hines Chiropractic	1,100 SF
28112 Newhall Ranch Rd.	Vino 100	1,195 SF
28122 Newhall Ranch Rd.	Nail City & Spa	1,495 SF
28124 Newhall Ranch Rd.	AVAILABLE	1,200 SF
28126 Newhall Ranch Rd.	AVAILABLE	1,350 SF
28128 Newhall Ranch Rd.	Valencia Pet	1,496 SF
28130 Newhall Ranch Rd.	Lemstone Christian Store	1,825 SF
28132 Newhall Ranch Rd.	Huntington Learning Center	2,022 SF
28134 Newhall Ranch Rd.	Valencia Dental Group	2,651 SF
28136 Newhall Ranch Rd.	AVAILABLE	1,825 SF
28138 Newhall Ranch Rd.	AVAILABLE	1,133 SF
28150 Newhall Ranch Rd.	Office Depot	16,010 SF
28162 Newhall Ranch Rd.	Panda Express	2,009 SF
28164 Newhall Ranch Rd.	Juice It Up	1,053 SF
28166 Newhall Ranch Rd.	Togo's	1,090 SF
28168 Newhall Ranch Rd.	SuperCuts	1,204 SF
28170 Newhall Ranch Rd.	Dink's Deli & Bakery	1,524 SF
28172 Newhall Ranch Rd.	Starbucks Coffee	1,499 SF
28180 Newhall Ranch Rd.	Wendy's	3,000 SF
28190 Newhall Ranch Rd.	AVAILABLE	1,050 SF
28192 Newhall Ranch Rd.	Advantage Flooring	1,050 SF
28194 Newhall Ranch Rd.	Chase Bank	4,870 SF



For information, please contact your exclusive listing agents:

John Z. Cserkuti
Sr. Vice President
 661.705.3551
 jcserkuti@naicapital.com
 DRE Lic. #01267987

Bert Abel
Exec. Vice President
 661.705.3554
 babel@naicapital.com
 DRE Lic. #01206388

Randy Cude
Vice President
 661.705.3553
 rcude@naicapital.com
 DRE Lic. #01005000

NAI Capital
 Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

HIGHRIDGE CROSSING ■ Valencia, CA

60,000 SF Office-Depot Anchored Shopping Center

Aerial



NAI Capital
Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For information, please contact your exclusive listing agents:

John Z. Cserkuti
Sr. Vice President
661.705.3551
jcsenkuti@naicapital.com
DRE Lic. #01267987

Bert Abel
Exec. Vice President
661.705.3554
babel@naicapital.com
DRE Lic. #01206388

Randy Cude
Vice President
661.705.3553
rcude@naicapital.com
DRE Lic. #01005000