

**TRADER  
JOE'S  
NOW OPEN**

**order  
pickup**

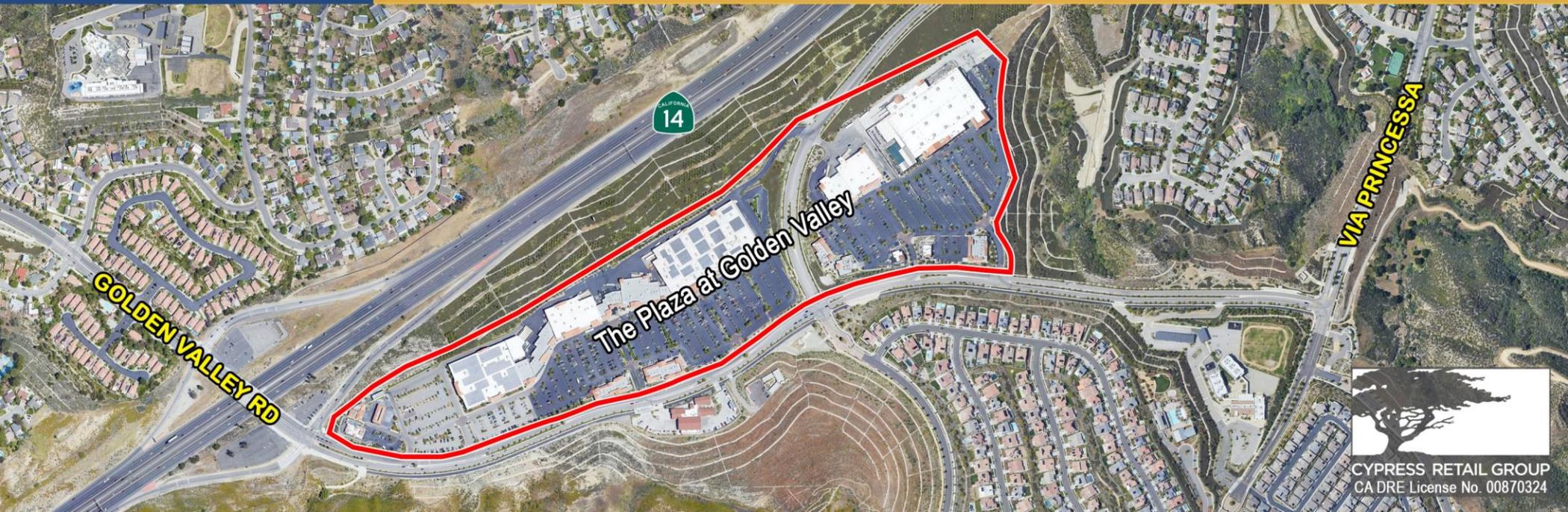
19105

**target**

# The Plaza at Golden Valley

Santa Clarita, CA

FOR LEASE Retail & Restaurant Space Available | Highway 14 & Golden Valley Road



CYPRESS RETAIL GROUP  
CA DRE License No. 00870324



### Property Highlights

- Approximately 2,963 – 4,876 SF of restaurant/retail space currently available
- Dominant power center located along approximately 1 mile of Highway 14 (approx. 148,468 CPD) in the east Santa Clarita Valley
- Over 600,000 SF of GLA, anchored by Target, Lowe's, Kohl's, TJ Maxx, Trader Joe's and PetSmart
- Approximately 5 million visits to the center from 2/21-1/22 (\*Source, Placer.ai)

	1-Mile	3-Miles	5-Miles
<b>Estimated Population</b>	9,358	66,240	147,520
<b>Average Household Income</b>	\$129,134	\$121,884	\$134,734
<b>Total Employees</b>	2,274	15,310	36,493



### Co-Tenants



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# Trade Aerial



**FivePoint Valencia**  
21,500 PLANNED  
RESIDENTIAL UNITS

**Valencia Marketplace**  
 BED BATH & BEYOND  
 Walmart  
 Marshalls Michaels  
 ROSS OLD NAVY Staples  
 Party City WORLD MARKET  
 BOB'S VONS NIKE  
 FURNITURE MASSAGE ENVY

