

FOR SALE OR LEASE

Fully Renovated 7,665 SF Sports Bar on 98,000 SF Lot

Located on the I-5 Golden State Freeway @ Magic Mountain Parkway Exit, Valencia, CA 91355



NAI Capital
Commercial Real Estate Services, Worldwide.

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FOR SALE OR LEASE

27430 The Old Rd. @ I-5 Golden State Freeway

Property Details

The building received a \$1,700,000 total renovation in 2011. All FF&E included.

Lot size: Approximately 98,000 SF

Building Size: Approximately 7,665 SF plus outdoor patio

Occupancy: 370

Parking: 112 on pavement & 60 unpaved

Zoning: (LA County Jurisdiction) C3

APN: 2826 037 006

Liquor License: Type 47 (included)

Sale Price: Call To Discuss

Lease Rate: \$2.50 PSF NNN*

*NNNs are estimated to be approximately \$0.65 per sq. ft. monthly

Traffic Counts

The Old Rd:	44,363 ADT
Magic Mountain Pkwy:	17,000 ADT
I-5 Golden State Freeway:	155,000 ADT
Total:	216,363 ADT

Location Highlights

- Strong demographics including an average household income of \$122,257 within a 3-mile radius and population exceeding 152,000+ within a 5 mile radius
- Current tenants include El Torito, Wendy's, Red Lobster, and just minutes away from Magic Mountain theme park
- 1,600' Frontage on the 5 Golden State Freeway
- **Signalized Egress**
- The Old Rd just completed realignment & widening allowing traffic to flow easily in each direction.
- Adjacent to the planned 21,000 home Newhall Ranch development.

Demographics

	3 Miles	5 Miles
Population	63,378	152,352
Daytime Population	57,024	81,776
Average HH Income	\$122,257	\$112,340

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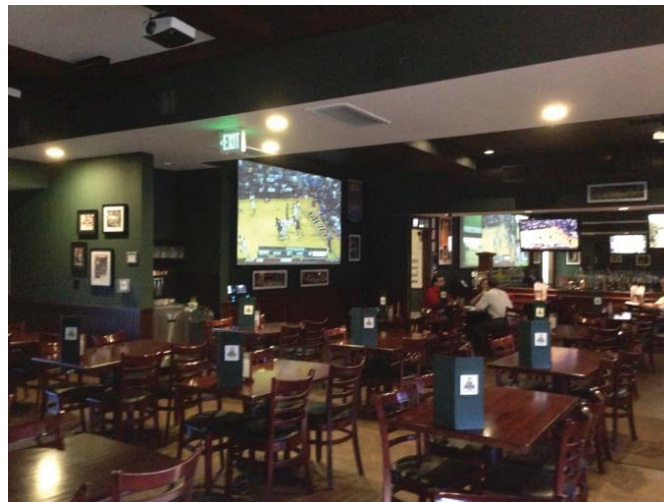
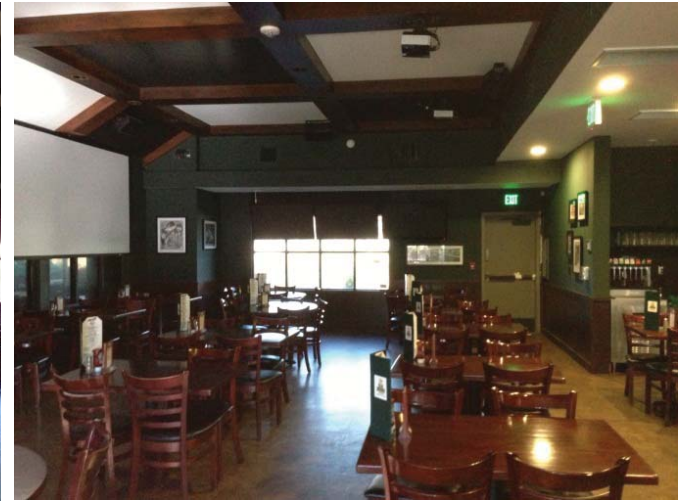
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Business Summary

27430 The Old Rd, Valencia, CA, 91355
Rings: 1, 3, 5 mile radii

Latitude: 34.41825
Longitude: -118.58153

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	638	3,893	7,235
Total Employees:	7,508	57,024	81,776
Total Residential Population:	4,675	63,378	152,352
Employee/Residential Population Ratio:	1.61	0.90	0.54

