

RETAIL / MEDICAL / OFFICE FOR LEASE

CSUN Plaza

8624-8628 RESEDA BLVD | NORTHRIDGE, CA 91324



RETAIL/OFFICE
AVAILABLE UNITS



1,700-5,700
SF AVAILABLE



NEW
RENOVATIONS



VERY WALKABLE
77 WALK SCORE



HEAVY
TRAFFIC COUNTS



TREMENDOUS
SIGNAGE

YAIR HAIMOFF, SIOR

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SPECTRUM
COMMERCIAL REAL ESTATE, INC.

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PROPERTY FEATURES

- Prime Retail / Medical / Office Center
- Newly Renovated
- Available:
 - First Floor: 1,700-5,700 SF
 - Second Floor: 830-990 SF
- Excellent Street Frontage with Building and Pylon Signage
- Ample On-Site and Street Parking
- Electronically Gated and Secured Rear Parking
- Ideal for Multiple Applications

LOCATION HIGHLIGHTS

- Prime Northridge Location
- Excellent Foot and Traffic Counts
- Strong Demographics
- Minutes from CSUN, Northridge Hospital, and Westfield Northridge Fashion Center
- Easy Freeway Access



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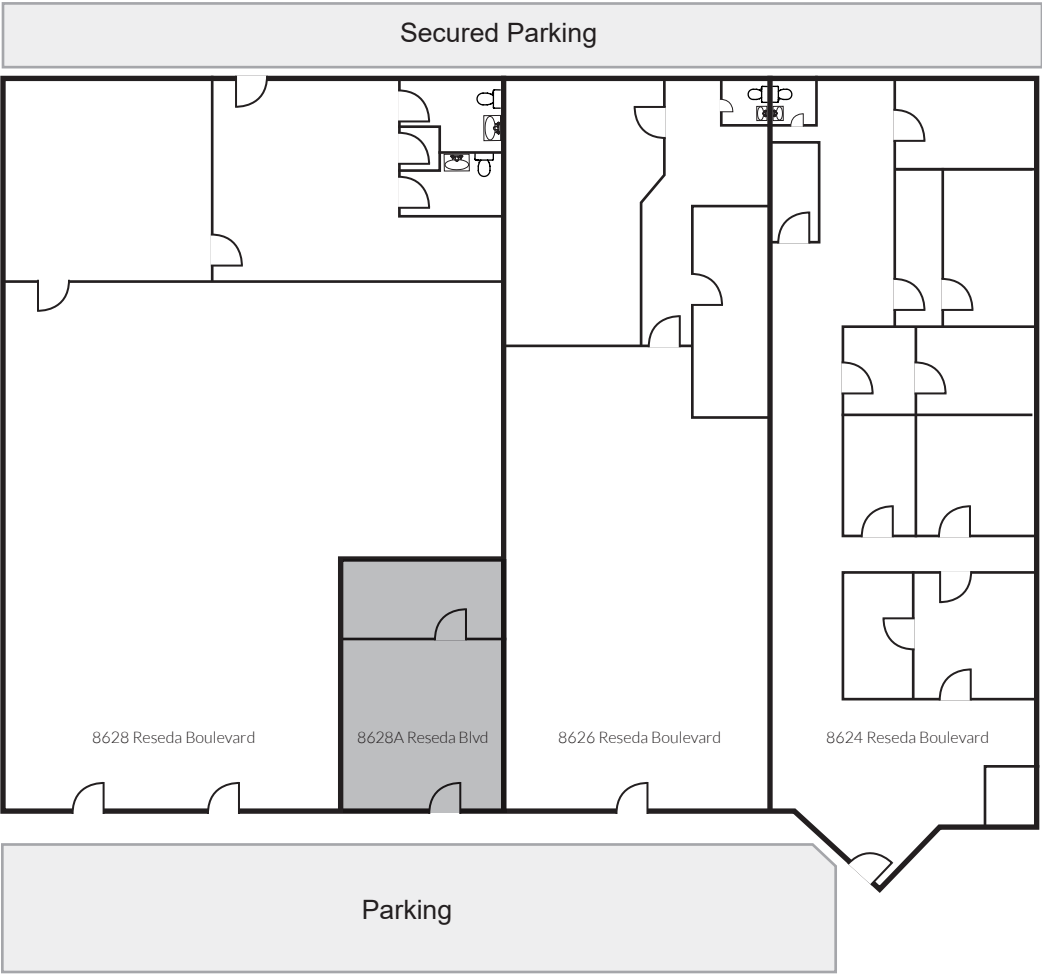
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GROUND FLOOR SITE PLAN - RETAIL



