

FOR LEASE

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



CINEMA CENTER

23360 VALENCIA BLVD | VALENCIA, CA, 91355

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AVAILABLE

①
Suite F/G
1,700 - 5,262 SF



Can Accommodate Most Retail, Soft-Goods, Medical, or Service-Oriented Uses



Competitive Lease Rates



Busy Center With Great Tenant Synergy and an Additional Rear Parking Lot!



Strong Demographics Include a Combined Daytime and Residential Population Over 300,000 Within a 5-Mile Radius



Prime Valencia Location With Close Proximity to Westfield Town Center, The Valencia Auto Mall, Six Flags Magic Mountain / Hurricane Harbor, Valencia Corporate Center, Valencia Industrial, and Entrada South's 1,574 Residential Units



Santa Clarita Ranks 4th Safest City in the Nation!

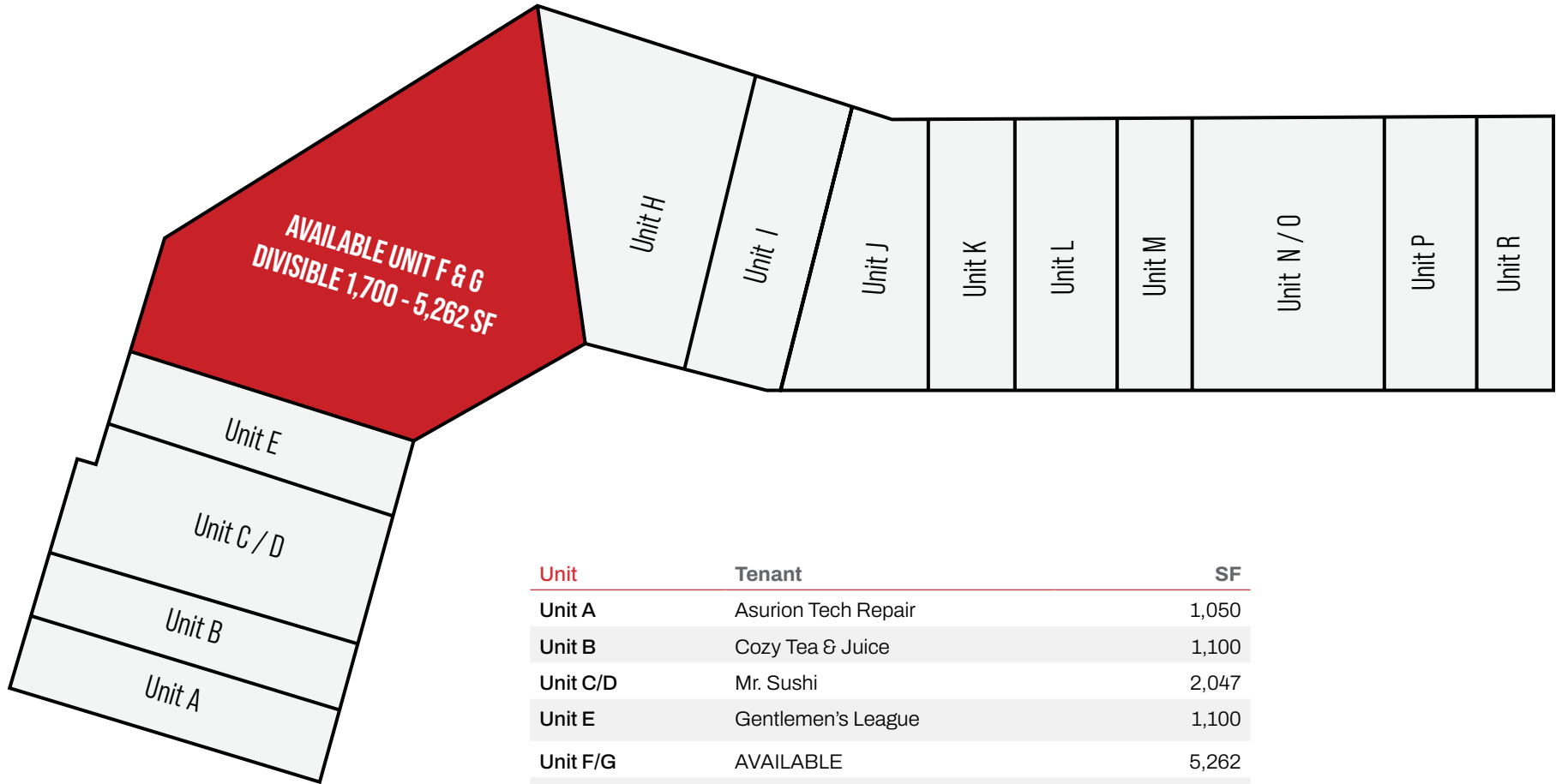


Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,971	36,056	70,681
Total Population	9,434	97,289	207,808
Avg. HH Income	\$155,425	\$173,921	\$174,272

*Source: US Census Bureau

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SITE PLAN



Unit	Tenant	SF
Unit A	Asurion Tech Repair	1,050
Unit B	Cozy Tea & Juice	1,100
Unit C/D	Mr. Sushi	2,047
Unit E	Gentlemen's League	1,100
Unit F/G	AVAILABLE	5,262
Unit H	Jasmine Thai	2,200
Unit I	El Cubano	1,333
Unit J	Top Cleaners	1,700
Unit K	Pho Ha	1,048
Unit L	Slurp & Sip	1,261
Unit M	Elegant Nail Spa	1,500
Unit N/O	Pay More	2,200
Unit P	Salon Glo	1,200
Unit R	Jewelry Fixx	1,200

PROPERTY PHOTOS



TRADE AREA MAP