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	11	1.7%	120	1.6%	42	1.1%	881	1.5%	132	1.8%	1,785	2.2%
Construction	64	10.0%	517	6.9%	267	6.9%	2,753	4.8%	687	9.5%	4,837	5.9%
Manufacturing	24	3.8%	692	9.2%	224	5.7%	7,200	12.6%	331	4.6%	9,142	11.2%
Transportation	11	1.7%	49	0.7%	64	1.7%	760	1.3%	136	1.9%	1,056	1.3%
Communication	5	0.8%	47	0.6%	31	0.8%	371	0.7%	58	0.8%	579	0.7%
Utility	2	0.3%	31	0.4%	9	0.2%	234	0.4%	24	0.3%	525	0.6%
Wholesale Trade	33	5.2%	310	4.1%	217	5.6%	2,789	4.9%	384	5.3%	3,983	4.9%
Retail Trade Summary	80	12.5%	1,078	14.4%	861	22.1%	14,347	25.2%	1,487	20.6%	19,962	24.4%
Home Improvement	6	1.0%	52	0.7%	58	1.5%	699	1.2%	133	1.8%	1,218	1.5%
General Merchandise Stores	3	0.5%	33	0.4%	28	0.7%	1,942	3.4%	38	0.5%	2,087	2.6%
Food Stores	5	0.9%	102	1.4%	65	1.7%	1,528	2.7%	114	1.6%	2,277	2.8%
Auto Dealers, Gas Stations, Auto Aftermarket	7	1.0%	71	0.9%	76	2.0%	1,777	3.1%	138	1.9%	2,325	2.8%
Apparel & Accessory Stores	4	0.6%	21	0.3%	105	2.7%	996	1.7%	136	1.9%	1,136	1.4%
Furniture & Home Furnishings	13	2.0%	70	0.9%	98	2.5%	689	1.2%	182	2.5%	1,032	1.3%
Eating & Drinking Places	23	3.7%	631	8.4%	211	5.4%	4,993	8.8%	351	4.8%	6,912	8.5%
Miscellaneous Retail	18	2.8%	99	1.3%	221	5.7%	1,722	3.0%	395	5.5%	2,975	3.6%
Finance, Insurance, Real Estate Summary	113	17.7%	1,009	13.4%	454	11.7%	3,059	5.4%	757	10.5%	4,606	5.6%
Banks, Savings & Lending Institutions	19	2.9%	93	1.2%	104	2.7%	649	1.1%	161	2.2%	977	1.2%
Securities Brokers	10	1.6%	28	0.4%	49	1.2%	279	0.5%	69	1.0%	338	0.4%
Insurance Carriers & Agents	35	5.5%	180	2.4%	122	3.1%	558	1.0%	220	3.0%	872	1.1%
Real Estate, Holding, Other Investment Offices	49	7.7%	707	9.4%	180	4.6%	1,574	2.8%	308	4.3%	2,419	3.0%
Services Summary	270	42.3%	3,534	47.1%	1,571	40.4%	22,152	38.8%	2,990	41.3%	32,129	39.3%
Hotels & Lodging	6	0.9%	252	3.4%	13	0.3%	599	1.1%	21	0.3%	814	1.0%
Automotive Services	8	1.2%	28	0.4%	70	1.8%	572	1.0%	201	2.8%	1,059	1.3%
Motion Pictures & Amusements	23	3.6%	1,848	24.6%	146	3.8%	6,254	11.0%	269	3.7%	6,951	8.5%
Health Services	35	5.6%	272	3.6%	251	6.4%	3,469	6.1%	392	5.4%	4,591	5.6%
Legal Services	21	3.2%	104	1.4%	103	2.6%	404	0.7%	152	2.1%	562	0.7%
Education Institutions & Libraries	8	1.2%	138	1.8%	70	1.8%	4,126	7.2%	151	2.1%	6,780	8.3%
Other Services	170	26.6%	891	11.9%	919	23.6%	6,728	11.8%	1,805	24.9%	11,371	13.9%
Government	2	0.3%	56	0.7%	51	1.3%	2,082	3.7%	69	1.0%	2,382	2.9%
Other	23	3.6%	65	0.9%	101	2.6%	397	0.7%	179	2.5%	789	1.0%
Totals	638	100%	7,508	100%	3,893	100%	57,024	100%	7,235	100%	81,776	100%

Source: Business data provided by Infogroup, Omaha NE Copyright 2012, all rights reserved. Esri forecasts for 2011.