**STEVENSON RANCH**

**Stevenson Ranch Plaza**  
 Ralphs LA FITNESS  
 FURNITURE DESIGN CENTER  
 Guitar Center  
 PET SMART

**Walmart**

LA FITNESS  
 Smart & Final  
 THE HOME DEPOT

**VALENCIA**

The Promenade  
 NORSTROM  
 rack T.J. MAXX  
 HomeGoods Party City  
 TILLYS

**BevMo!**

River Oaks  
 Target Total Wine & More  
 SPROUTS ULTA  
 FIVE BEL'W  
 WELLS FARGO  
 Zankou Chicken

Walgreens  
 Valley Produce Market  
 yogaworks  
 californnia PIZZA KITCHEN  
 Massage Envy

Bouquet Canyon Plaza  
 BEST BUY TRADER JOE'S HOBBY LOBBY  
 OfficeMax petco  
 bedder mattress SOLA SALONS  
 Jack DO TURNER'S  
 OUTDOORSMAN

Bouquet Center  
 ROSS CVS VONS

LOWE'S

BARNES NOBLE

**SAUGUS**

Valencia Town Center  
 macys EDWARDS THEATRES  
 JCPenney Cakeshop Factory

Valencia Crossroads  
 WHOLE FOODS MARKET  
 KOHL'S

Ralphs  
 CVS

Walmart Sam's Club  
 DICK'S SPORTING GOODS  
 ASHLEY FURNITURE

T.J. MAXX  
 BIG LOTS!

**CANYON COUNTRY**

Ralphs  
 CVS

Food 4 Less  
 ROSS  
 DRESS FOR LESS

24 FITNESS

STATER BROS.

COSTCO WHOLESALE

**SANTA CLARITA**

CVS  
 Rite Aid

VONS

Walgreens

**NEWHALL**

**SITE - Plaza at Golden Valley**  
 Target  
 LOWE'S T.J. MAXX  
 BevMo! Staples  
 KOHL'S PET SMART

Santa Clarita Valley  
 Population  
 EST. 293,042

Close-Up  
Aerial



CVS

60,257 CPD

SIERRA HWY 46,294 CPD

PLAZA AT GOLDEN VALLEY

CALIFORNIA 14

16,124 CPD

STAPLES target  
BevMo!  
T.J. maxx

KOHL'S

25,367 CPD

LA County Fire  
Dept. Station

POPEYES

Coming Soon:

GOLDEN VALLEY RD 47,133 CPD

OFF-RAMP

OFF-RAMP

LOST CANYON RD

CEDAR VALLEY WY  
148,468 CPD

OFF-RAMP

OFF-RAMP

VIA PRINCESSA

# Site Plan



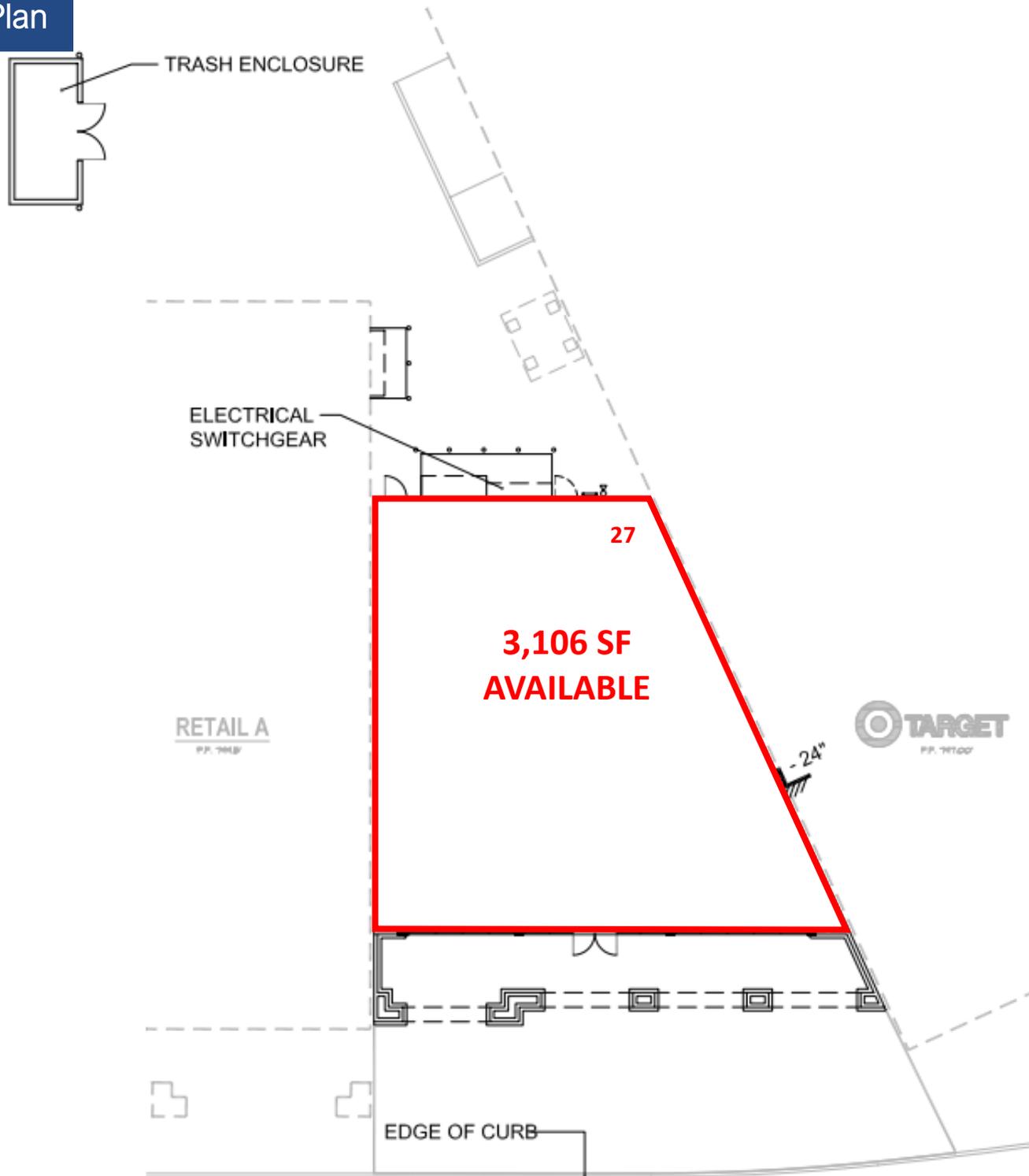
## Current Tenants

1	Daiso	7,700 SF	29	The Habit Burger Grill	1,684 SF	65	PetSmart	19,190 SF
3	Adventure Dental	3,626 SF	30	Baskin Robbins	1,000 SF	68	Newman Chiropractic	1,684 SF
5	Gold Metal Martial Arts	3,039 SF	31	T-Mobile	2,500 SF	69	The Parlour	1,299 SF
7	Vargo Physical Therapy	3,015 SF	33	Wells Fargo	5,014 SF	70	Henry Mayo	3,475 SF
9	Snap Fitness	4,999 SF	35	AT&T	1,202 SF	72	Logix Smarter Banking	3,708 SF
12	T.J. MAXX	24,125 SF	36	The UPS Store	1,202 SF	74	Chipotle Mexican Grill	2,665 SF
14	BevMo!	10,000 SF	37	L.A. Police Credit Union	1,202 SF	76	Chili's Bar & Grill	6,431 SF
16	Mathnasium	1,300 SF	38	GNC	1,205 SF	78	Starbucks Coffee (N.A.P.)	2,400 SF
17	C'est L'amour Nails	1,304 SF	41	Panera Bread	4,829 SF	81	Popeyes	2,500 SF
18	Verizon Wireless	1,309 SF	45	Target (N.A.P.)	141,758 SF	82	The Kebab Shop	2,978 SF
20	Tomato Joe's Pizza	3,425 SF	50	Kohl's (N.A.P.)	88,248 SF	83	Urbane Café (Coming Soon)	2,081 SF
21	Jersey Mike's Subs	1,836 SF	55	Shell (N.A.P.)	3,500 SF	84	Pinkberry (Coming Soon)	1,655 SF
22	Staples	20,014 SF	60	McDonald's (N.A.P.)	3,500 SF	85	Dog Haus (Coming Soon)	3,006 SF
24	Crumb Cookies	1,497 SF	61	Dollar Tree	14,317 SF	90	Lowe's (N.A.P.)	166,593 SF
25	Bath & Body Works	3,503 SF	63	Trader Joe's	16,013 SF			

