

## **RESTAURANT, RETAIL, MEDICAL SPACE AVAILABLE IN NORTHRIDGE!**

9546 Reseda Blvd., Northridge, CA 91324



ARMEN TCHAPANIAN (818) 697-9362 | armen@illicre.com DRE#02041876 TODD NATHANSON (818) 514-2204 | todd@illicre.com DRE#00923779 CoStar-POWERBROKER GCSC

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

MULTI-USE SPACE NORTHRIDGE, CA

### **EXCLUSIVELY LISTED BY**

# ARMEN TCHAPANIAN

(818) 697-9362 | armen@illicre.com DRE#02041876

### **TODD NATHANSON**

PRESIDENT (818) 514-2204 | todd@illicre.com DRE#00923779



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.

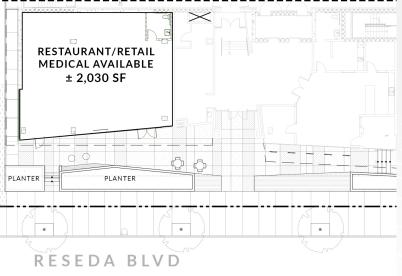
#### MULTI-USE SPACE NORTHRIDGE, CA

## **PROPERTY FEATURES**

9546 Reseda Blvd., Northridge, CA 91324







### APPROX. 2,030 SF

MULTI-USE SPACE AVAILABLE

- ✓ Floor-to-ceiling glass frontage
- $\checkmark$  Grease interceptor and shaft-installed
- $\checkmark$  ±700 residents above and adjacent to premises
- ✓ Great visibility facing major thoroughfare Reseda Blvd.
- ✓ Prominent signage above unit
- $\checkmark$  Perfect for medical, restaurant, retail or office
- ✓ Retail/restaurant parking is exclusive to retail space with a parking ratio of 10/1000
- ✓ Clerestory ceiling option
- ✓ Ceiling height is ±12 FT

### **AREA AMENITIES**

- ✓ Close proximity to the CSUN campus with ±38,000 students and ±4,000 faculty and staff
- ✓ Conveniently near the 118 and 405 Freeways
- ✓ Surrounded by major national tenants

- DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	29,885	226,013	637,357
Avg. HH Income	\$89,114	\$100,693	\$98,417
<b>Q</b> Daytime Pop	24,019	185,089	518,947
Traffic Count	± 35,019 CPD ON RESEDA BLVD		





5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

COMMERCIAL REAL ESTATE

ARMEN TCHAPANIAN SENIOR ASSOCIATE (818) 697-9362 armen@illicre.com DRE#02041876



TODD NATHANSON PRESIDENT (818) 514-2204 todd@illicre.com DRE#00923779

5990 SEPULVEDA BLVD., STE. 600 SHERMAN OAKS, CA 91411 818.501.2212/PHONE www.illicre.com DRE #01834124

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.