December 10, 2012



Business Summary

27430 The Old Rd, Valencia, CA, 91355
Rings: 1, 3, 5 mile radii

Latitude: 34.41825
Longitude: -118.58153

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.3%	62	0.8%	10	0.3%	196	0.3%	21	0.3%	225	0.3%
Mining	0	0.0%	0	0.0%	1	0.0%	3	0.0%	6	0.1%	18	0.0%
Utilities	0	0.0%	13	0.2%	3	0.1%	142	0.2%	8	0.1%	318	0.4%
Construction	69	10.9%	688	9.2%	297	7.6%	3,128	5.5%	751	10.4%	5,384	6.6%
Manufacturing	27	4.2%	692	9.2%	234	6.0%	7,036	12.3%	355	4.9%	9,028	11.0%
Wholesale Trade	33	5.1%	307	4.1%	214	5.5%	2,766	4.9%	378	5.2%	3,947	4.8%
Retail Trade	53	8.3%	431	5.7%	628	16.1%	9,218	16.2%	1,092	15.1%	12,830	15.7%
Motor Vehicle & Parts Dealers	4	0.7%	55	0.7%	57	1.5%	1,596	2.8%	107	1.5%	2,089	2.6%
Furniture & Home Furnishings Stores	4	0.7%	23	0.3%	33	0.8%	281	0.5%	59	0.8%	368	0.5%
Electronics & Appliance Stores	8	1.2%	49	0.6%	63	1.6%	411	0.7%	118	1.6%	689	0.8%
Bldg Material & Garden Equipment & Supplies Dealers	6	1.0%	50	0.7%	58	1.5%	697	1.2%	131	1.8%	1,214	1.5%
Food & Beverage Stores	5	0.8%	98	1.3%	49	1.3%	1,422	2.5%	91	1.3%	2,117	2.6%
Health & Personal Care Stores	4	0.6%	28	0.4%	55	1.4%	538	0.9%	87	1.2%	990	1.2%
Gasoline Stations	2	0.4%	16	0.2%	19	0.5%	181	0.3%	31	0.4%	236	0.3%
Clothing & Clothing Accessories Stores	4	0.6%	23	0.3%	120	3.1%	1,058	1.9%	153	2.1%	1,204	1.5%
Sport Goods, Hobby, Book, & Music Stores	3	0.4%	20	0.3%	52	1.3%	557	1.0%	87	1.2%	727	0.9%
General Merchandise Stores	3	0.5%	33	0.4%	28	0.7%	1,942	3.4%	38	0.5%	2,087	2.6%
Miscellaneous Store Retailers	6	1.0%	23	0.3%	78	2.0%	404	0.7%	164	2.3%	896	1.1%
Nonstore Retailers	3	0.4%	14	0.2%	16	0.4%	130	0.2%	25	0.4%	213	0.3%
Transportation & Warehousing	9	1.5%	44	0.6%	47	1.2%	292	0.5%	99	1.4%	514	0.6%
Information	18	2.9%	146	1.9%	112	2.9%	1,077	1.9%	183	2.5%	1,441	1.8%
Finance & Insurance	64	10.0%	301	4.0%	275	7.1%	1,493	2.6%	452	6.2%	2,199	2.7%
Central Bank/Credit Intermediation & Related Activities	15	2.3%	77	1.0%	95	2.4%	619	1.1%	150	2.1%	932	1.1%
Securities, Commodity Contracts & Other Financial	14	2.2%	44	0.6%	58	1.5%	316	0.6%	82	1.1%	395	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	35	5.5%	180	2.4%	122	3.1%	558	1.0%	220	3.0%	872	1.1%
Real Estate, Rental & Leasing	48	7.6%	557	7.4%	212	5.4%	1,562	2.7%	386	5.3%	2,600	3.2%
Professional, Scientific & Tech Services	96	15.0%	499	6.6%	500	12.8%	3,034	5.3%	822	11.4%	4,758	5.8%
Legal Services	23	3.6%	117	1.6%	113	2.9%	438	0.8%	168	2.3%	611	0.7%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	53	8.4%	274	3.7%	196	5.0%	2,440	4.3%	429	5.9%	4,099	5.0%
Educational Services	12	1.9%	153	2.0%	103	2.6%	4,334	7.6%	217	3.0%	7,093	8.7%
Health Care & Social Assistance	42	6.7%	325	4.3%	307	7.9%	4,482	7.9%	516	7.1%	6,378	7.8%
Arts, Entertainment & Recreation	14	2.2%	1,781	23.7%	69	1.8%	5,787	10.1%	135	1.9%	6,312	7.7%
Accommodation & Food Services	29	4.6%	887	11.8%	231	5.9%	5,663	9.9%	384	5.3%	7,812	9.6%
Accommodation	6	0.9%	252	3.4%	13	0.3%	599	1.1%	21	0.3%	814	1.0%
Food Services & Drinking Places	24	3.7%	635	8.5%	218	5.6%	5,064	8.9%	363	5.0%	6,998	8.6%
Other Services (except Public Administration)	42	6.5%	225	3.0%	299	7.7%	1,855	3.3%	749	10.3%	3,609	4.4%
Automotive Repair & Maintenance	6	1.0%	24	0.3%	59	1.5%	519	0.9%	174	2.4%	944	1.2%
Public Administration	2	0.3%	56	0.7%	53	1.4%	2,098	3.7%	71	1.0%	2,399	2.9%
Unclassified Establishments	23	3.7%	67	0.9%	104	2.7%	417	0.7%	183	2.5%	812	1.0%
Total	638	100%	7,508	100%	3,893	100%	57,024	100%	7,235	100%	81,776	100%

Source: Business data provided by Infogroup, Omaha NE Copyright 2012, all rights reserved. Esri forecasts for 2011.



Demographic and Income Profile

27430 The Old Rd, Valencia, CA, 91355
 Ring: 1 mile radius

Latitude: 34.41825
 Longitude: -118.58153

Summary	Census 2010	2012	2017
Population	4,787	4,692	4,521
Households	1,891	1,841	1,765
Families	1,319	1,276	1,234
Average Household Size	2.53	2.55	2.56
Owner Occupied Housing Units	1,034	966	946
Renter Occupied Housing Units	857	875	819
Median Age	34.7	34.7	35.0
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	-0.74%	0.67%	0.68%
Households	-0.84%	0.66%	0.74%
Families	-0.67%	0.81%	0.72%
Owner HHs	-0.42%	1.03%	0.91%
Median Household Income	1.12%	3.35%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	91	4.9%	69	3.9%
\$15,000 - \$24,999	62	3.4%	39	2.2%
\$25,000 - \$34,999	69	3.7%	41	2.3%
\$35,000 - \$49,999	125	6.8%	87	4.9%
\$50,000 - \$74,999	179	9.7%	142	8.0%
\$75,000 - \$99,999	307	16.7%	350	19.8%
\$100,000 - \$149,999	435	23.6%	434	24.6%
\$150,000 - \$199,999	313	17.0%	337	19.1%
\$200,000+	261	14.2%	267	15.1%
Median Household Income	\$106,779		\$112,874	
Average Household Income	\$126,694		\$145,244	
Per Capita Income	\$47,926		\$54,959	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	327	6.8%	320	6.8%	310	6.9%
5 - 9	388	8.1%	380	8.1%	366	8.1%
10 - 14	370	7.7%	359	7.7%	351	7.8%
15 - 19	330	6.9%	309	6.6%	286	6.3%
20 - 24	298	6.2%	297	6.3%	265	5.9%
25 - 34	702	14.7%	699	14.9%	683	15.1%
35 - 44	896	18.7%	860	18.3%	816	18.0%
45 - 54	809	16.9%	773	16.5%	701	15.5%
55 - 64	412	8.6%	428	9.1%	438	9.7%
65 - 74	170	3.6%	182	3.9%	216	4.8%
75 - 84	70	1.5%	69	1.5%	73	1.6%
85+	15	0.3%	16	0.3%	17	0.4%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,269	68.3%	3,174	67.7%	2,995	66.2%
Black Alone	174	3.6%	169	3.6%	157	3.5%
American Indian Alone	19	0.4%	19	0.4%	20	0.4%
Asian Alone	906	18.9%	903	19.2%	912	20.2%
Pacific Islander Alone	7	0.1%	7	0.1%	8	0.2%
Some Other Race Alone	182	3.8%	184	3.9%	187	4.1%
Two or More Races	229	4.8%	235	5.0%	242	5.4%
Hispanic Origin (Any Race)	695	14.5%	707	15.1%	739	16.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

