



THE MIX

HARMAN CAMPUS

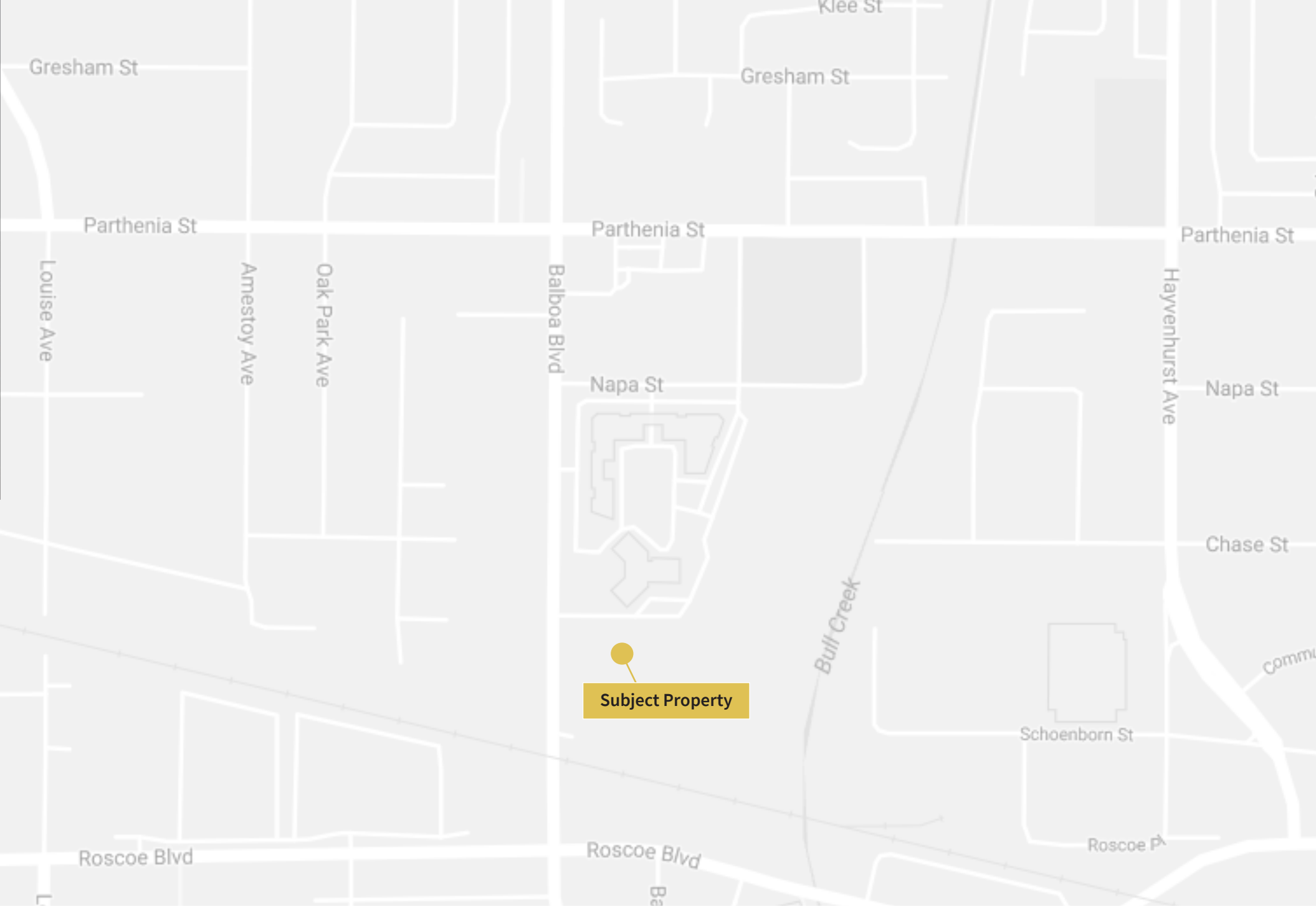
Northridge, CA





PROJECT HIGHLIGHTS

- » Excellent location within San Fernando Valley trade area - near Van Nuys airport.
- » Adjacent to strong industrial market with a high daytime population of 253,827 within a 5 mile radius.
- » Improvements have been made to enhance entrance points and provide new signage opportunities.
- » Adjacent to creative office/industrial campus with approximately 2,000 daytime employees on site.
- » 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.





