



NewMark Merrill
COMPANIES

Retail that resonates



CORBIN/PARTHENIA

Located at the NE corner of Corbin Ave. & Parthenia St.
Northridge, CA • www.newmarkmerrill.com

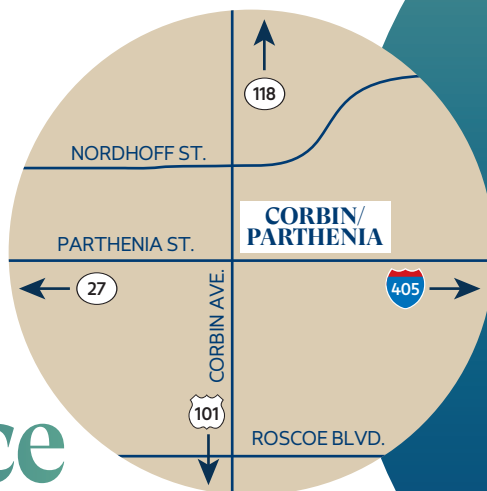
Prime Retail Space Available

at the NE corner of Corbin Ave. and Parthenia St.

Corbin/Parthenia Shopping Center is located within the vibrant and diverse region of San Fernando Valley that offers a mix of suburban living, entertainment industry influence, and a range of cultural and recreational opportunities and is **home to a wide range of industries**, including entertainment, film and television production, aerospace, technology, healthcare, education, and manufacturing. The community is also one of the most densely populated in the region with household incomes exceeding \$110,000 and home values north of \$650,000.

Additionally, the center's **strategic positioning between major freeways**, including CA-101, CA-118 and I-405, allows for convenient accessibility and ensures maximum exposure to potential customers. Furthermore, being just 2 miles from California State University, Northridge (CSUN), which enrolls over 36,000 students, presents significant opportunity to tap into the dynamic student market.

With its **attractive location and the potential to capitalize** on the diverse demographics and thriving local economy, Corbin/Parthenia Shopping Center is an ideal choice for businesses seeking a strategic and prosperous leasing opportunity.



Tenant Spotlight


Brent's Deli in Northridge, California is a cherished culinary landmark with a rich history and a reputation for exceptional food and service. Purchased by Ron Peskin and his wife Patricia in 1967, this family-owned deli has been a beloved fixture in the community for over five decades.

Located at Corbin/Parthenia Shopping Center, Brent's Deli has become synonymous with delectable, New York-style deli fare. Their menu boasts an array of mouthwatering sandwiches piled high with hand-sliced, premium meats such as pastrami, corned beef, roast beef, and turkey. Their commitment to quality is evident in their use of only the finest ingredients, including freshly baked bread, homemade soups, and flavorful condiments.

Beyond their exceptional food, Brent's Deli is celebrated for its warm and inviting atmosphere. "Where everyone who sits at our table is family. . ."



 **249,965**
POPULATION IN 3-MILE RADIUS*

 **36,401**
CORBIN AVE.
26,678
PARTHENIA ST.

 **\$111,975** AVERAGE HH INCOME IN 3-MILE RADIUS*

 **566,468**
ANNUAL VISITS

 **83,668**
SF OF RETAIL SPACE

*Estimates are based on 2022 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



In the vicinity

Major Employers

CSU Northridge
Pierce College
Dignity Health Northridge
West Hills Hospital &
Medical Center
Kaiser Permanente
Woodland Hills
Aerojet Rocketdyne
Providence Cedars Sinai
Tarzana Medical Center