December 10, 2012

Made with Esri Business Analyst

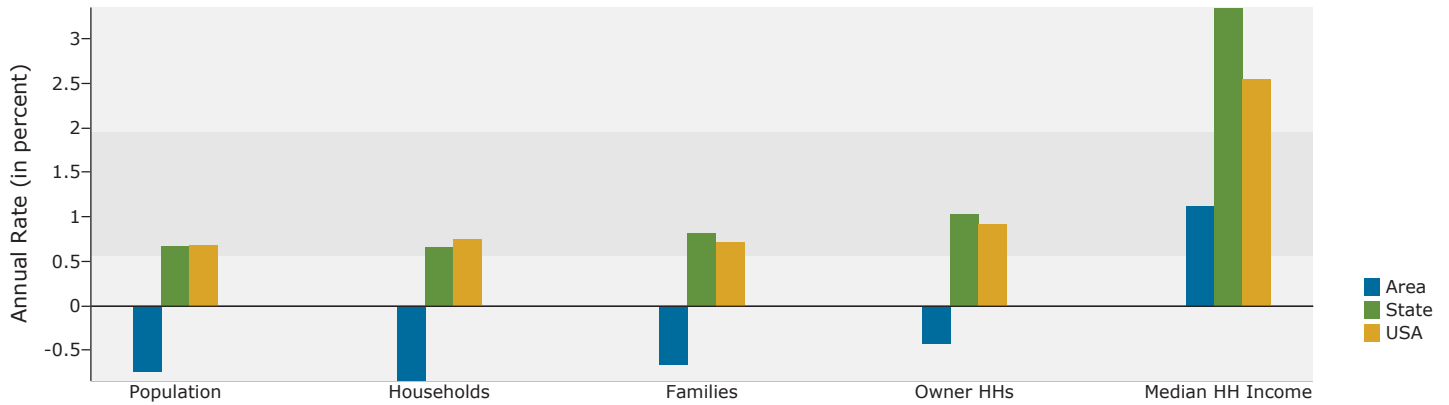


Demographic and Income Profile

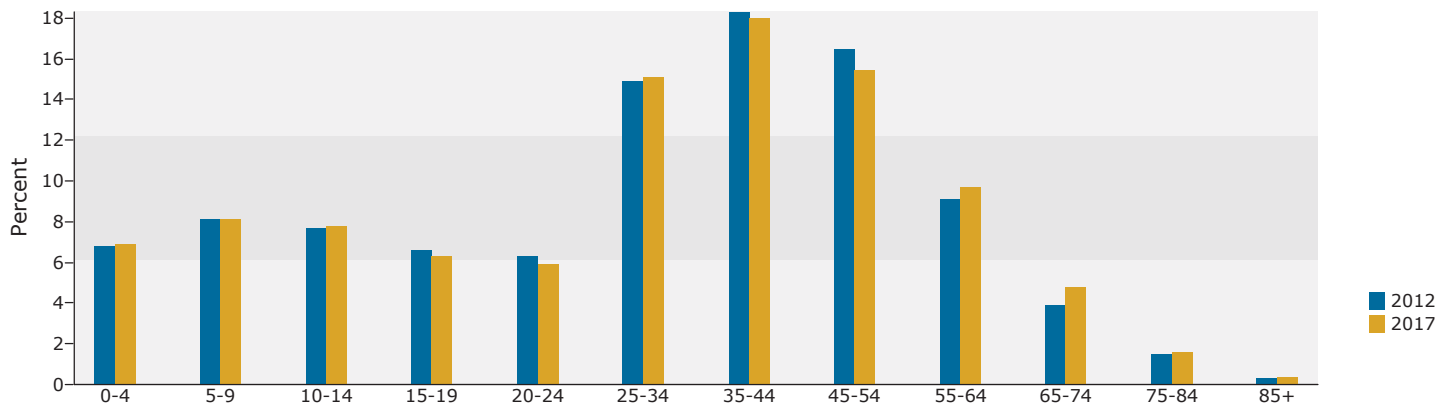
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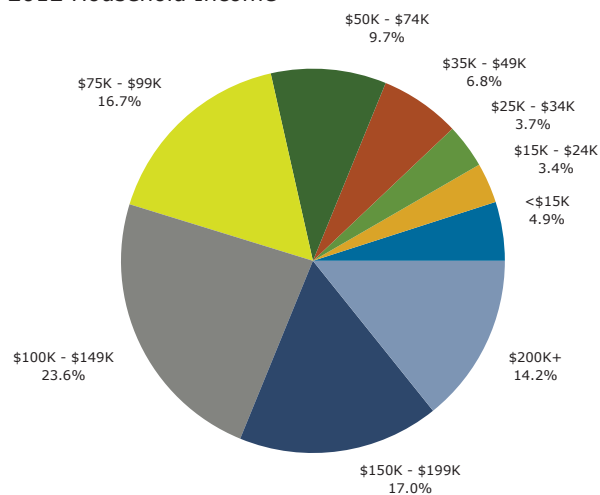
Trends 2012-2017



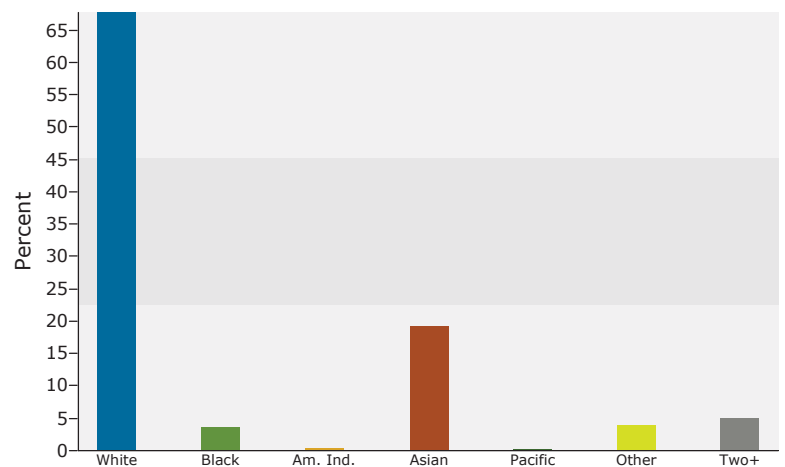
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 15.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