AVAILABILITY

Suite 8628	2,200 SF (End-Cap)
Suite 8626	1,700 SF (In-Line)
Suite 8624	1,800 SF (In-Line)
Contiguous	Up to 5,700 SF

←-----RESEDA BOULEVARD-----→

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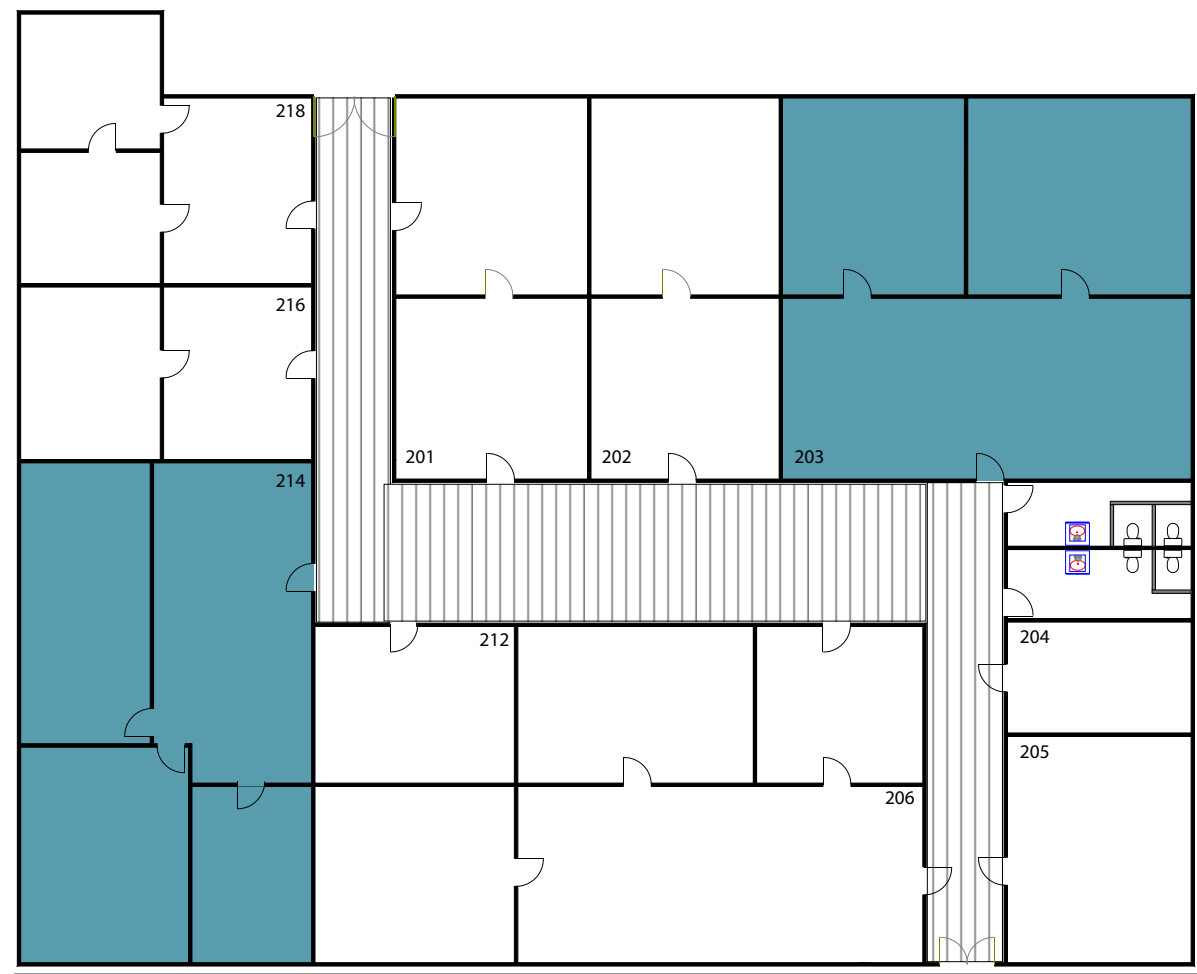
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SECOND FLOOR SITE PLAN - OFFICE



