

Redevelopment



LAIFITNESS.
Lease Signed

The Mix @ Harman Campus

North Hills, CA

SEC of Balboa and Napa St

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Property Features

- 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

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

*Proposed rendering subject to change



2015	Population	Avg. Household Income	Median Home Value	Avg. Household Size
1 Mile	17,537	\$94,437	\$456,586	3.03
3 Miles	279,379	\$69,098	\$430,225	3.21
5 Miles	681,838	\$77,031	\$434,477	3.15

Traffic Counts CPD
Balboa Bl and Parthenia St Approx. 76,000



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LEGEND

8400 – RETAIL

NORTH BUILDING

SUITE 100 – 2,337 SF - PIZZA PRESS

SUITE 103 – 1,375 SF

SUITE 104 – 1,264 SF

SUITE 105 - 1,275 SF

SUITE 106 – 2,100 SF

WEST BUILDING

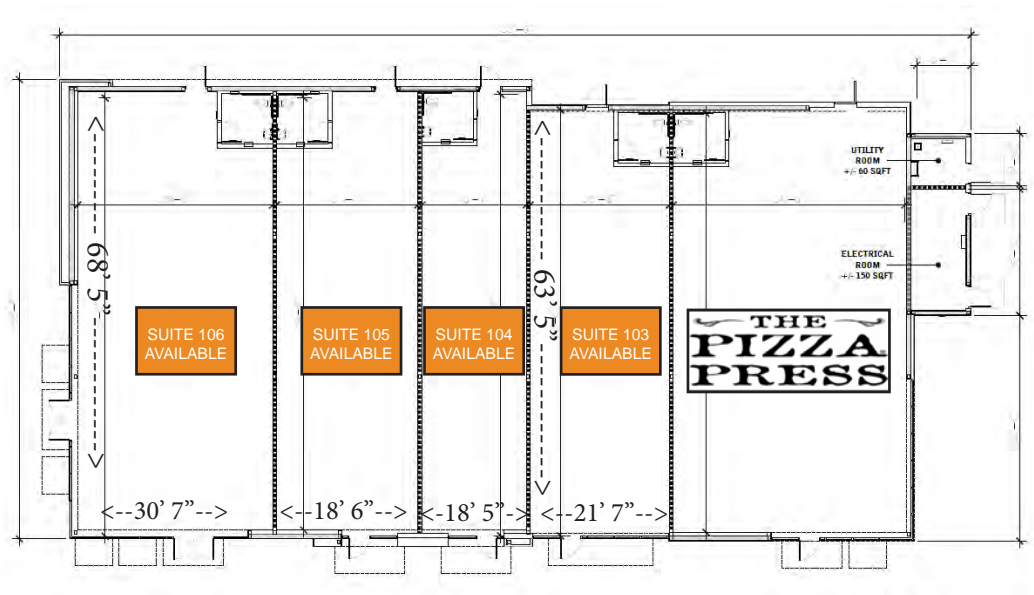
SUITE 110 – 2,344 SF - CHIPOTLE

SUITE 112 – 1,361 SF - JERSEY MIKES

SUITE 113 – 1,351 SF - WABA GRILL

SUITE 114 – 1,582 SF - AHI POKE BOWL

SUITE 115 – 2,421 SF - FIVE GUYS



NORTH BUILDING



WEST BUILDING

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