December 10, 2012

Made with Esri Business Analyst



Demographic and Income Profile

27430 The Old Rd, Valencia, CA, 91355
 Ring: 3 mile radius

Latitude: 34.41825
 Longitude: -118.58153

Summary	Census 2010	2012	2017
Population	63,529	63,667	64,257
Households	23,282	23,274	23,475
Families	16,688	16,571	16,875
Average Household Size	2.71	2.71	2.72
Owner Occupied Housing Units	15,848	15,440	15,854
Renter Occupied Housing Units	7,434	7,834	7,621
Median Age	37.4	37.6	37.8
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	0.18%	0.67%	0.68%
Households	0.17%	0.66%	0.74%
Families	0.36%	0.81%	0.72%
Owner HHs	0.53%	1.03%	0.91%
Median Household Income	0.80%	3.35%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	959	4.1%	801	3.4%
\$15,000 - \$24,999	838	3.6%	591	2.5%
\$25,000 - \$34,999	1,021	4.4%	696	3.0%
\$35,000 - \$49,999	1,690	7.3%	1,328	5.7%
\$50,000 - \$74,999	3,591	15.4%	3,172	13.5%
\$75,000 - \$99,999	3,604	15.5%	4,379	18.7%
\$100,000 - \$149,999	6,398	27.5%	6,704	28.6%
\$150,000 - \$199,999	3,189	13.7%	3,663	15.6%
\$200,000+	1,982	8.5%	2,142	9.1%
Median Household Income	\$99,389		\$103,417	
Average Household Income	\$112,029		\$125,141	
Per Capita Income	\$41,178		\$45,943	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,904	6.1%	3,903	6.1%	3,948	6.1%
5 - 9	4,869	7.7%	4,866	7.6%	4,922	7.7%
10 - 14	5,123	8.1%	5,073	8.0%	5,200	8.1%
15 - 19	4,717	7.4%	4,524	7.1%	4,378	6.8%
20 - 24	3,681	5.8%	3,745	5.9%	3,484	5.4%
25 - 34	7,118	11.2%	7,242	11.4%	7,342	11.4%
35 - 44	10,711	16.9%	10,490	16.5%	10,366	16.1%
45 - 54	10,936	17.2%	10,651	16.7%	10,031	15.6%
55 - 64	6,658	10.5%	7,009	11.0%	7,433	11.6%
65 - 74	3,427	5.4%	3,698	5.8%	4,505	7.0%
75 - 84	1,671	2.6%	1,691	2.7%	1,805	2.8%
85+	714	1.1%	771	1.2%	842	1.3%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	45,706	71.9%	45,432	71.4%	44,958	70.0%
Black Alone	1,897	3.0%	1,880	3.0%	1,843	2.9%
American Indian Alone	247	0.4%	253	0.4%	284	0.4%
Asian Alone	9,886	15.6%	10,061	15.8%	10,655	16.6%
Pacific Islander Alone	93	0.1%	95	0.1%	109	0.2%
Some Other Race Alone	2,879	4.5%	2,995	4.7%	3,225	5.0%
Two or More Races	2,821	4.4%	2,951	4.6%	3,182	5.0%
Hispanic Origin (Any Race)	10,262	16.2%	10,677	16.8%	11,768	18.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

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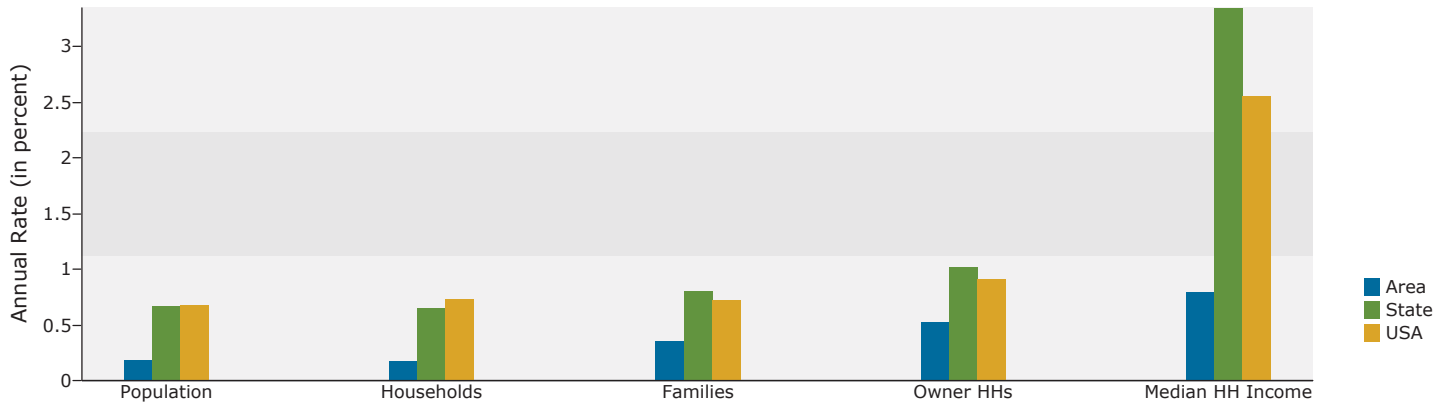


