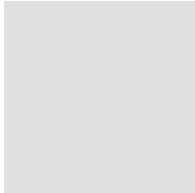
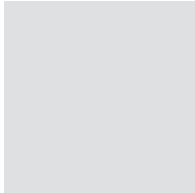
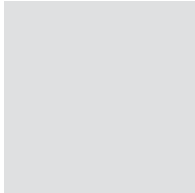


BRIDGEPORT MARKETPLACE
Valencia, CA 91355



Bridgeport Marketplace: Now Leasing NEC of Newhall Rh Rd & McBean Pkwy Valencia, CA 91355



Property Details

Co-Tenants Include: Bristol Farms, Walgreens, Kabuki, Daphne's Greek Café, Washington Mutual, Massage Envy, Sphere, Verizon Wireless, Red Mango Frozen Yogurt and more!

- **Delivery:** February 2008
- **Use:** Ideal for upscale restaurant, men's retailer, baby retailer, and most retail uses food and all other soft good retailers
- **Location:** NEC of McBean Pkwy and Newhall Ranch Road
- **Available:** 6,200 SF / \$3.75 PSF / NNN
(For Restaurant Use Only, Not Divisible)
1,571 SF \$4.50 PSF / NNN
1,618 SF \$4.50 PSF / NNN

Demographics

Radius	Population	Avg. HH Income
1 Mile	20,780	\$116,055
3 Mile	80,721	\$108,647
5 Mile	159,918	\$101,848

Location Highlights

- "Main and Main" retail opportunity in the heart of Valencia; Los Angeles County's fastest growing area.
- Unique mixed use center offering a combination of upscale retail and office space, man-made lake, meandering walkways, park like areas, outdoor meeting places, water elements, ample customer parking, with exceptional access and visibility
- Situated along the Cross Valley Connector, the main east/west thoroughfare connecting the 5 Freeway to the 14 Freeway in the Santa Clarita Valley
- Traffic counts at the intersection of Newhall Ranch Road and McBean Parkway exceed 120,000 cars per day
- Located adjacent to the Valencia Industrial Center & Rye Canyon business park together totaling over 14 million sq.ft. of office, industrial, and R&D with over 20,000 employees

Traffic Counts

Newhall Ranch Road:	61,600 ADT
McBean Pkwy:	59,327 ADT
Total:	120,927 ADT

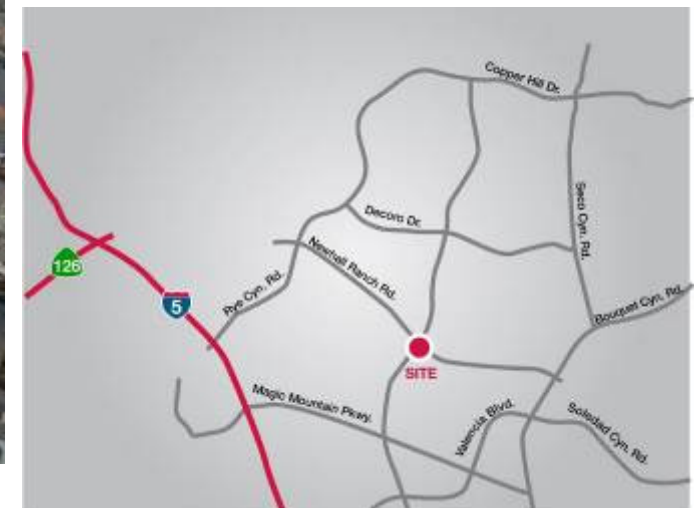
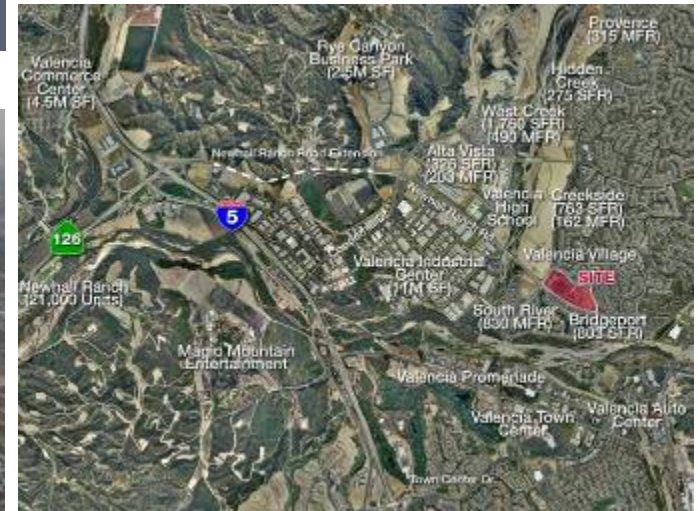