AREA DEMOGRAPHICS

1 mile ▼

17,537

Total Population

3.03

Average HH Size

\$94,437

Average HH
Income

\$456,586

Median Home Value

3 miles ▼

279,379

Total Population

3.21

Average HH Size

\$69,098

Average HH
Income

\$430,225

Median Home Value

5 miles ▼

681,838

Total Population

3.15

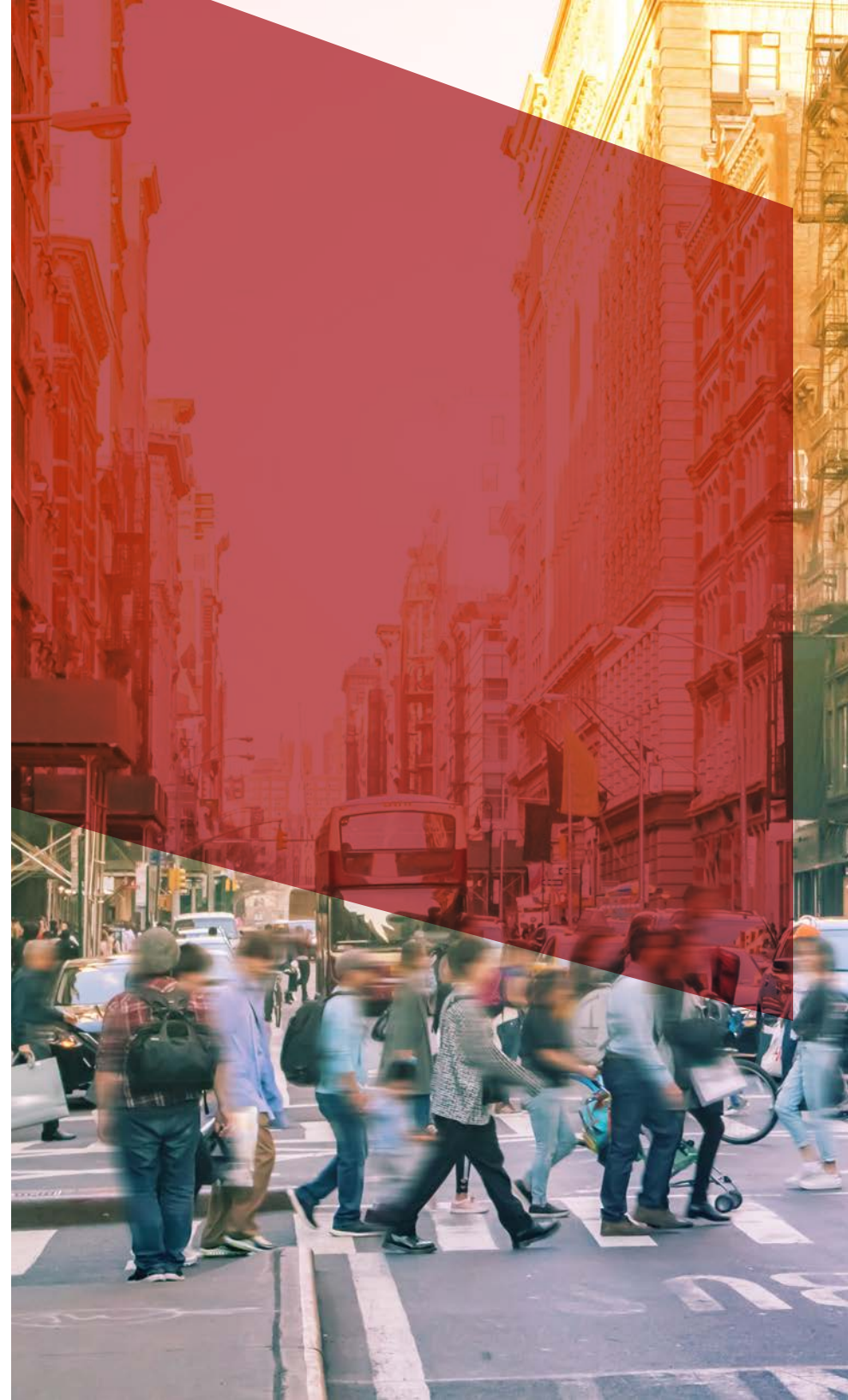
Average HH Size

\$77,031

Average HH
Income

\$434,477

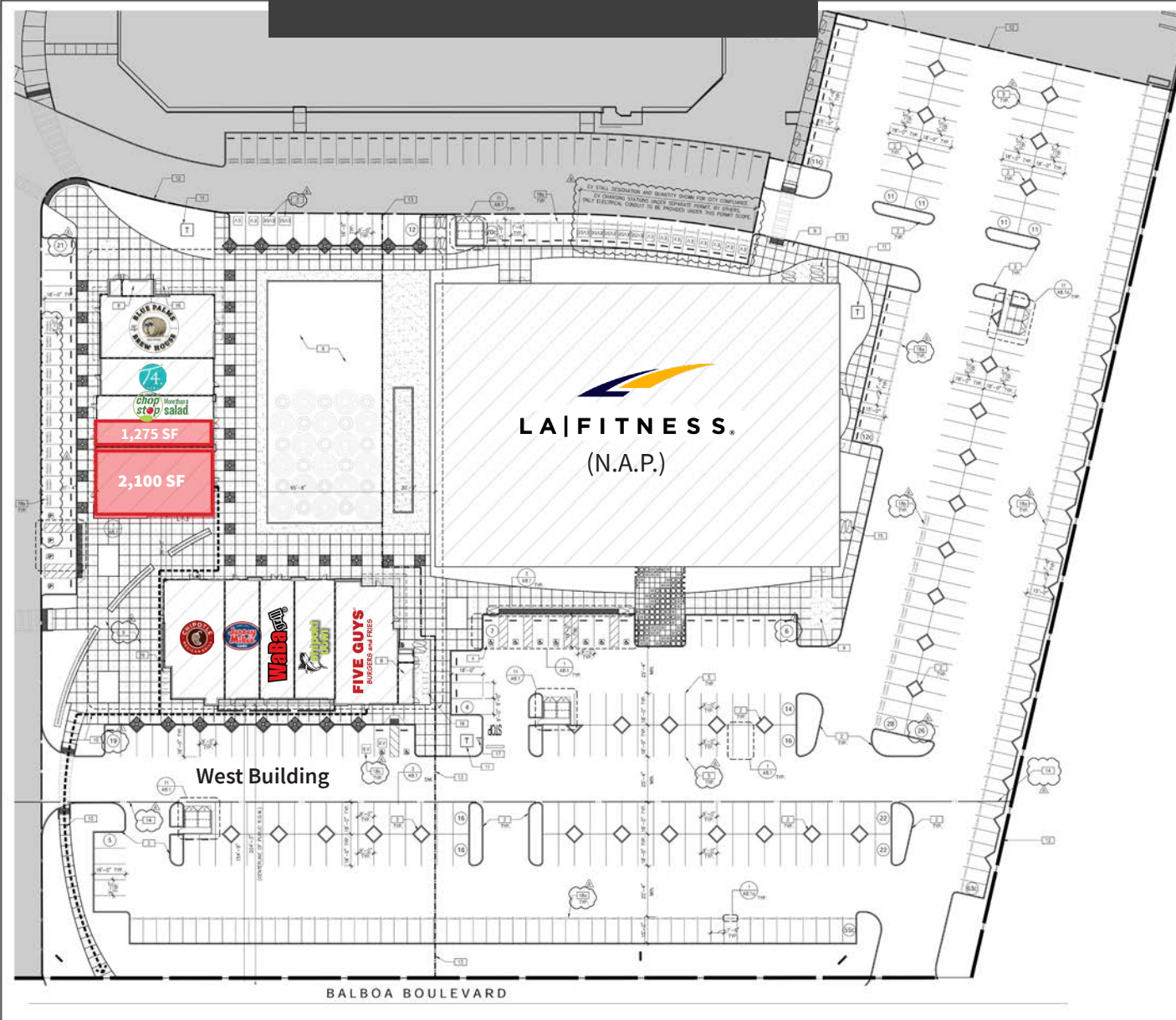
Median Home Value



SITE PLAN

CAUTION: IF THIS SHEET IS NOT 30"x

North Building



Suite #	Tenant	SF
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North Building

100	Blue Palms Brewery	2,337
103	T4 Tea For You	1,375
104	Chop Stop	1,264
105	Coming Available	1,275
106	Available	2,100

Suite #	Tenant	SF
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West Building

110	Chipotle	2,334
112	Jersey Mike's	1,361
113	Waba Grill	1,351
114	AhiPoke	1,582
115	Five Guys	2,421

California State
University, Northridge
41-500 Students & Faculty

Nordhoff St
TARGET

Balboa Nordhoff
Shopping Center
Albertsons **CVS pharmacy** **Jamba Juice**

SANMOOD CITY

Balboa Blvd

Woodley Ave

INTERSTATE CALIFORNIA
405

Parthenia St 38,400 CPD

38,700 CPD

Napa St

FOOD 4 LESS

SITE

RITE AID **McDonald's**
GNC
LIVE WELL

Roscoe Blvd

Roscoe Blvd

214,000 CPD

White Oaks Blvd

7 ELEVEN
STARBUCKS COFFEE

THE HOME DEPOT



VAN NUYS AIRPORT

INTERSTATE CALIFORNIA
405

AERIAL PLAN



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