



# Northpark Village Square

27756 McBean Parkway, Valencia, CA 91354

Coordinates:

Latitude: 34.4455

Longitude: -118.5517

Leasing Contact: Sean Stuart | sean.stuart@inlandgroup.com | 630.586.6551 | inlandgroup.com

Property managed by Inland Property Management, LLC



## > Property Highlights

- Center Size: 87,103 SF
- Located on McBean Parkway (27,400 AADT) & West Decoro Road (17,200 AADT) in densely populated area of Valencia
- Anchored by Ralph's with Rite Aid and Circle K/Mobil
- Strong population and high HH Incomes makes this an excellent choice



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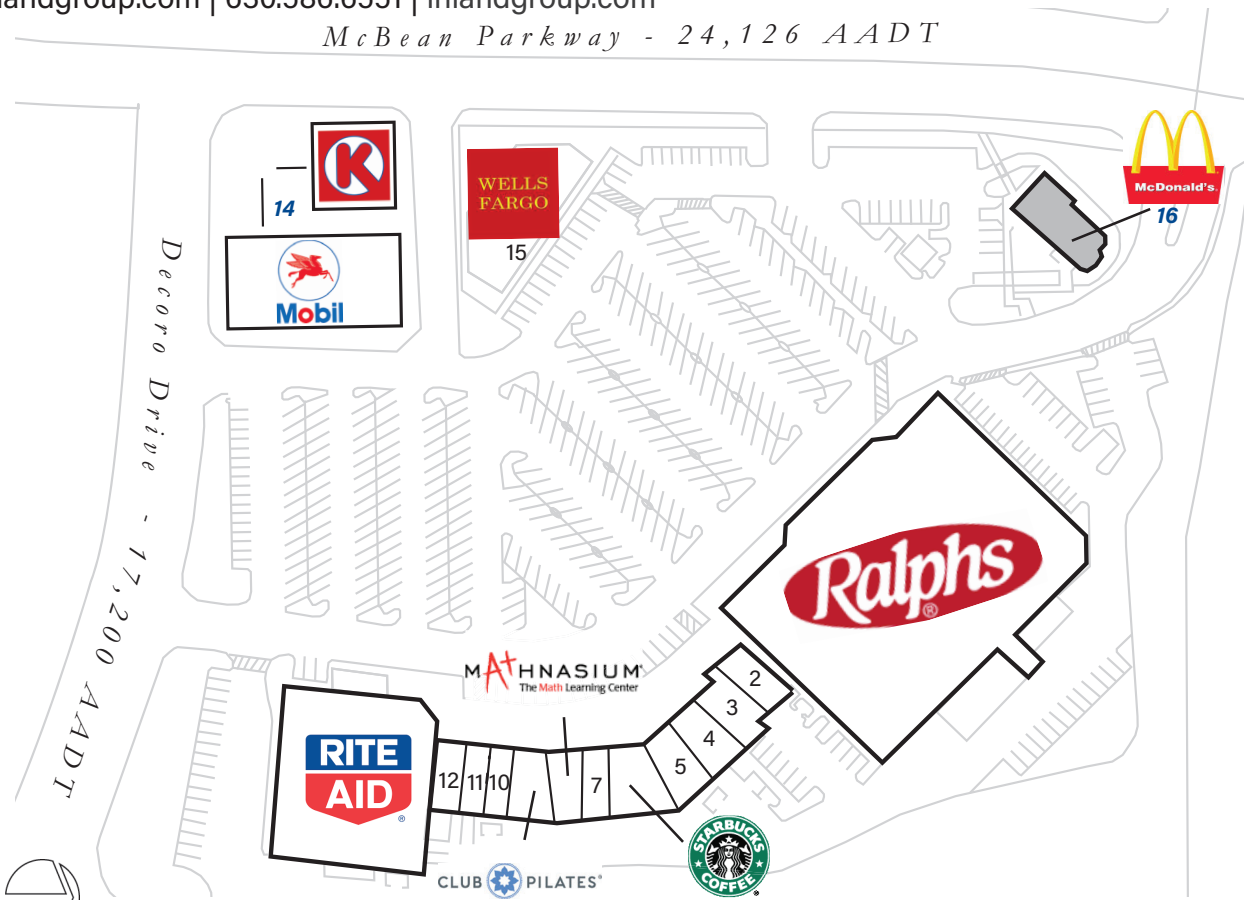
McBean Parkway - 24,126 AADT

## Store Listing

Center Size: 87,103 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	46,657 SF	Ralphs
2	1,200 SF	Carriage Trade Agency
3	1,860 SF	Salon 7
4	1,001 SF	S&S Donuts
5	1,939 SF	La Iguana
6	1,200 SF	Starbucks
7	4,418 SF	Wolf Creek Restaurant & Brewing Co
8	1,200 SF	Mathnasium of North Santa Clarita
9	2,049 SF	Club Pilates
10	1,196 SF	US Nails & Spa
11	1,200 SF	Garlic Jim's Famous Gourmet Pizza
12	1,215 SF	Patricia A. Guerrero DDS
13	16,708 SF	Rite Aid
<i>14</i>		<i>Circle K/Mobil</i>
15	5,260 SF	Wells Fargo Bank
<i>16</i>		<i>McDonald's</i>

*Items in blue and italicized are owned by others*



**2020**  
Demographics Estimate

	Resident Population	Households	Average HH Income
1 Mile	20,071	7,178	\$140,774
3 Miles	90,056	30,168	\$141,132
5 Miles	184,162	61,333	\$135,292

5/2020