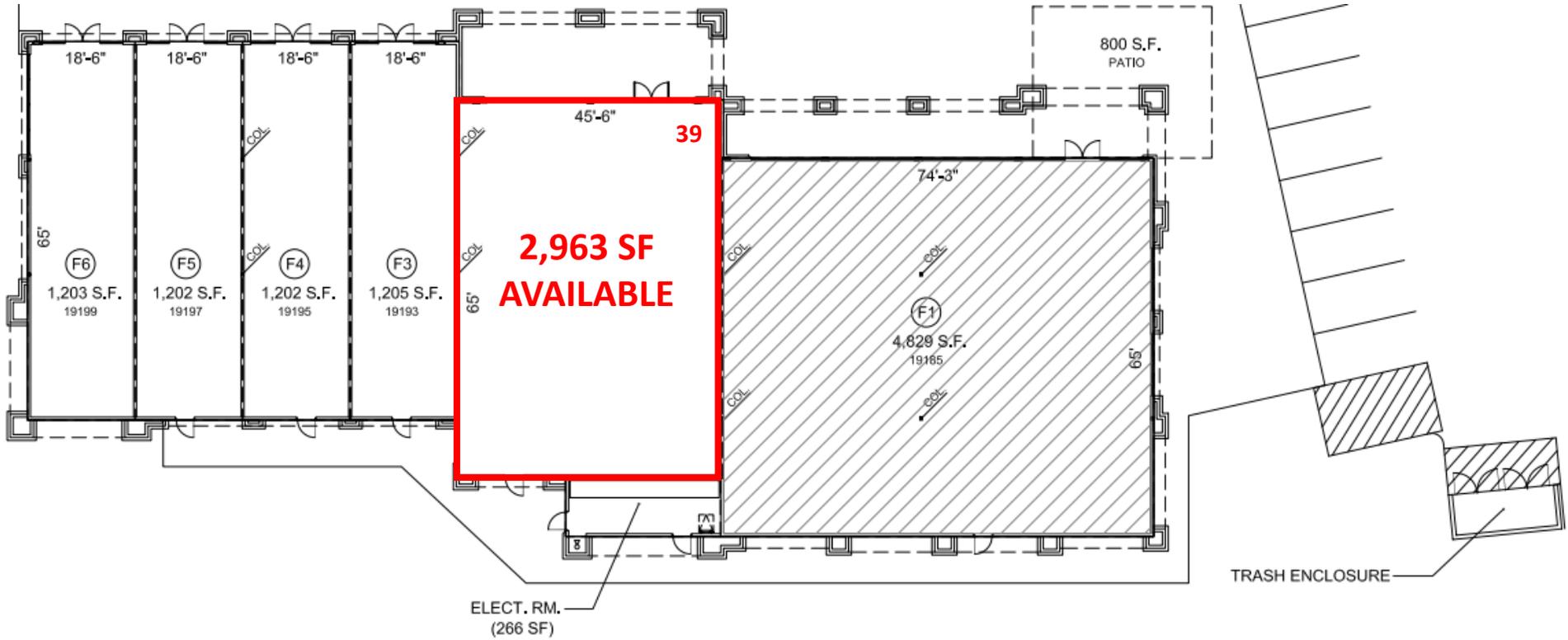
## AVAILABLE/COMING SOON

10	AVAILABLE	4,876 SF
27	AVAILABLE	3,106 SF
39	AVAILABLE	2,963 SF

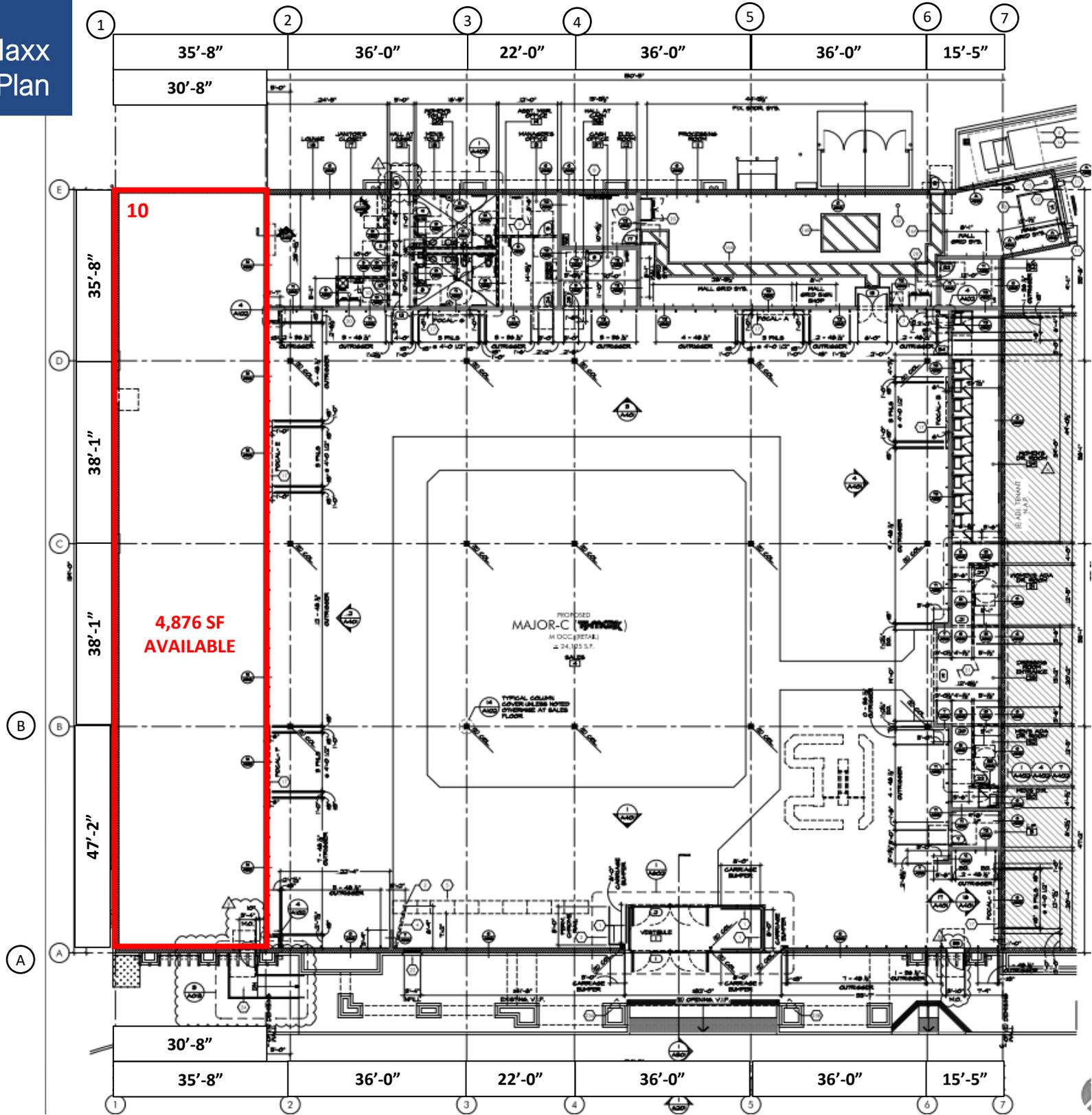
Building 2, Unit 27  
