



Granary Square

Valencia, CA

Los Angeles-Long Beach-Anaheim (CA)



Matt Magnaghi

Leasing Representative

(949) 252-3874

mmagnaghi@kimcorealty.com

KRC Property Management I, Inc., a Subsidiary of Kimco Realty ®
CA Salesperson License ID: 02019850 | CA KRC License ID: 01518685



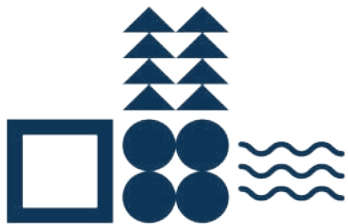
Granary Square

Valencia, CA

www.kimcorealty.com/114160



AERIAL



GROSS LEASABLE AREA (GLA)

147,142 SF

PARKING SPACES

675

Matt Magnaghi

Leasing Representative | (949) 252-3874 | mmagnaghi@kimcorealty.com





DENSITY AERIAL



Property Overview

Granary Square is a 151,000+ square-foot, grocery-anchored shopping center in Valencia, California, offering a diverse tenant mix.

Matt Magnaghi

Leasing Representative | (949) 252-3874 | mmagnaghi@kimcorealty.com



Granary Square

Valencia, CA

www.kimcorealty.com/114160

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	8,364
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	Mail Depot	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	SoCal Dental of Valencia	1,800
24	Panda Express	2,300
25	Movita Juice Bar	1,200
26	Great Earth Vitamins	1,200
27	Available	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.

Matt Magnaghi

Leasing Representative | (949) 252-3874 | mmagnaghi@kimcorealty.com



Granary Square

Valencia, CA

www.kimcorealty.com/114160

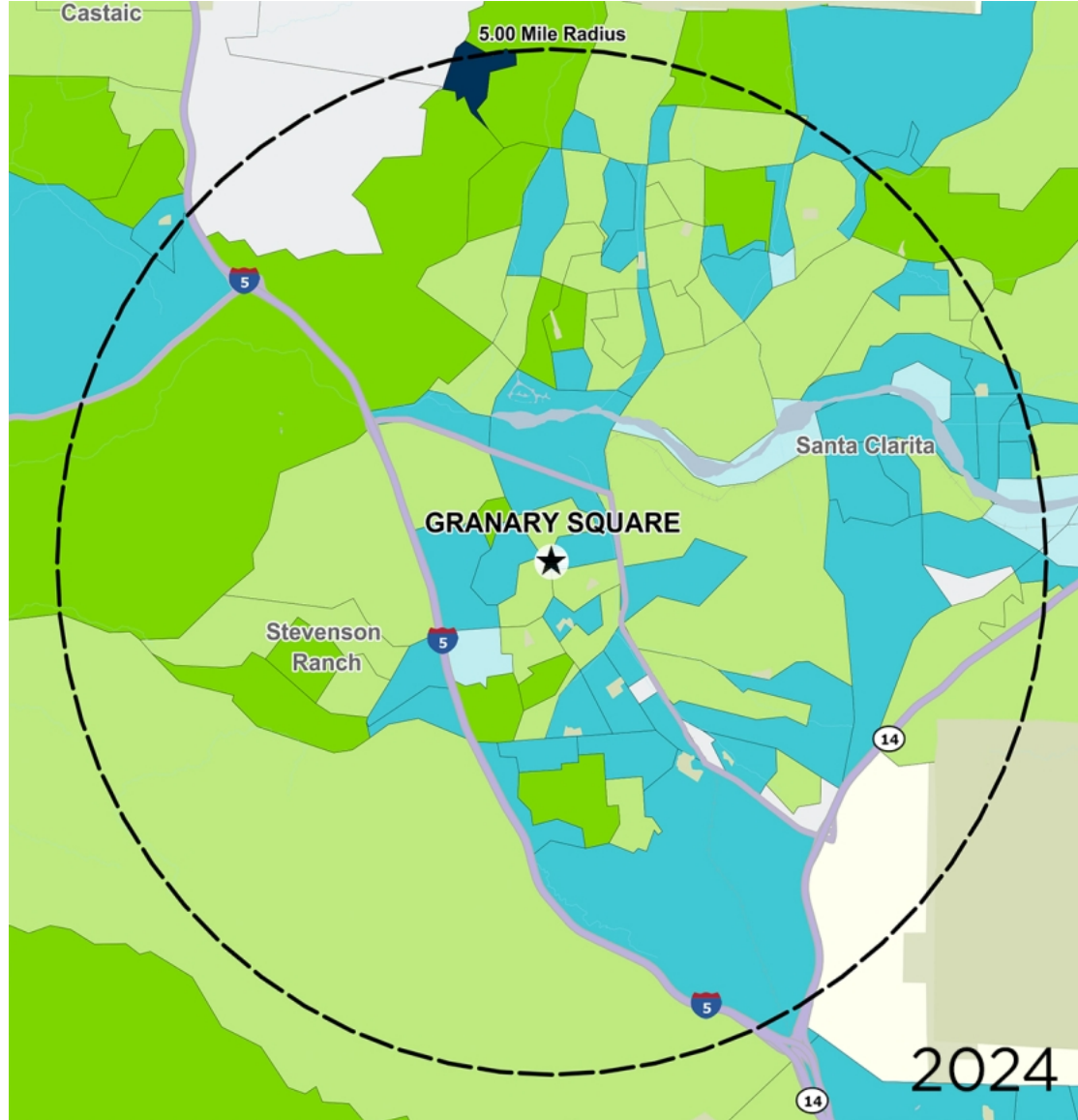


COMPETITION MAP

Matt Magnaghi

Leasing Representative | (949) 252-3874 | mmagnaghi@kimcorealty.com





by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,870	95,355	192,032
Daytime Pop	35,881	163,519	248,501
Households	7,074	33,480	64,751
Average HH Income	\$141,882	\$152,411	\$153,992
Median HH Income	\$113,793	\$122,110	\$126,214
Per Capita Income	\$57,125	\$53,845	\$52,184

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

\$300K and up	\$100K - \$150K
\$200K - \$300K	\$75K - \$100K
\$150K - \$200K	< \$75K



Matt Magnaghi

Leasing Representative | (949) 252-3874 | mmagnaghi@kimcorealty.com

Granary Square

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



Matt Magnaghi

Leasing Representative

(949) 252-3874

mmagnaghi@kimcorealty.com

KRC Property Management I, Inc., a Subsidiary of Kimco Realty®
CA Salesperson License ID: 02019850 | CA KRC License ID: 01518685