



# Granary Square

Valencia, CA

Los Angeles-Long Beach-Anaheim (CA)



**Matt Magnaghi**

Leasing Representative

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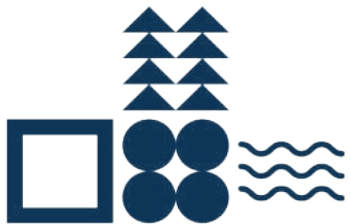






As of 10/18/23

AERIAL



GROSS LEASABLE AREA (GLA)

147,142 SF

PARKING SPACES

675

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DENSITY AERIAL

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■ Available ■ Potentially Available ● Curbside Pick-up



	TENANT	SQ FT
1	First Entertainment C.U.	3,552
2	Vargo Physical Therapy	3,853
3	Available	2,820
4	Thermal Horizons	4,072
5	Available (Former Hair Salon)	4,292
6	Magic Cleaners	1,600
7	Z-Ultimate	1,600
8	Bubbs & Drizzle	1,999
9	Lyons Dental Place	1,441
10	Animal Medical Center	2,160
11	Available	1,500
12	The Mailing Bros.	900
13	Supercuts	1,285
14	The Nail Luxury	1,040
15	Dink's Deli & Bagel Bakery	2,400
16	Dr. Daniel Sjolund & Dr. Alic	1,200
17	Jimmy Johns Gourmet Sandwiches	1,200
18	Happy Foot Spa	1,080
19	Nick Rail Music	1,958
20	Okawa Sushi & Ramen	2,100
21	CVS	25,500
22	JPMorgan Chase Bank	5,400
23	Laura Greenwald DDS	1,800
24	Panda Express	2,300
25	Movita Juice Bar	1,200
26	Great Earth Vitamins	1,200
27	Bentley's Pet Stuff	1,200
28	Mathnasium of Santa Clarita	1,200
29	Orangetheory Fitness	2,805
30	Starbucks Coffee	3,000
31	Ralph's	45,579
32	The Alamo Restaurant	1,320
33	The Habit Burger Grill	1,500
34	Available (Former Medical)	7,014

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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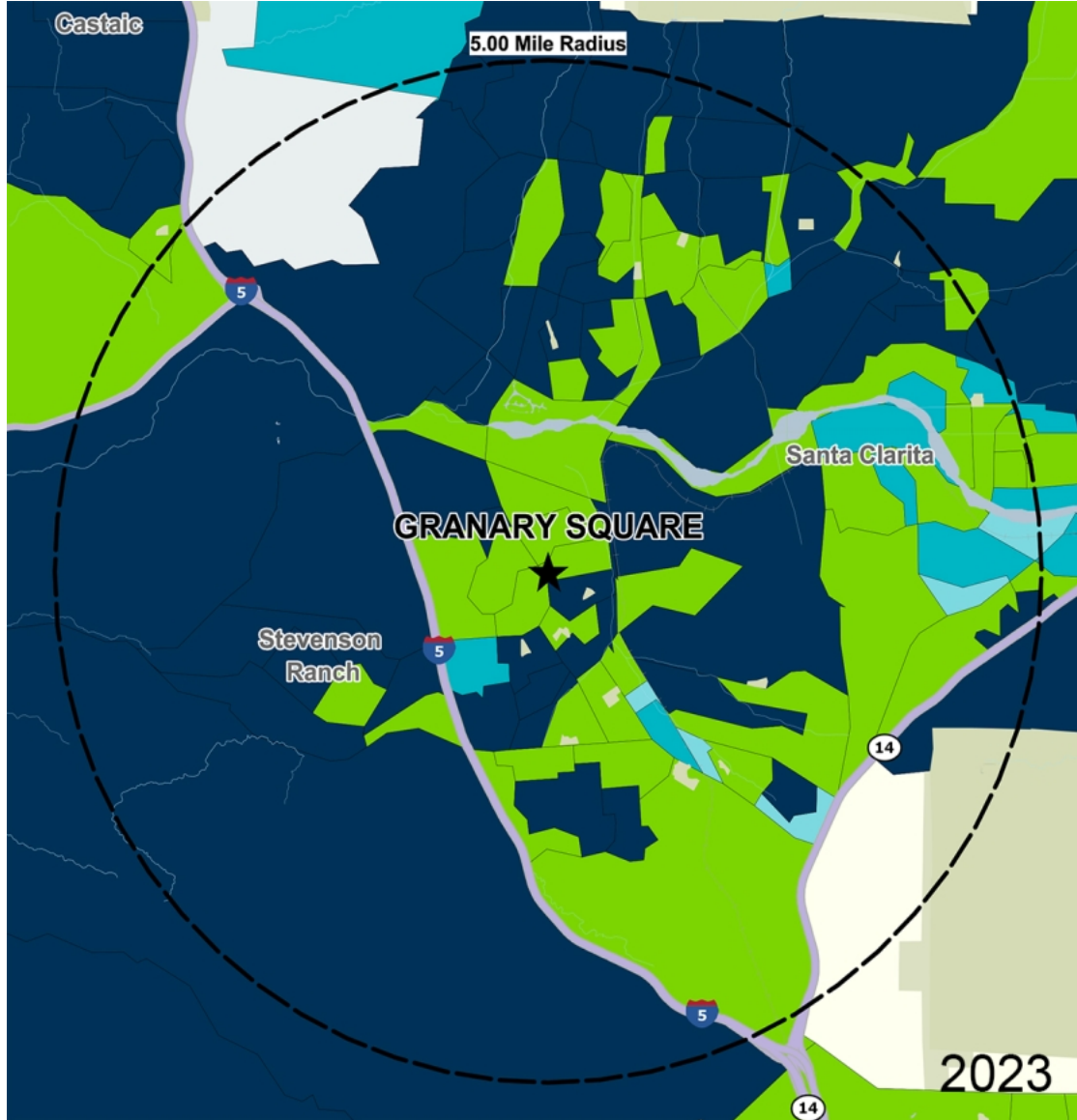


COMPETITION MAP

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by Block Group

## Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,888	94,790	191,201
Daytime Pop	38,161	161,552	245,785
Households	7,080	33,367	64,526
Average HH Income	\$133,162	\$149,883	\$149,843
Median HH Income	\$112,388	\$121,664	\$124,736
Per Capita Income	\$53,664	\$53,094	\$50,829

## Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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McBean Pkwy. & Arroyo Park Dr., Valencia, CA



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