

FOR LEASE

The Promenade @ Town Center



Center Retailers Include:

NORDSTROM **1** RACK

T.J. MAXX

TILLY'S

HomeGoods

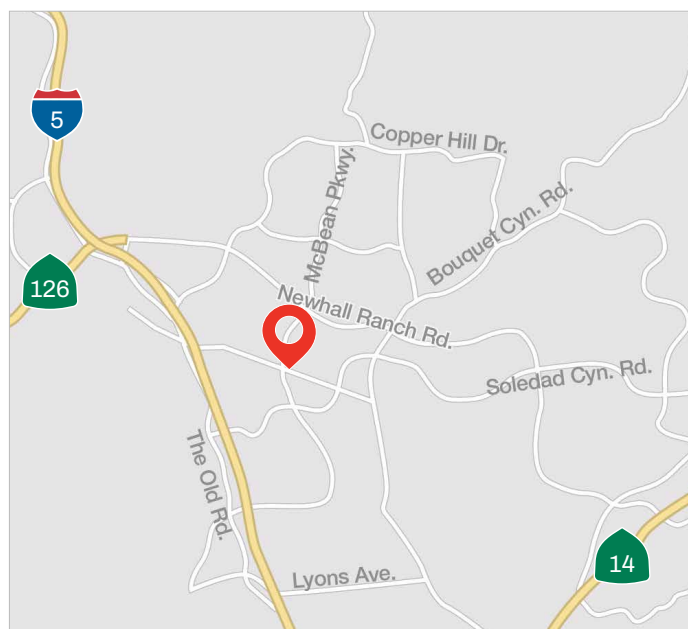
Party City

27019 McBean Parkway

Valencia, CA 91355

Property Features

- **Available:**
27019 McBean Pkwy - 2,480 SF Builtout Medical/Office Space
- Diverse tenant mix with tremendous visibility and exposure
- "Main & Main" location directly across from Westfield Valencia Town Center Mall
- Traffic Counts at intersection in excess of 100,000 cars per day
- Easy Ingress and Egress with multiple access points
- Immediately adjacent to numerous residential communities as well as a large daytime employment base
- Santa Clarita ranked 4th safest city in the Nation



Demographics	1 Mile	3 Miles	5 Miles
Population	8,294	91,851	188,157
Daytime Population	14,213	54,170	85,394
Avg. HH Income	\$147,554	\$165,038	\$164,232

*Source: US Census Bureau

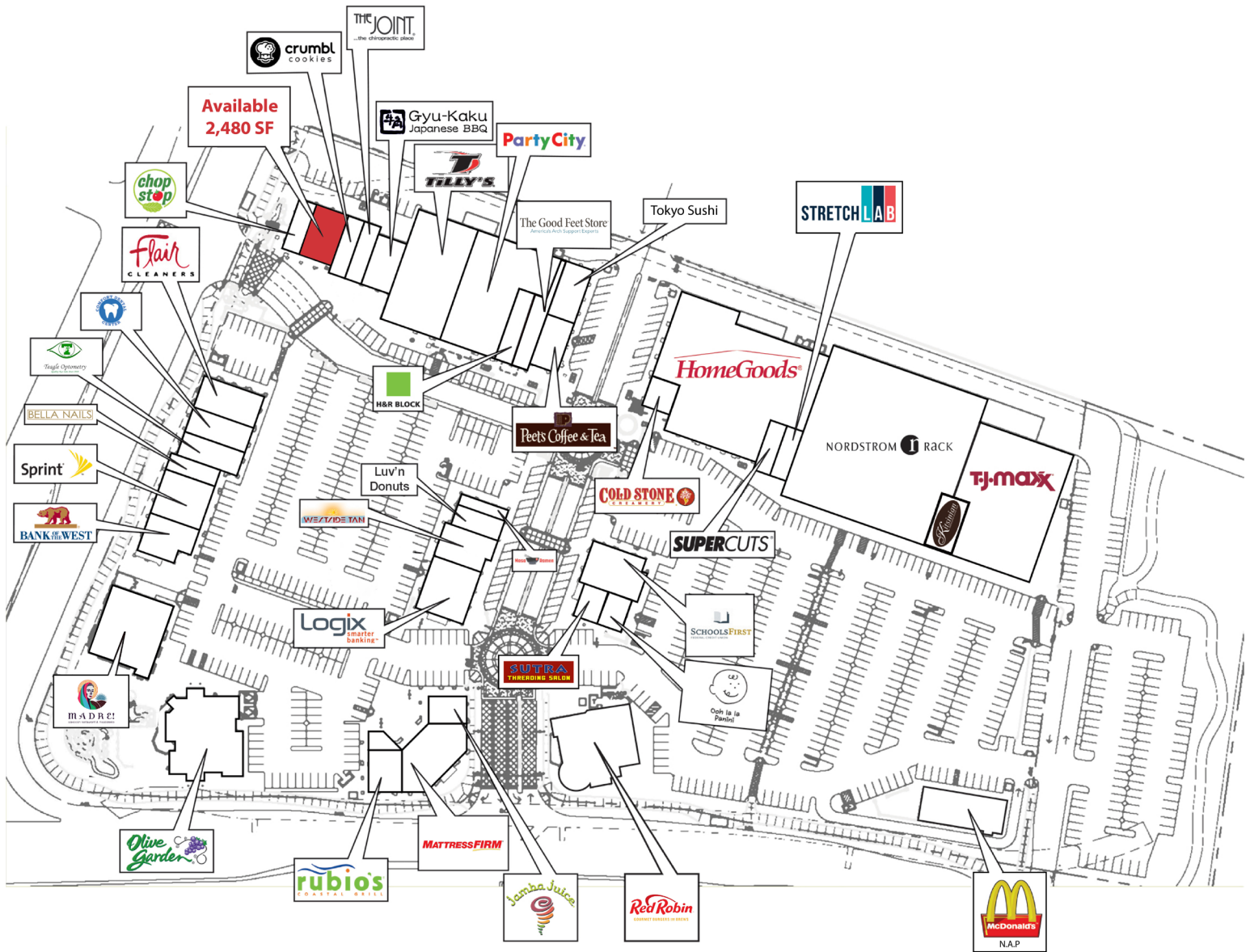
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