Marcus Millichap BRANDON MICHAELS





A FULLY REMODELED TROPHY GROCERY ANCHORED SHOPPING CENTER WITH BELOW MARKET PRIVATE FINANCING OPTIONS AVAILABLE

#### **EXCLUSIVELY LISTED BY**

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Marcus Millichap BRANDON MICHAELS GROUP

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AREA OVERVIEW

FINANCIAL ANALYSIS



### **TESORO VILLAGE**

2 Copper Hill Dr, Valencia, CA 91354











The UPS Store

**MOVITA** 



KUM©N

Great Clips" IT'S GONNA BE GREAT



#### **NEW HOUSING UNITS**





DELIVERED SINCE 2020 1,189

UNITS PENDING 26,966









WEST CREEK PARK

RIO NORTE JUNIOR HIGH SCHOOL

WEST CREEK SENIOR

CIRCLE (

The Highlands TESORO DEL VALLE

A 820 SINGLE FAMILY HOME DEVELOPMENT BY LENNAR & TOLL BROTHERS CURRENTLY UNDER CONSTRUCTION



#### **INVESTMENT** SUMMARY

PRICE: CREDIT TO BUYER: NET PRICE: BUILDING SF: LOT SIZE: PRICE/SF (BLDG): PRICE/SF (LAND): OCCUPANCY: YEAR BUILT: APN: ZONING: PARKING: PARKING RATIO: CROSS STREETS: TRAFFIC COUNTS: \$45,500,000 \$500,000 \$45,000,000 74,515 SF 7.84 Acres (341,687 SF) \$604 \$132 92.3% 2006 2810-001-060, 2810-001-061 CN - Neighborhood Commercial 353 Surface Parking Spaces 4.74 Space(s) per 1000 Copper Hill Dr & Avenida Rancho Tesoro 31,295 VPD

#### **PROPOSED**BELOW MARKET PRIVATE FINANCING

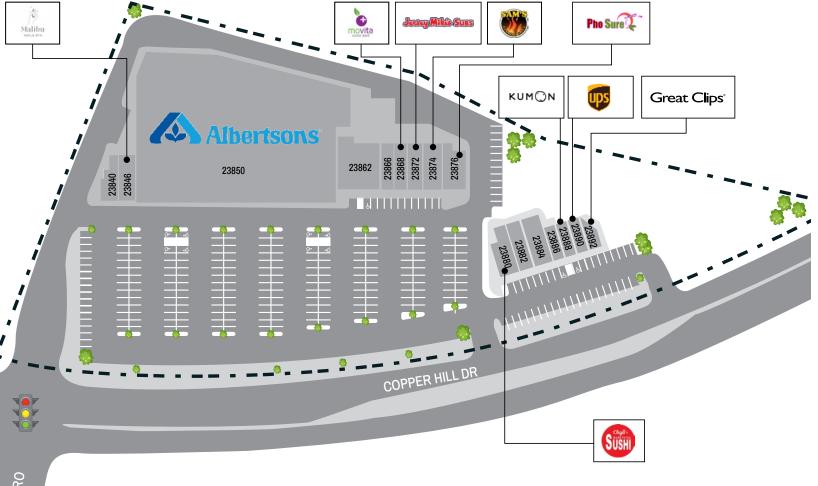
Private financing is available in the amount of \$25,000,000 at five percent (5.00%), interest only.

#### **CREATIVE** FINANCING

Creative financing options are available at below market rate and terms. Please contact the listing agents for more details.

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#### SITEPLAN



23840	Available
23846	Malibu Nail Spa
23850	Albertsons
23860	Available
23862	Available
23866	Movita Juice Bar

- 23868 Valencia Fine Cigars
- 23872 Jersey Mike's Subs
- 23874 Sam's Flaming Grill
- 23876 Pho Sure
- 23880 Babytuna Sushi
- 23882 Tesoro Cleaners
- 23884 Smile City Dental23886 Boba Boba23888 Kumon
- 23890 Ups
- 23892 Great Clips

# III.AGE PHARMACY Albertsons

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## Great Clips TESOROVILLAGE

— 23846-23892 Copper Hill Dr, Valencia, CA 91354 -