LA North | Shopping Center Specialists

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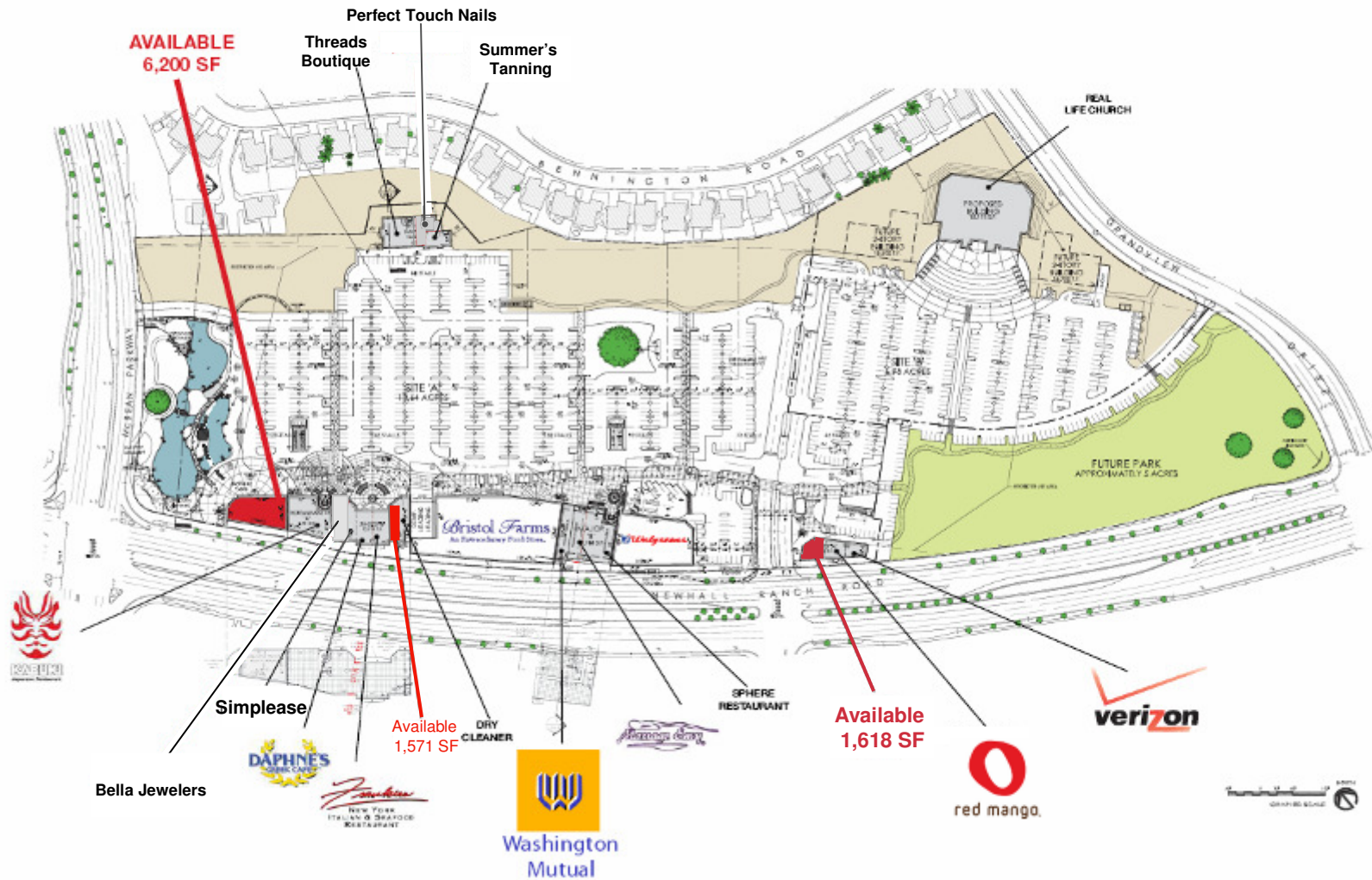
Aerial & Locator map



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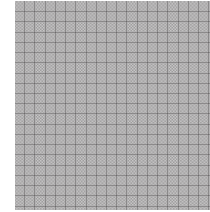
Site Plan



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Bridgeport Marketplace

Renderings



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