



*Proposed rendering subject to change

For Lease

The Mix @ Harman Campus | Northridge, CA

Redevelopment

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For Lease

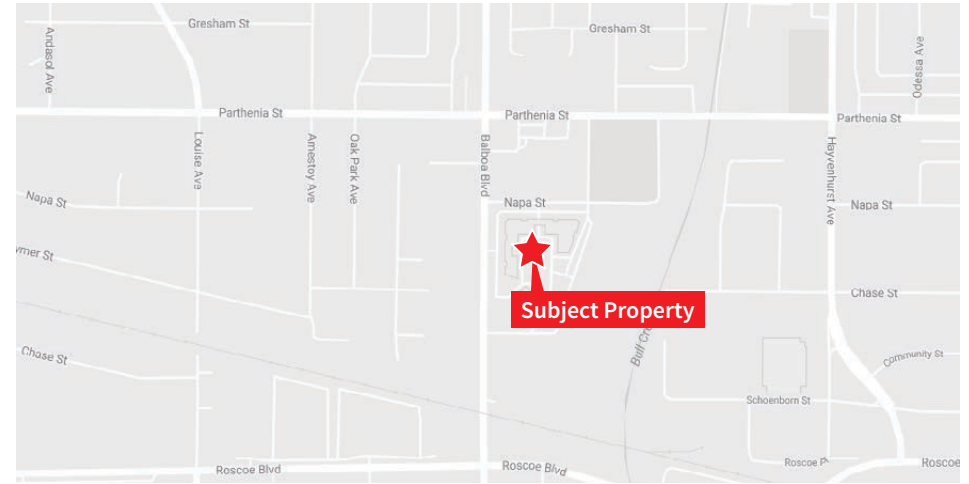
SEC of Balboa and Napa St

Property Highlights

- Excellent location within San Fernando Valley trade area - near Van Nuys airport
- Owner planning major remodel to incorporate retail amenities, including outdoor patio environments
- Adjacent to strong industrial market with a high daytime population of 253,827 within a 5 mile radius
- Improvements planned to enhance entrance points and provide new signage opportunities

Demographics

	1 Mile	3 Miles	5 Miles
 TOTAL POPULATION	17,537	279,379	681,838
 AVG. HOUSEHOLD SIZE	3.03	3.21	3.15
 AVERAGE HH INCOME	\$94,437	\$69,098	\$77,031
 MEDIAN HOME VALUE	\$456,586	\$430,225	\$434,477



Site Features

- Complete redevelopment and transformation to incorporate approximately 16,000 s.f. for QSR/Service retailers and 37,000 s.f. for fitness
- Adjacent to existing, fully leased, creative office/industrial campus that will include approximately 2,500 - 3,500 daytime employees on site once complete
- Opportunity to enter a diverse trade area with limited competition in immediate vicinity
- Ample parking at 10/1,000 with great visibility and access to Balboa Blvd

Traffic Counts

- ±76,000 CPD (Balboa Bl and Parthenia St)