Trade Area Population

249,965

Daytime Population

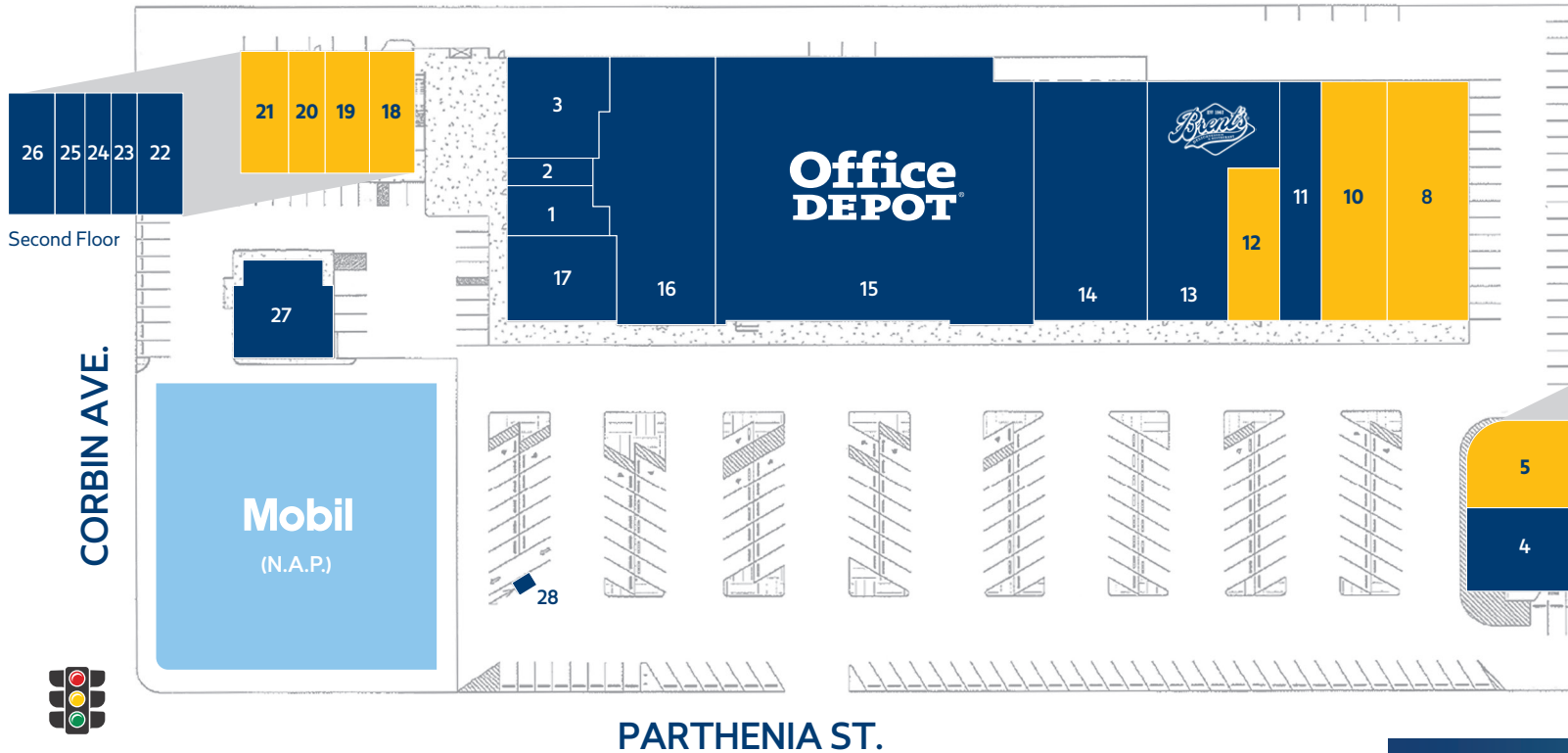
244,148

Employee Population

117,872



CORBIN AVE.



Second Floor

#	TENANT	SF
1	Corbin Wash & Dry	1,592
2	John's Barber Shop	506
3	The Valley Club	2,233
4	Expert Colorist	2,352
5	AVAILABLE	1,855
6	Payroll Plus	2,048
7	AVAILABLE	1,760
8	AVAILABLE	5,000
10	AVAILABLE	4,250

#	TENANT	SF
11	Brent's Deli	2,464
12	AVAILABLE	2,121
13	Brent's Deli	6,231
14	Finmark Floor Covering	7,452
15	Office Depot	23,278
16	Mr. Stuff Warehouse	7,915
17	Northridge Beauty Bar	2,254
18	AVAILABLE	1,156
19	AVAILABLE	1,000

#	TENANT	SF
20	AVAILABLE	741
21	AVAILABLE	1,201
22	LEX-Home Health & Hospice Care	820
23	Wolf Auto Consulting	666
24	Smart Choice Dental Lab	666
25	365 Property Management	636
26	Accounting Tree	820
27	Flying Kick Martial Arts	2,600
28	P & Corbin Lock & Key	50

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When you love shopping centers, it shows.

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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals.
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