



# TESORO VILLAGE

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

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



EXCLUSIVELY LISTED BY

BRANDON MICHAELS

Senior Managing Director Investments  
Senior Director, National Retail Group  
Tel: 818.212.2794  
brandon.michaels@marcusmillichap.com  
CA License: 01434685

MATTHEW LUCHS

First Vice President Investments  
Tel: 818.212.2727  
matthew.luchs@marcusmillichap.com  
CA License: 01948233

STEVEN SCHECHTER

First Vice President Investments  
Tel: 818.212.2793  
steven.schechter@marcusmillichap.com  
CA License: 01089464

Marcus & Millichap  
BRANDON MICHAELS  
GROUP



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FINANCIAL ANALYSIS

TESORO VILLAGE  
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WEST CREEK PARK


RIO NORTE JUNIOR  
HIGH SCHOOL

WEST CREEK SENIOR  
LIVING DEVELOPMENT



### NEW HOUSING UNITS

 DELIVERED SINCE 2020  
1,189

 UNITS PENDING  
26,966

COPPER HILL DRIVE

AVIENDA  
RANCHO TESORO

*The Highlands*  
TESORO DEL VALLE

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





## INVESTMENT SUMMARY

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

## SITE PLAN





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TESORO VILLAGE

Albertsons

PHARMACY



Great Clips

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