

NORTHRIDGE UNIVERSITY PLAZA



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NORTHRIDGE UNIVERSITY PLAZA

PROPERTY FEATURES

- + End Cap With Great Window Frontage Exposure
- + ±1,565 SF Open Floor Plan With Storage, Private Office and Restroom
- + Excellent Signage and Visibility on Reseda Boulevard
- + Lots of Natural Light
- + Open Parking Spaces Plus Truck Delivery Access

AREA AMENITIES

- + Heavy Pedestrian and Automobile Traffic
- + Near Metro Bus Station
- + Steps from California State University Northridge Matador Walk w/ 40,000+ students/faculty
- + Walking Distance From Valley Performing Arts Center
- + Neighboring tenants include: the Habit Hamburger, Big 5, Chipotle, Chillis, Yogurtland, Subway, Carls Jr, Bank of America, Von's, McDonald's, California Chicken Café, Panda Express, Wells Fargo, Maria's Italian Kitchen, CSUN, Dunkin Donuts, and UPS Store
- + Minutes to the 118 & 405 Freeways

RENTAL RATE

- + 9250 Reseda Unit 16: ±1,565 SF \$2.75 PSF + \$0.45 PSF NNN



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POPULATION

1-mile	25,528
3-mile	206,726
5-mile	597,756



AVERAGE HOUSEHOLD INCOME

1-mile	\$81,958
3-mile	\$94,009
5-mile	\$87,756



DAYTIME POPULATION

1-mile	14,589
3-mile	82,298
5-mile	212,497



TRAFFIC COUNT

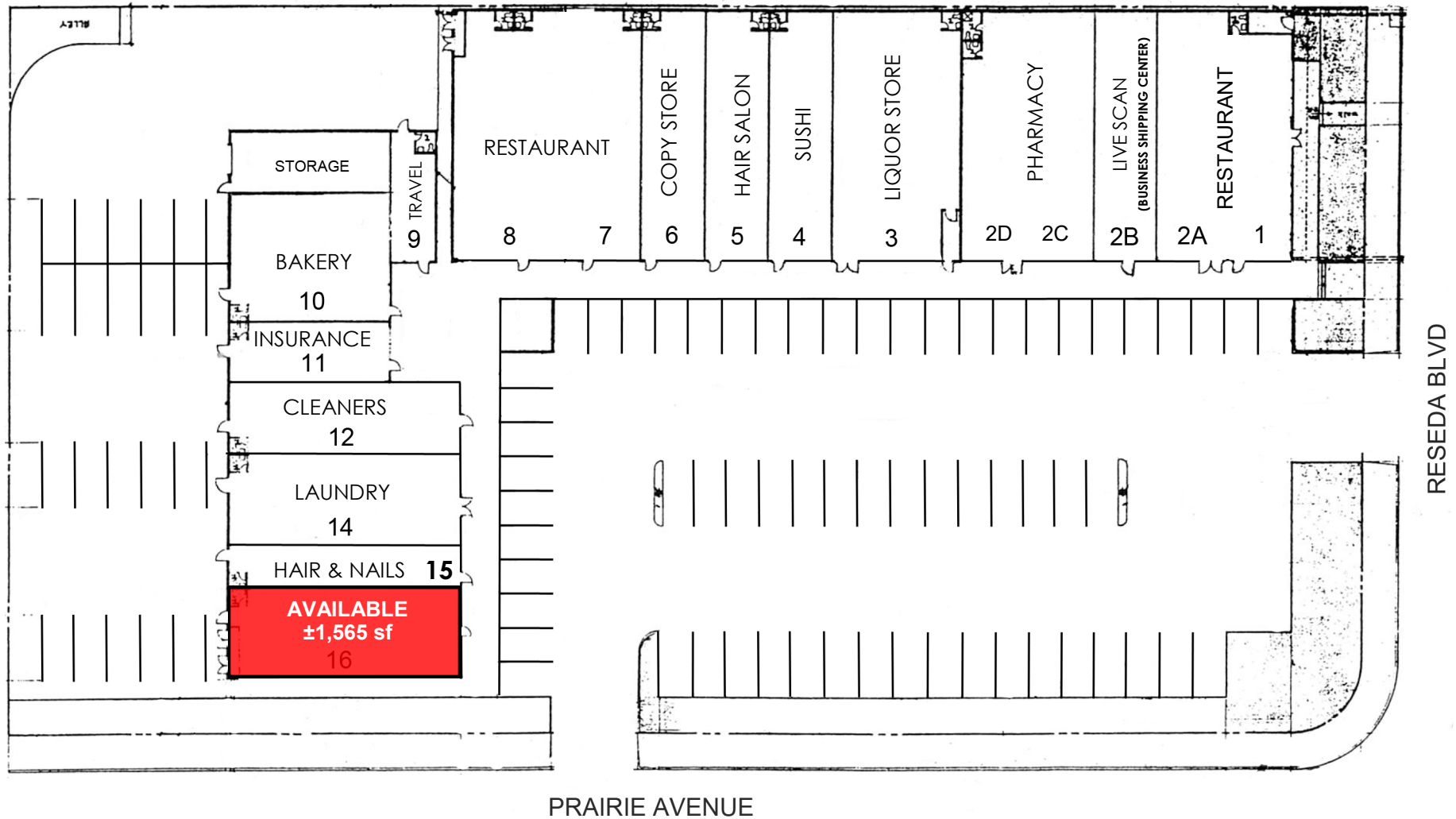
±37,418 cars per day on Reseda Boulevard and Prairie Street

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