



GRANARY SQUARE

Valencia, CA

A Core Grocery Anchored Neighborhood Center With Strong NOI Growth in Valencia, CA

PROPERTY SUMMARY



Address

25830 McBean Pkwy,
Valencia, CA 91355



Year 1 NOI

\$3,247,225



CAGR

5-Year: ±4.80%
10-Year: ±3.86%



Total Rentable Area

143,070 SF



Occupancy

91.2%



Acreage

24.14 AC



Parking

675 (5.17 spaces per 1,000 SF)



Year Built

1982



WALT

6.9 Years



GRANARY SQUARE

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	17,365	87,294	188,214
INCOME	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$141,720	\$163,027	\$166,588
Household Income >\$100,000	58.6%	61.1%	63.7%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Average Home Value	\$806,838	\$932,222	\$855,578
2030 Home Value Projection	\$878,320	\$941,411	\$905,285
Projected Home Value Growth	8.86%	0.99%	5.81%

The Offering

JLL is pleased to present Granary Square, a core 143,070 SF grocery-anchored investment opportunity in Valencia, California. At 91.2% occupied and anchored by a high-performing Ralph's, the center attracts over 2.2 million annual visitors and benefits from exceptional demographics including \$163,027 average household incomes and a population of 87,294 within a three-mile radius.

The property's stability is secured by a roster of credit-worthy national tenants, including Ralph's, CVS Pharmacy, Panda Express, Starbucks, Orangetheory Fitness, and The Habit Burger Grill. These nationally recognized brands occupy over 70% of the leased area, ensuring a durable and secure income stream. The investment offers a strong NOI growth through future lease renewals and the lease-up of available space at a significant premium.

The 24.14 acre site is wholly owned including all 2 outparcels and shop buildings providing new investors with total control over future opportunities at the property.

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Excellent Visibility

78,600 VPD

McBean Pkwy, Arroyo
Park Dr & Cortina Dr

2.2M Annual Visitors

NOTABLE TENANTS



Tenant Roster

Suite	Tenant	SF	% of GLA	Exp.
00031	Ralph's	45,579	31.86%	Jan-38
00021	CVS	25,500	17.82%	Feb-33
00004/5	Thermal Horizons	8,364	5.85%	Apr-30
00022	JPMorgan Chase Bank - D&P ⁽¹⁾	5,400	3.77%	May-28
00002	Vargo Physical Therapy	3,853	2.69%	Mar-30
00001	First Entertainment C.U.	3,552	2.48%	Jul-28
00030	Starbucks Coffee	3,000	2.10%	Jan-29
00029	Orangetheory Fitness	2,805	1.96%	Aug-34
00015	Dink's Deli & Bagel Bakery	2,400	1.68%	Dec-30
00024	Panda Express	2,300	1.61%	Mar-31
00010	Animal Medical Center	2,160	1.51%	Mar-29
00020	Okawa Sushi & Ramen	2,100	1.47%	Jul-27
00008	Bubbs & Drizzle	1,999	1.40%	Jul-29
00019	Nick Rail Music	1,958	1.37%	Jan-28
00023	SoCal Dental of Valencia	1,800	1.26%	Apr-33
00006	Magic Cleaners	1,600	1.12%	Mar-29
00007	Z-Ultimate	1,600	1.12%	Oct-27
00033	The Habit Burger Grill	1,500	1.05%	Jul-31
00009	Lyons Dental Place	1,441	1.01%	Mar-31
00032	The Alamo Restaurant	1,320	0.92%	Oct-29
00013	Supercuts	1,285	0.90%	Dec-27
00017	Jimmy Johns Gourmet Sandwiches	1,200	0.84%	Sep-30
00025	Movita Juice Bar	1,200	0.84%	Jul-28
00026	Great Earth Vitamins	1,200	0.84%	May-28
00028	Mathnasium of Santa Clarita	1,200	0.84%	Jul-27
00016	Dr. Daniel Sjolund & Dr. Alic - D&P ⁽²⁾	1,200	0.84%	Jan-27
00018	Happy Foot Spa	1,080	0.75%	Mar-29
00014	The Nail Luxury	1,040	0.73%	May-29
00012	Mail Depot	900	0.63%	Sep-29
Total Occupied SF		130,536	91.2%	
00034	VACANT	7,014	4.90%	
00003	VACANT	2,820	1.97%	
00011	VACANT	1,500	1.05%	
00027	VACANT	1,200	0.84%	
Total Available SF		12,534	8.8%	
Total Overall SF		143,070	100.00%	

(1) JP Morgan Chase is Currently Dark & Paying Rent.
 (2) Dr. Daniel Sjolund & Dr. Alic is currently Dark & Paying Rent.

Site Plan





GRANARY SQUARE

Investment Advisory

Gleb Lvovich

Senior Managing Director
+1 949 798 4115
gleb.lvovich@jll.com
RE Lic #01496699

Geoff Tranchina

Senior Managing Director
+1 310 694 3180
geoff.tranchina@jll.com
RE Lic #01435512

Dan Tyner

Managing Director
+1 949 798 4125
daniel.tyner@jll.com
RE Lic #01959818

Tess Berghoff

Director
+1 602 501 0738
tess.berghoff@jll.com
RE Lic #02064313

Debt Advisor

John Marshall

Managing Director
+1 949 798 4132
john.marshall@jll.com
CA Lic. #02022107

Leasing Advisor

Shauna Mattis

Executive Vice President
+1 310 694 3190
shauna.mattis@jll.com
CA Lic. #01071320

Analytical Support

Quin Madden

Senior Analyst
+1 914 217 5369
quin.madden@jll.com
CA Lic. #02382088