AVAILABILITY

Suite 203	830 SF
Suite 214	990 SF

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DEMOGRAPHIC DATA



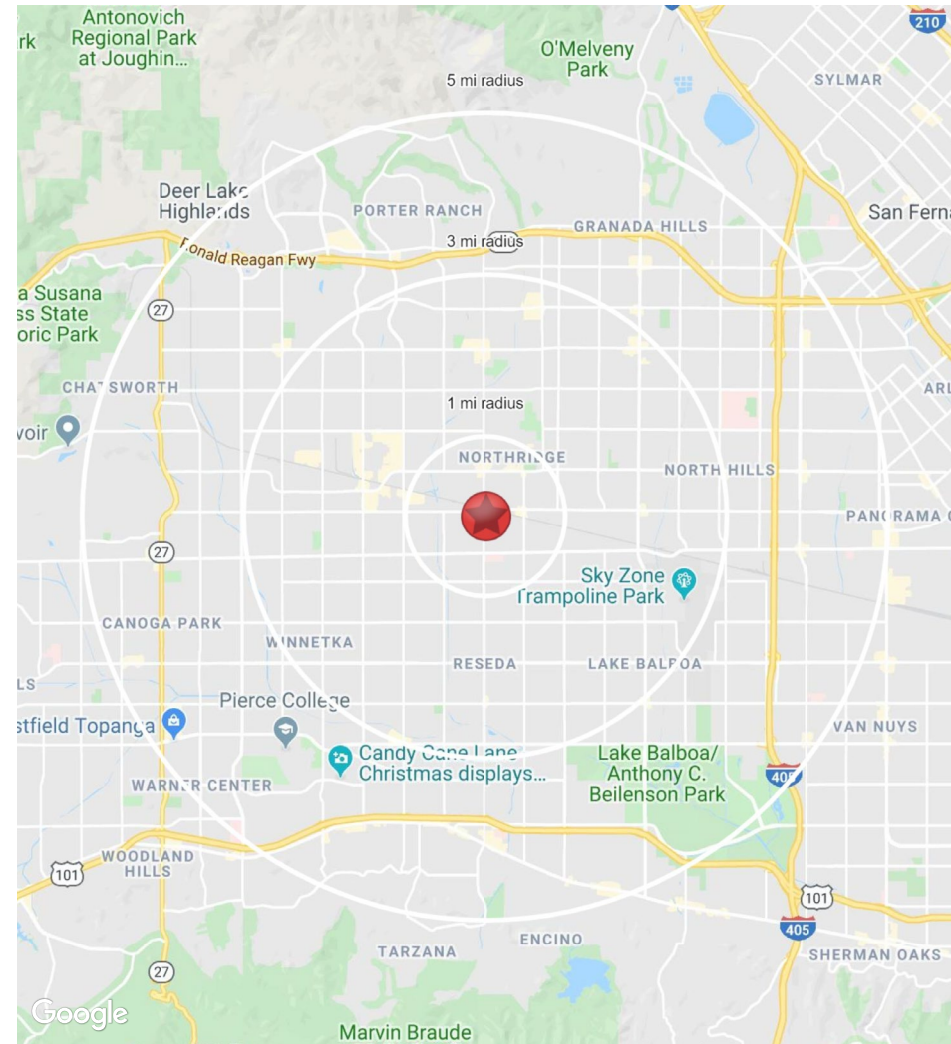
POPULATION	1 MILE	3 MILES	5 MILES
2019 Estimated Population	28,191	229,947	630,279
2024 Projected Population	28,179	229,823	629,897
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi



ESTIMATED INCOME	1 MILE	3 MILES	5 MILES
2019 Est. Average Household Income	\$80,411	\$95,414	\$94,263
2019 Est. Median Household Income	\$64,322	\$75,556	\$74,387
2019 Est. Per Capita Income	\$25,758	\$31,674	\$31,950



DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 Est. Total Businesses	1,958	10,287	31,154
2019 Est. Total Employees	17,353	92,437	251,618



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