



COMMERCIAL
REAL ESTATE
the sign of a profitable property



RESTAURANT, RETAIL, MEDICAL SPACE AVAILABLE IN NORTHRIDGE!

9546 Reseda Blvd., Northridge, CA 91324



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DRE#02041876

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



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
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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

9546 Reseda Blvd., Northridge, CA 91324



APPROX. 2,030 SF





MULTI-USE SPACE AVAILABLE

- ✓ Floor-to-ceiling glass frontage
- ✓ Grease interceptor and shaft-installed
- ✓ ± 700 residents above and adjacent to premises
- ✓ Great visibility facing major thoroughfare Reseda Blvd.
- ✓ Prominent signage above unit
- ✓ 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 $\pm 38,000$ students and $\pm 4,000$ 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
 Daytime Pop	24,019	185,089	518,947
 Traffic Count	$\pm 35,019$ CPD ON RESEDA BLVD		



AERIAL MAP



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