



NewMark Merrill
COMPANIES

Retail that resonates



CORBIN/PARTHENIA

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



CORBIN/ PARTHENIA

In the vicinity

Major Employers	:	Trade Area Population
CSU Northridge	:	249,965
Pierce College	:	Daytime Population
Dignity Health Northridge	:	241,158
West Hills Hospital & Medical Center	:	Employee Population
Kaiser Permanente Woodland Hills	:	120,675
Aerojet Rocketdyne	:	
Providence Cedars Sinai	:	
Tarzana Medical Center	:	

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..."



247,289

POPULATION IN 3-MILE RADIUS*



27,013
CORBIN AVE.

25,897
PARTHENIA ST.



\$124,362

AVERAGE HH INCOME IN 3-MILE RADIUS*



613,489
ANNUAL VISITS



83,668
SF OF RETAIL SPACE

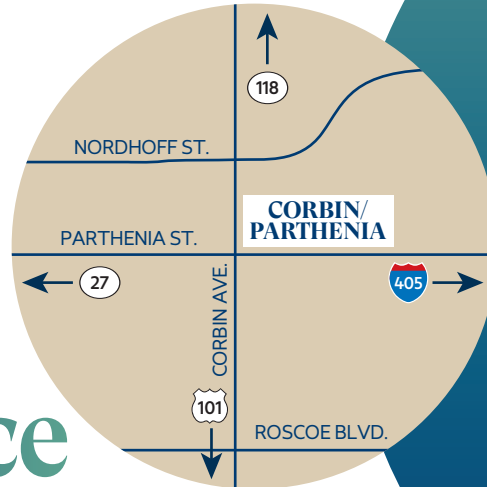
Prime Retail Space Available

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 36,900 students, presents significant opportunity to tap into the dynamic student market.

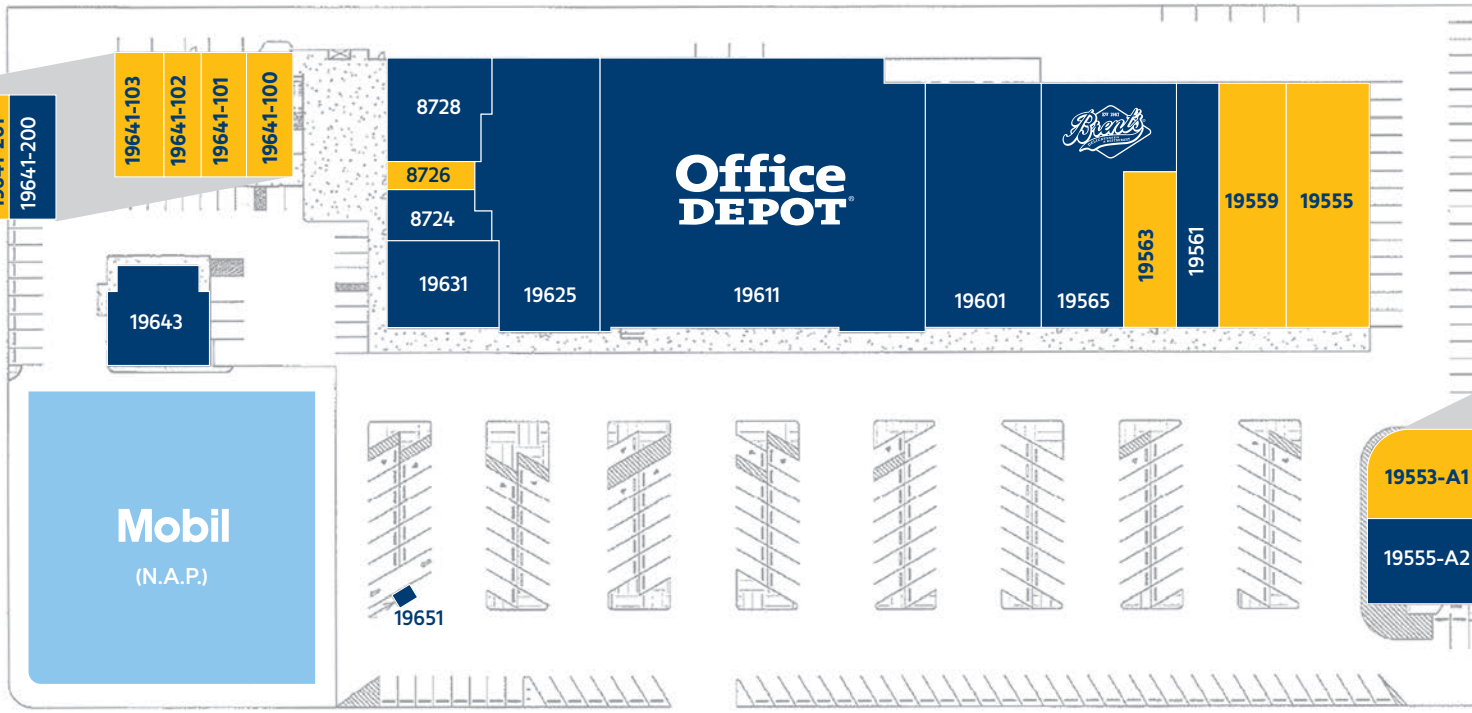
With its **attractive location and the potential to capitalize** on the diverse demographics and thriving local economy, Corbin/Parthenia Shopping Center is an ideal choice for businesses seeking a strategic and prosperous leasing opportunity.



*Estimates are based on 2025 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



CORBIN AVE.



Second Floor

PARTHENIA ST.

#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
8724	Corbin Wash & Dry	1,592	19561	Brent's Deli	2,464	19641-102	AVAILABLE	741
8726	AVAILABLE	506	19563	AVAILABLE	2,121	1641-103	AVAILABLE	1,201
8728	The Valley Club	2,233	19565	Brent's Deli	6,231	19641-200	LEX Hospice Care	820
19553 A-2	Expert Colorist	2,352	19601	Finmark Floor Covering	7,452	19641-201	AVAILABLE	666
19553 A-1	AVAILABLE	1,855	19611	Office Depot	23,278	19641-202	Smart Choice Dental Lab	666
19553 F	Payroll Plus	2,048	19625	Mr. Stuff Warehouse	7,915	19641-203	Property Management	636
19553 G	AVAILABLE	1,760	19631	Northridge Beauty Bar	2,254	19641-204	Accounting Tree	820
19555	AVAILABLE	5,000	19641-100	AVAILABLE	1,156	19643	Flying Kick Martial Arts	2,600
19559	AVAILABLE	4,250	19641-101	AVAILABLE	1,000	19651	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. No warranties or guaranties of any kind are given or implied by the Architect or Owner.