Floor Plan



# Building F, Unit 39 Floor Plan



C-2, Unit 10, T.J. Maxx  
Floor Plan





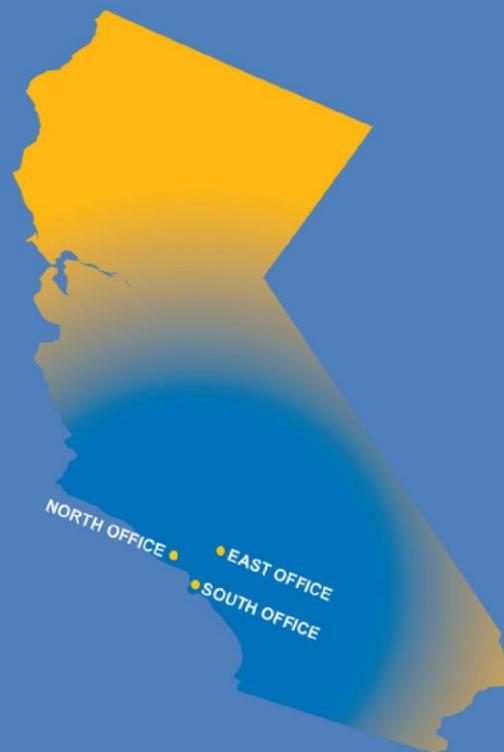
## Contact Us

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