



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*



## PRIME RETAIL SPACE AVAILABLE IN NORTH HILLS

16161 Nordhoff St., North Hills, CA 91343



VIEW LISTING PAGE

**MICHAEL SHARON**  
(818) 572-4050 | [msharon@illicre.com](mailto:msharon@illicre.com)  
DRE#01495419



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124



RETAIL SPACE  
NORTH HILLS

**EXCLUSIVELY LISTED BY**

**MICHAEL SHARON**  
*SENIOR VICE PRESIDENT*

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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# PROPERTY FEATURES

16161 Nordhoff St., North Hills, CA 91343



## APPROX. 960 SF





RETAIL SPACE

- ✓ Located at a signalized intersection
- ✓ Great signage opportunity
- ✓ Plenty of visibility

## AREA AMENITIES

- ✓ High traffic counts
- ✓ Located in a densely populated residential area
- ✓ Close proximity to 405 Fwy
- ✓ Located near local high schools



— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	27,738	277,594	669,348
 Avg. HH Income	\$107,794	\$90,334	\$94,016
 Daytime Pop	22,411	223,698	542,076
 Traffic Count	± 59,287 CPD ON STREET		

# SITE PLAN

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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





**AVAILABLE**

- target
- CVS pharmacy
- Albertsons
- planet fitness
- McDonald's
- CHIPOTE MEXICAN GRILL
- LA|FITNESS.
- 7 ELEVEN
- SEAFOOD CITY SUPERMARKET
- AutoZone
- MONROE
- WING-STOP
- FOOD 4 LESS
- STARBUCKS

- CHIPOTE MEXICAN GRILL
- Ralphs
- Jack in the box
- AutoZone
- planet fitness
- Albertsons
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# AERIAL MAP





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