



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 Commercial Real Estate Services, LLC



> Property Highlights

- Center Size: 87,103 SF
- Located on McBean Parkway (27,400 AADT) & West Decoro Drive (17,200 AADT) in densely populated area of Valencia
- Anchored by Ralph's with a complimentary mix of local & regional tenants
- Strong population and high HH Incomes makes this an excellent choice



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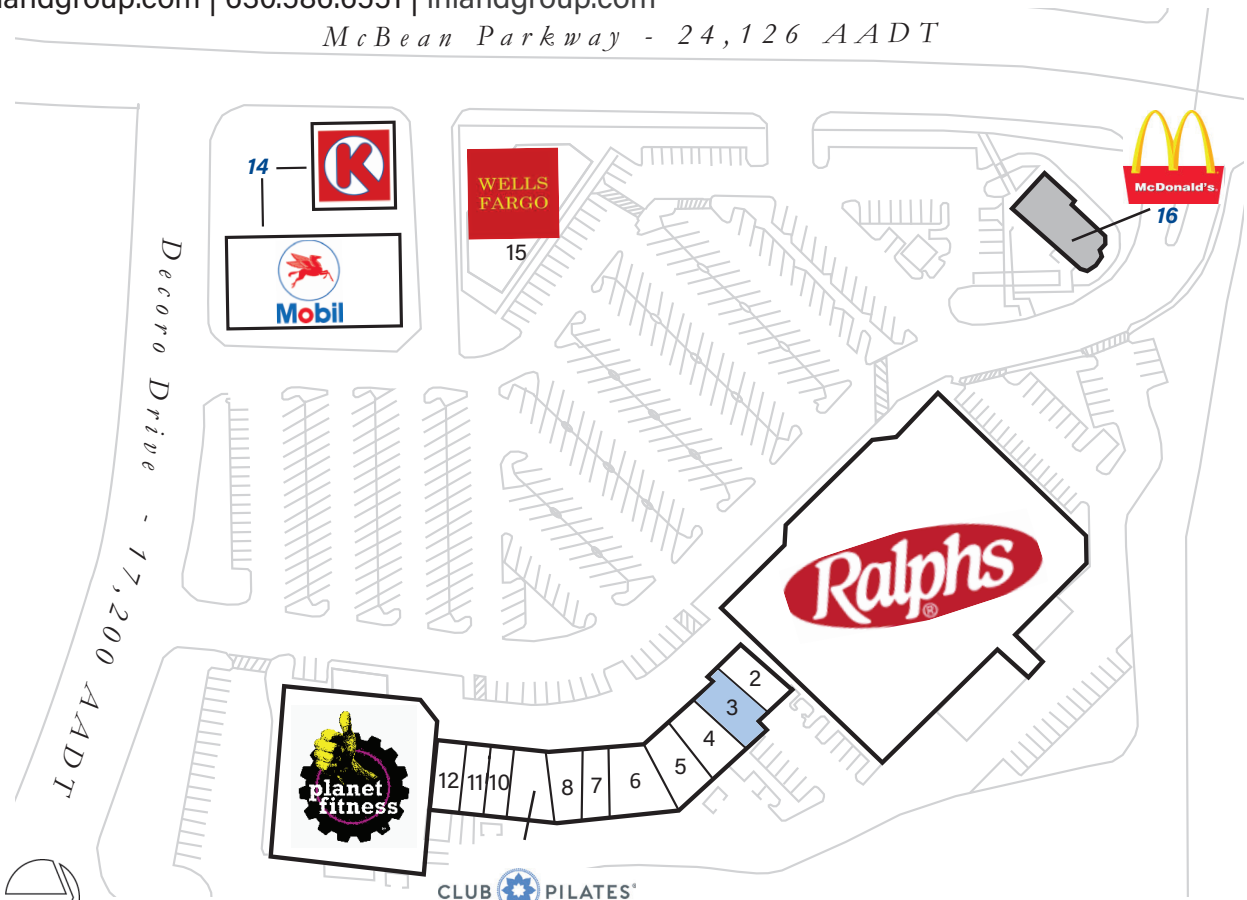
McBean Parkway - 24,126 AADT

Store Listing

Center Size: 87,103 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	46,657 SF	Ralphs
2	1,200 SF	The Vault Cigar & Vape Boutique
3	1,860 SF	Available
4	1,001 SF	S&S Donuts
5	1,939 SF	Wana Iguana
6	1,200 SF	Golden Spoon
7	4,418 SF	Wolf Creek Restaurant & Brewing Co
8	1,200 SF	Sourdough & Co.
9	2,049 SF	Club Pilates
10	1,196 SF	US Nails & Spa
11	1,200 SF	Tomato Joe's Pizza
12	1,215 SF	Patricia A. Guerrero DDS
13	16,708 SF	Planet Fitness
14		Circle K/Mobil
15	5,260 SF	Wells Fargo Bank
16		McDonald's

Items in blue and italicized are owned by others



2024
Demographics Estimate

	Resident Population	Households	Average HH Income
1 Mile	18,011	6,487	\$184,566
3 Miles	82,946	29,547	\$183,211
5 Miles	184,395	61,213	\$174,396

3/2025



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