



Northpark Village Square

27756 McBean Parkway, Valencia, CA 91354

Coordinates:

Latitude: N34°26'45"

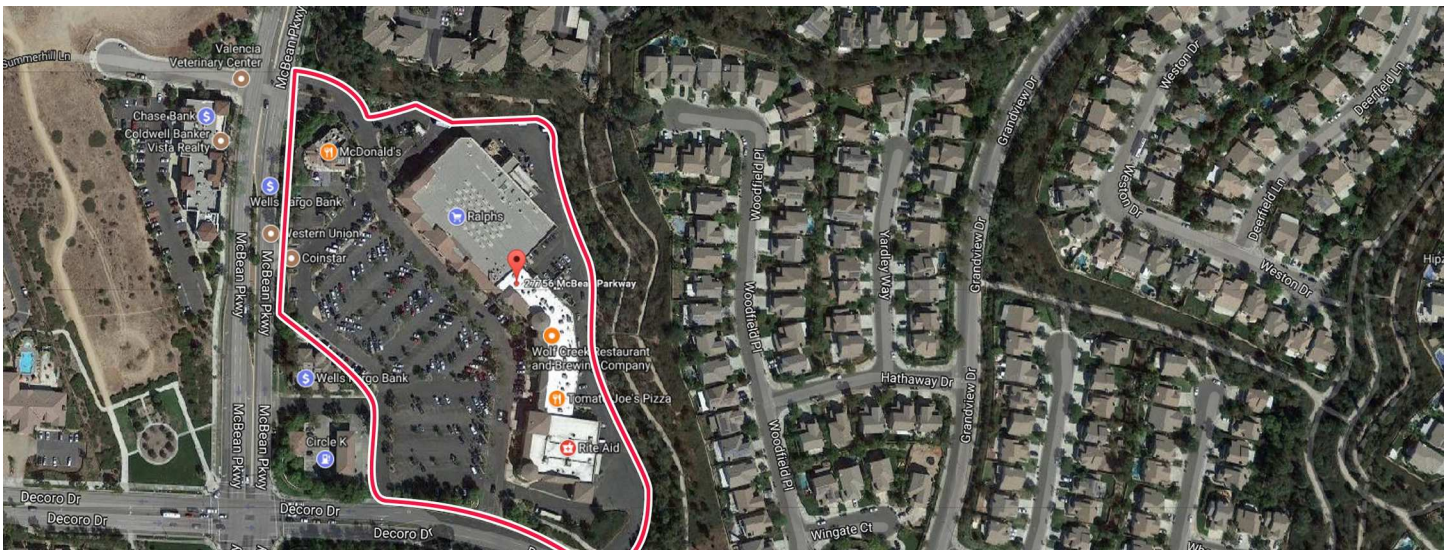
Longitude: W118°33'12"

Leasing Contact: Sean Steuart | sean.steuart@inlandgroup.com | 630.586.6551



Property Highlights

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



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| Store Listing Center Size: 87,103 Sq. Ft. | | |
|--|-----------|---|
| Unit # | Sq. Ft. | Tenant |
| 1 | 46,657 SF | Ralph's #147 |
| 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 Company |
| 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 |
| 14 | | Circle K/Mobil |
| 15 | 5,260 SF | Wells Fargo Bank |
| 16 | | McDonald's |



2017 Demographics Estimate

| | Population | Households | Average HH Income |
|--------|------------|------------|-------------------|
| 1 Mile | 20,120 | 6,662 | 141,590 |
| 3 Mile | 91,260 | 28,363 | 132,657 |
| 5 Mile | 187,856 | 55,489 | 127,088 |

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