



SAN FERNANDO VALUE SQUARE

REGIONAL RETAIL

12920 FOOTHILL BOULEVARD, SAN FERNANDO, CA 91342 | 245,484 SF

Gryphon acquired this largely vacant property, home to a shuttered Sam's Club, and embarked on a transformative redevelopment. Despite its prime location, the 19-acre site had been neglected and required a visionary approach. In close collaboration with the city, Gryphon brought the center back to life, securing Target as the anchor tenant and introducing over a dozen new restaurants and retail shops. Now boasting a 100% occupancy rate, along with the 106,911 SF Target, the center is home to prominent tenants such as Home Depot (NAP), McDonald's, Starbucks, Taco Bell, KFC, and El Pollo Loco. Catering to an affluent community, with average household incomes exceeding \$117k within one-mile radius, the center has become a thriving commercial destination.

HIGHLIGHTS

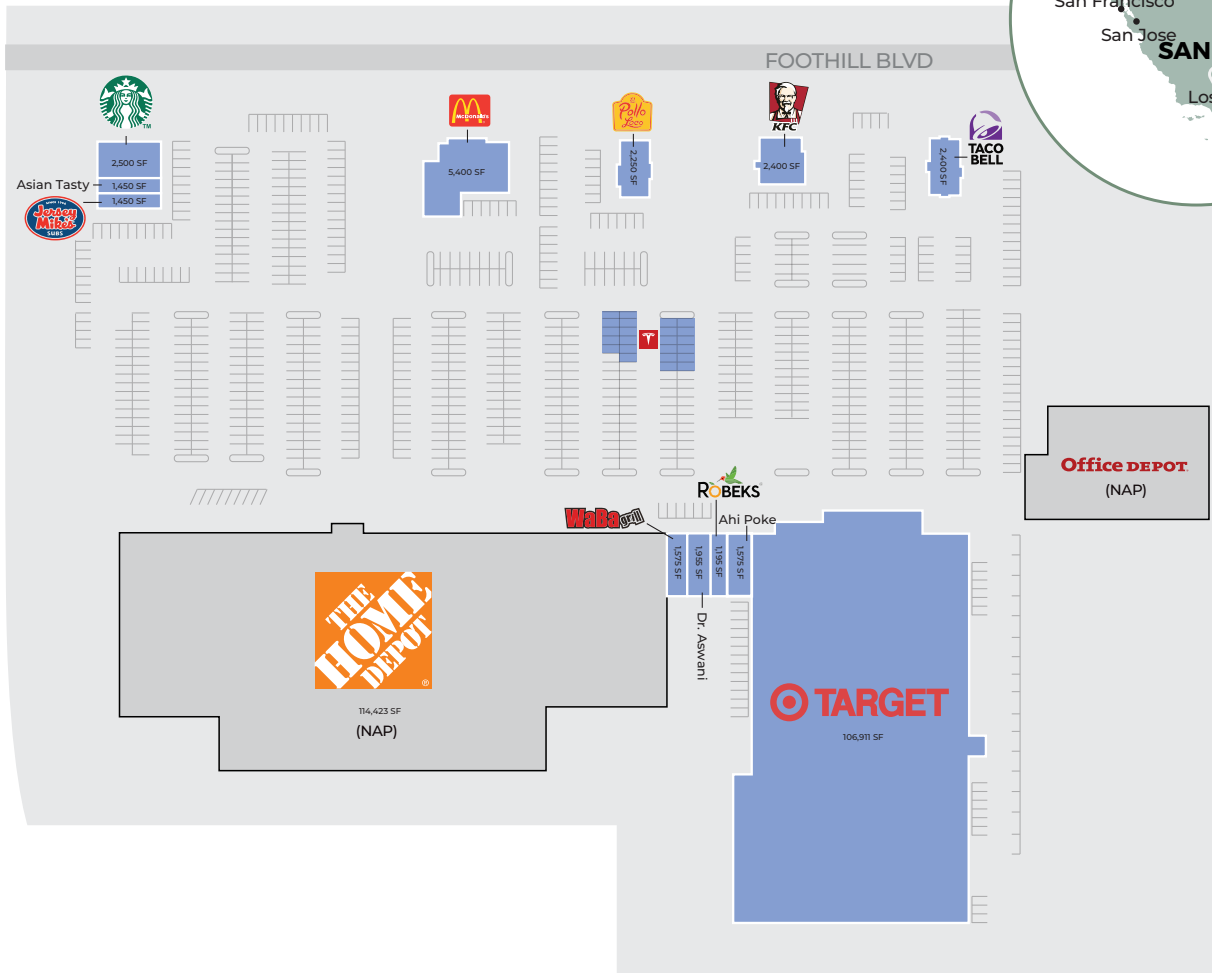
- More than 130,000 vehicles pass the center on Interstate 210 via Arroyo Street NW
- Area features more than 181,000 people residing within a three-mile radius with an average household income of \$103.5k
- Projected household incomes to average \$115.7k with a three-mile radius by 2028

MAJOR TENANTS



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■ Open
■ (NAP)

STORE DIRECTORY

Ahi Poke
Asian Tasty
Dr. Aswani Dental
El Pollo Loco

Home Depot (NAP)
Jersey Mike's Subs
KFC
McDonald's

Robeks Juice
Starbucks
Taco Bell
Target

Tesla
Waba Grill



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