Demographic and Income Profile

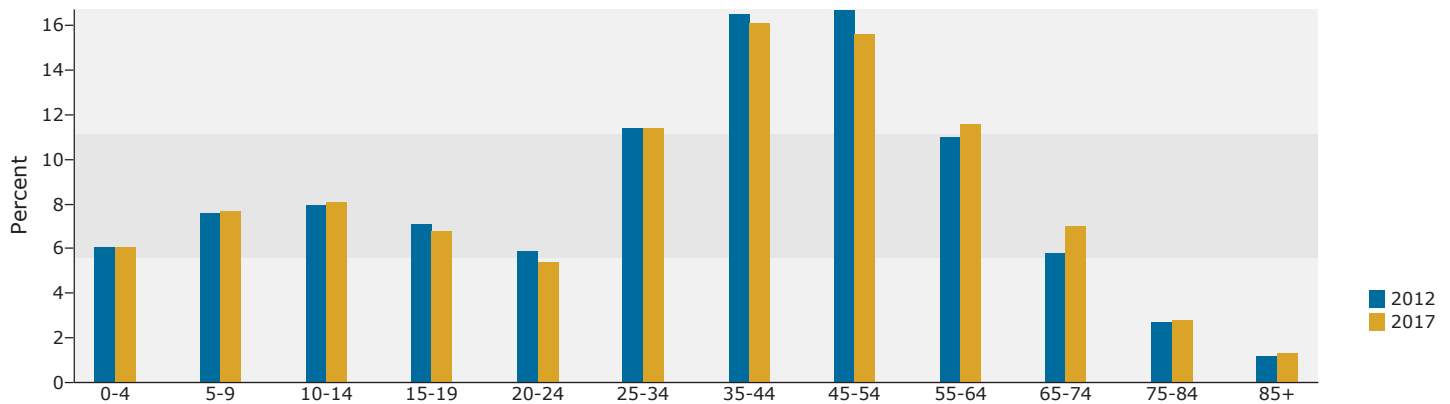
27430 The Old Rd, Valencia, CA, 91355
 Ring: 3 mile radius

Latitude: 34.41825
 Longitude: -118.58153

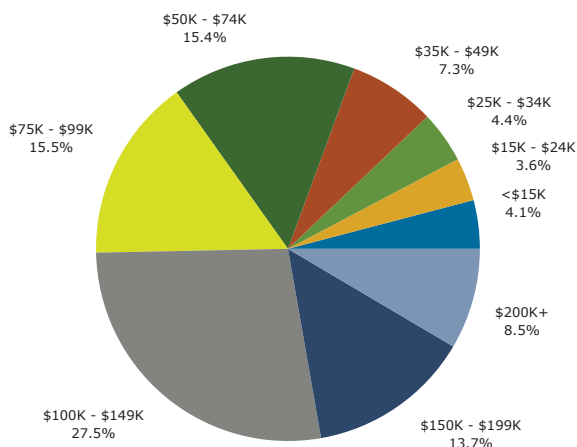
Trends 2012-2017



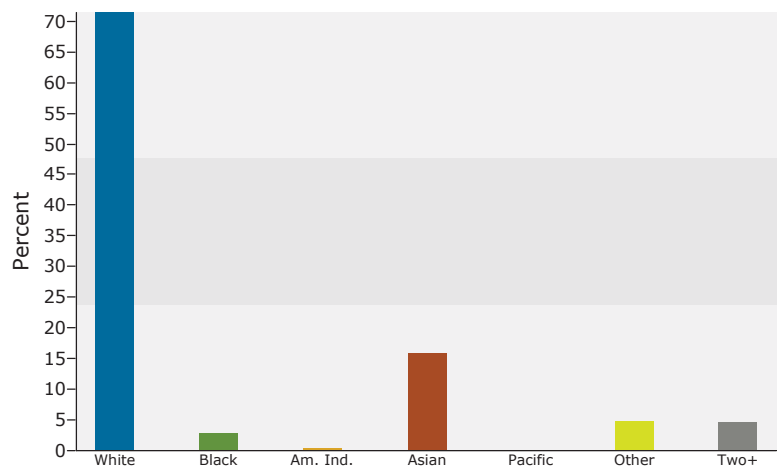
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 16.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

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Demographic and Income Profile

27430 The Old Rd, Valencia, CA, 91355
 Ring: 5 mile radius

Latitude: 34.41825
 Longitude: -118.58153

Summary	Census 2010	2012	2017
Population	151,944	153,261	156,117
Households	48,808	49,110	50,015
Families	36,928	36,957	37,958
Average Household Size	2.94	2.95	2.96
Owner Occupied Housing Units	34,874	34,361	35,542
Renter Occupied Housing Units	13,934	14,749	14,473
Median Age	35.6	35.7	35.9
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	0.37%	0.67%	0.68%
Households	0.37%	0.66%	0.74%
Families	0.54%	0.81%	0.72%
Owner HHs	0.68%	1.03%	0.91%
Median Household Income	1.42%	3.35%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	2,236	4.6%	1,932	3.9%
\$15,000 - \$24,999	2,007	4.1%	1,468	2.9%
\$25,000 - \$34,999	2,320	4.7%	1,667	3.3%
\$35,000 - \$49,999	4,068	8.3%	3,324	6.6%
\$50,000 - \$74,999	8,423	17.2%	7,552	15.1%
\$75,000 - \$99,999	8,171	16.6%	10,081	20.2%
\$100,000 - \$149,999	12,854	26.2%	13,712	27.4%
\$150,000 - \$199,999	5,686	11.6%	6,643	13.3%
\$200,000+	3,347	6.8%	3,636	7.3%
Median Household Income	\$90,092		\$96,654	
Average Household Income	\$104,404		\$115,832	
Per Capita Income	\$35,237		\$38,911	