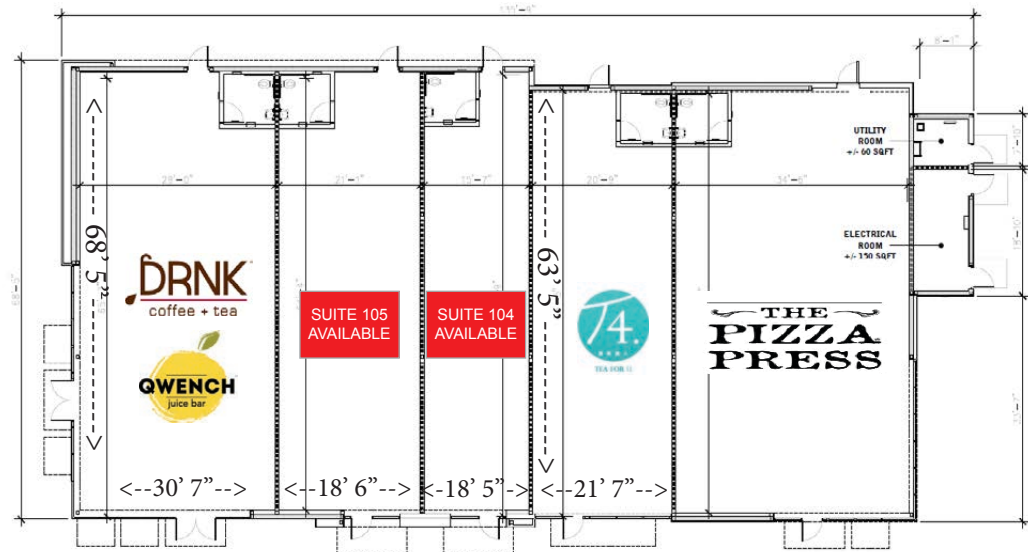
Site Plan



Site Plan

Legend 8400 - Retail

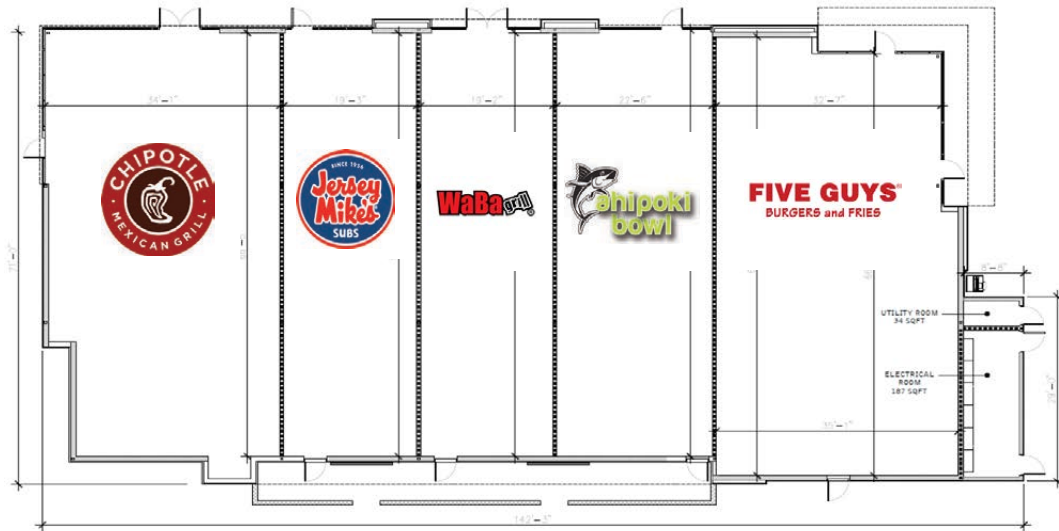
Suite #	Tenant	SF
North Building		
100	Pizza Press	2,337
103	T4 Tea For You	1,375
104	Available	1,264
105	Available	1,275
106	DRNK / QWENCH	2,100



NORTH BUILDING

West Building

110	Chipotle	2,344
112	Jersey Mikes	1,361
113	Waba Grill	1,351
114	Ahi Poke Bowl	1,582
115	Five Guys	2,421

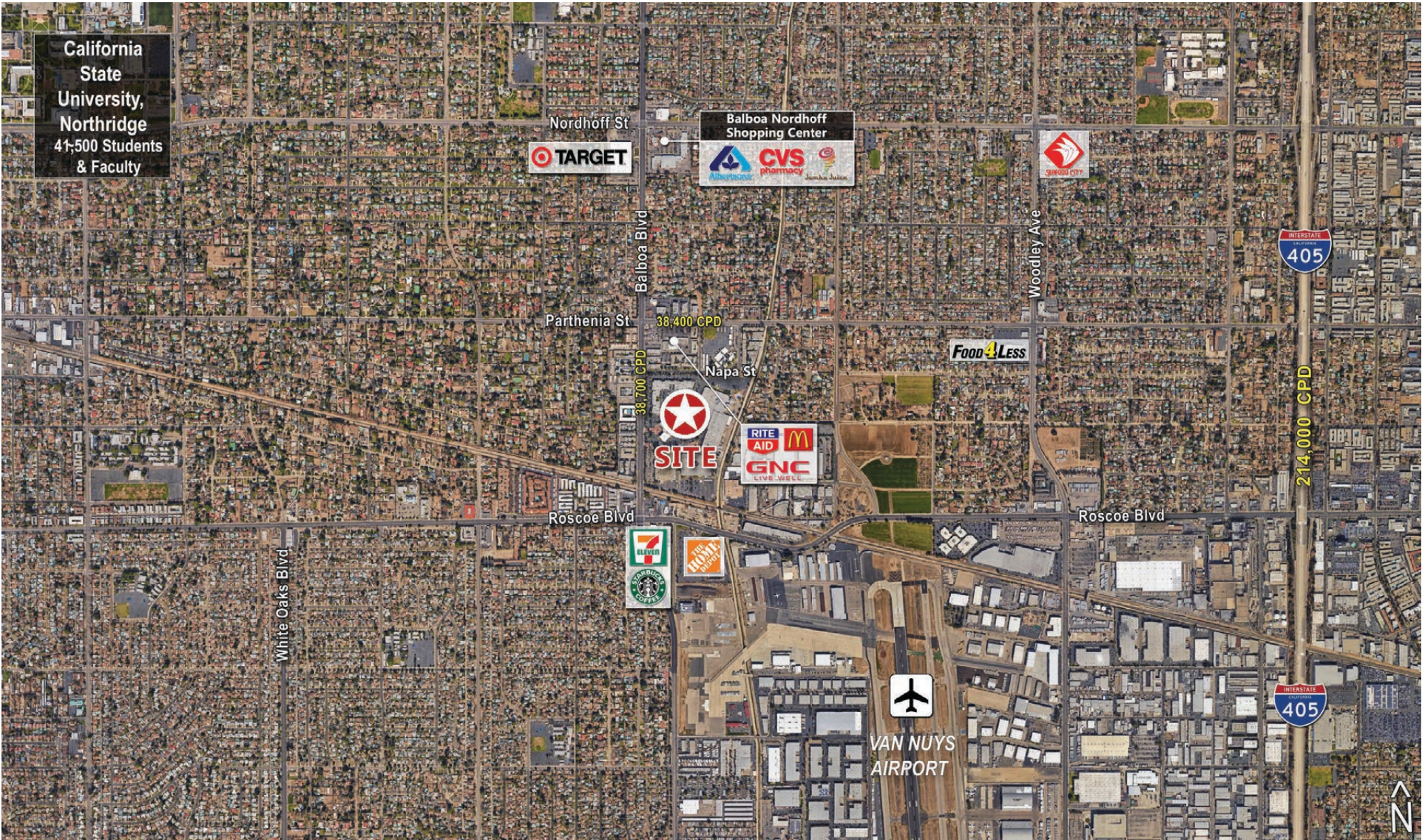


WEST BUILDING

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Aerial





*Achieve
Ambitions*

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