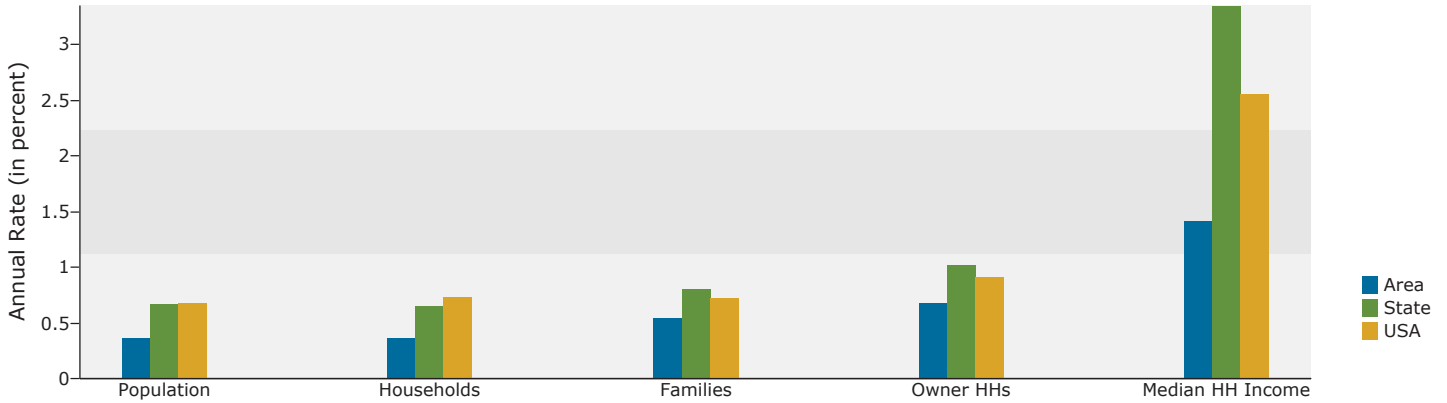
Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,316	6.1%	9,406	6.1%	9,651	6.2%
5 - 9	11,119	7.3%	11,197	7.3%	11,458	7.3%
10 - 14	12,083	8.0%	12,056	7.9%	12,513	8.0%
15 - 19	12,459	8.2%	12,067	7.9%	11,840	7.6%
20 - 24	10,991	7.2%	11,233	7.3%	10,694	6.9%
25 - 34	18,674	12.3%	19,131	12.5%	19,655	12.6%
35 - 44	24,755	16.3%	24,458	16.0%	24,492	15.7%
45 - 54	25,146	16.5%	24,705	16.1%	23,529	15.1%
55 - 64	15,000	9.9%	15,859	10.3%	16,962	10.9%
65 - 74	7,222	4.8%	7,820	5.1%	9,599	6.1%
75 - 84	3,615	2.4%	3,654	2.4%	3,910	2.5%
85+	1,565	1.0%	1,675	1.1%	1,813	1.2%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	104,612	68.8%	104,644	68.3%	104,650	67.0%
Black Alone	6,273	4.1%	6,203	4.0%	6,046	3.9%
American Indian Alone	722	0.5%	744	0.5%	831	0.5%
Asian Alone	17,622	11.6%	18,051	11.8%	19,318	12.4%
Pacific Islander Alone	202	0.1%	206	0.1%	237	0.2%
Some Other Race Alone	15,966	10.5%	16,552	10.8%	17,600	11.3%
Two or More Races	6,547	4.3%	6,861	4.5%	7,435	4.8%
Hispanic Origin (Any Race)	38,391	25.3%	39,868	26.0%	43,387	27.8%

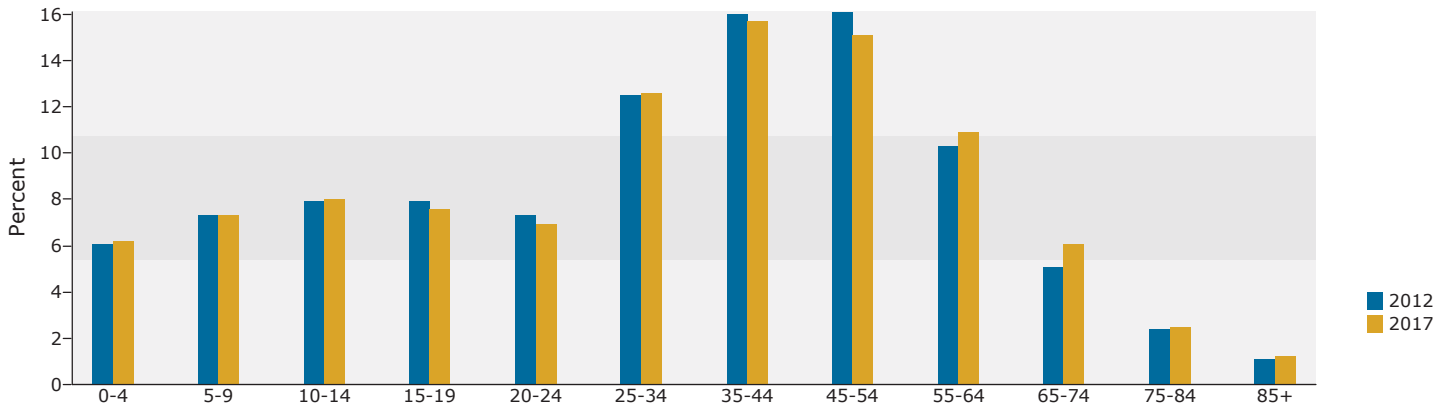
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

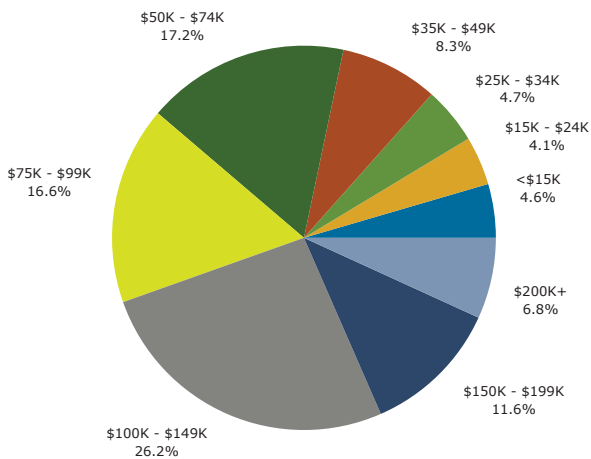
Trends 2012-2017



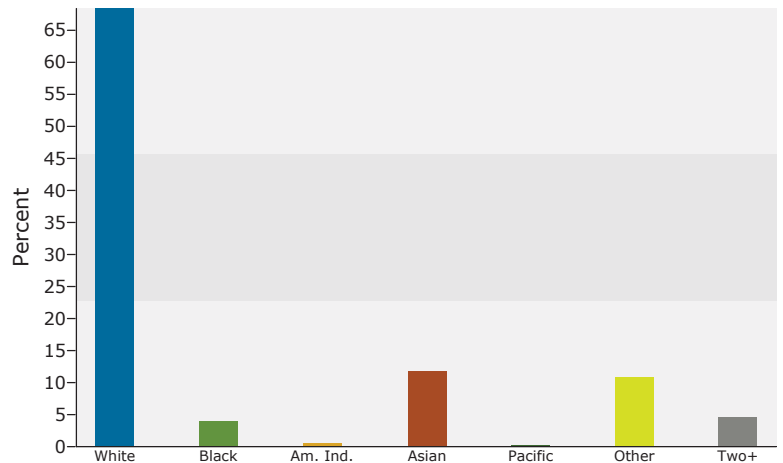
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 26.0%

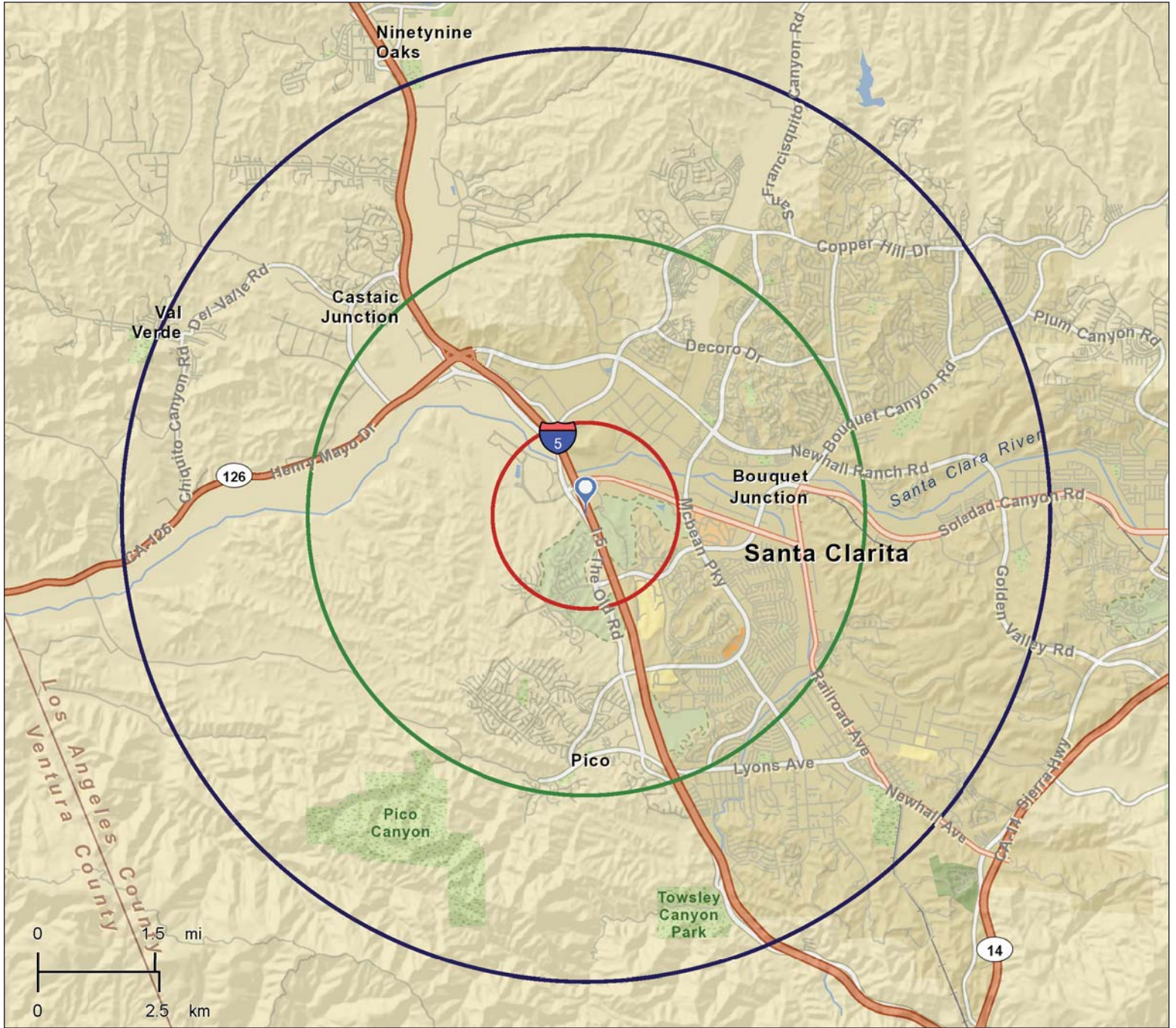
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Site Map

27430 The Old Rd, Valencia, CA, 91355
Ring: 1, 3, 5 Miles

Latitude: 34.41825
Longitude: -118.58153



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