

FOR LEASE RETAIL SPACES



LISTED BY:

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8254 WHITE OAK AVENUE

Northridge, CA 91352

PROPERTY FACTS

Available Spaces	UNIT 2A & 2B 1,950 SF (Divisible)
Lease Rate	\$2.00-2.25 PSF NNN

DEMOGRAPHICS	1 MILE	3MILES	5 MILES
2016 Estimated Population	26,775	242,757	677,143
2016 Daytime Population	20,685	238,385	649,056
2016 Estimated Avg. Household Income	\$87,999	\$80,113	\$80,891

White Oak Ave Traffic Count 38,680 Average Daily Volume

PROPERTY HIGHLIGHTS

Newly redeveloped retail strip center located on a major signalized corner with significant traffic counts and abundant parking. With 7-Eleven and Dollar Tree as current tenants, this location is the perfect opportunity for other national and local retailer or restaurant.

CURRENT TENTANTS



CHARLES DUNN COMPANY

800 West 6th Street, Suite 800

Los Angeles, CA 90017

Lic. # 01201641

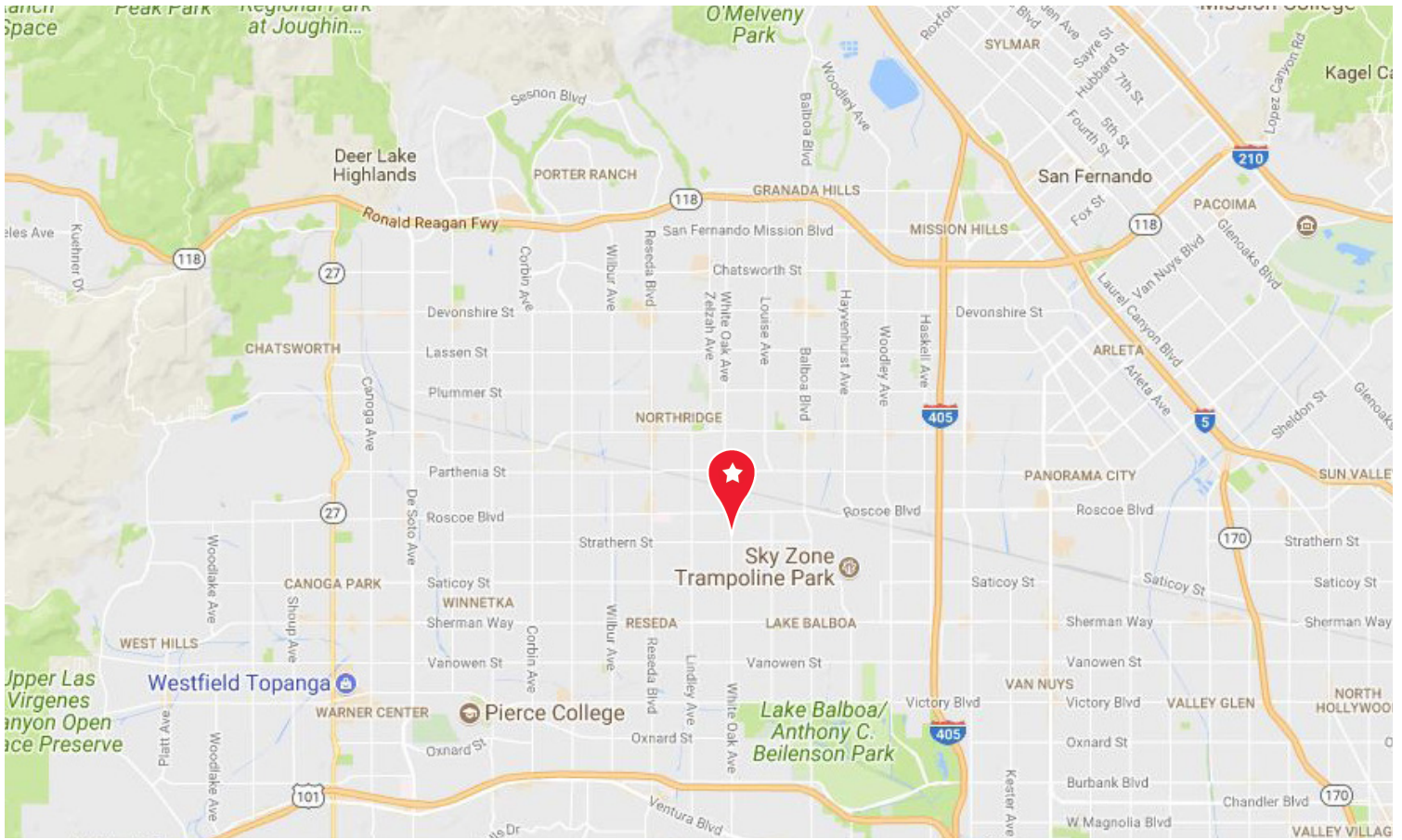
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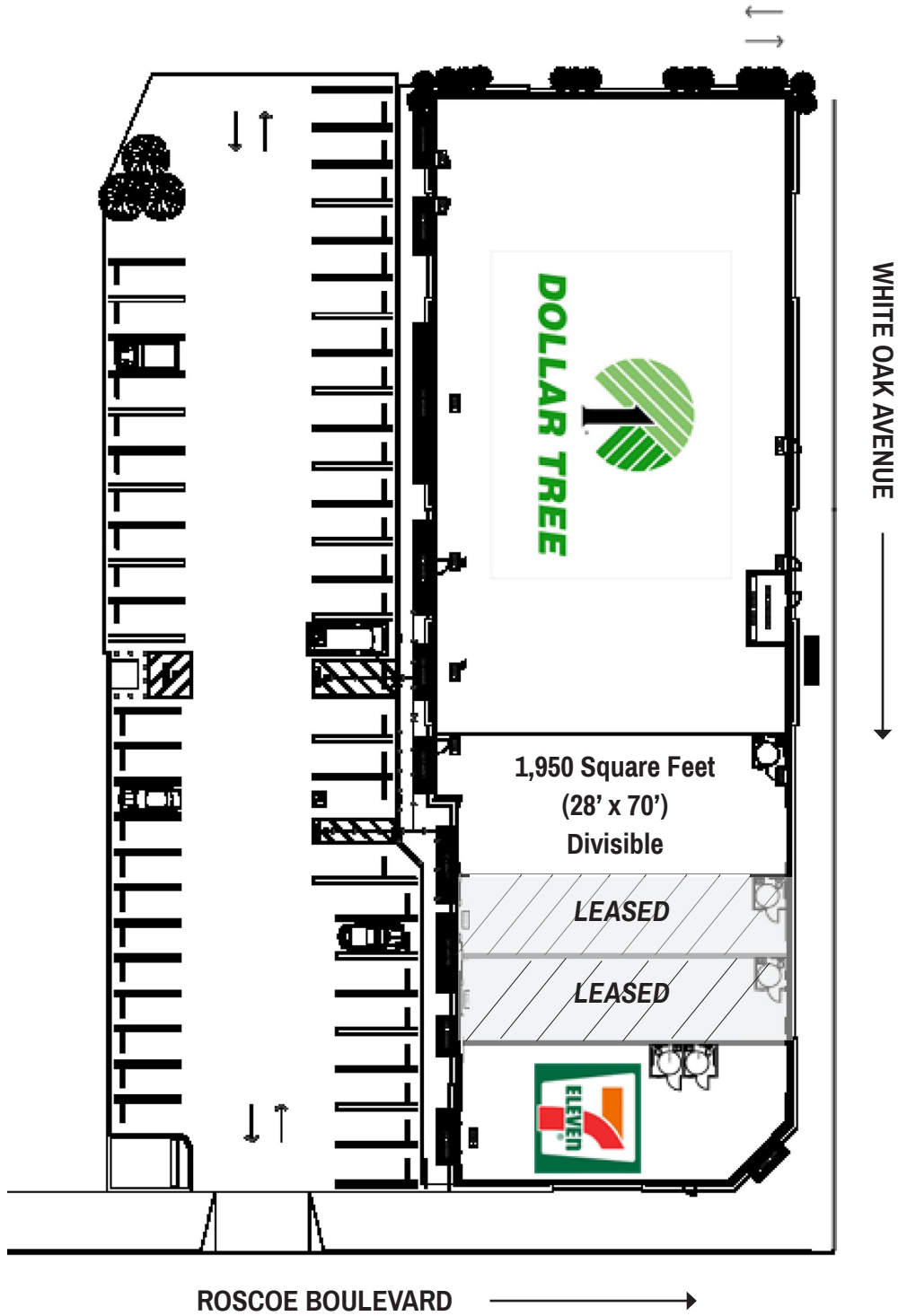
Property Maps

8254 White Oak Avenue
Northridge, CA 91325



Site Plan

8254 White Oak Avenue
Northridge, CA 91325



Retail Center Photos

8254 White Oak Avenue
Northridge, CA 91325



Area Demographics

	1 Mile Ring	3 Mile Ring	5 Mile Ring
Population Trend			
2000 Total Population	23,886	215,696	612,588
2010 Total Population	25,586	231,028	646,192
2016 Total Population	26,775	242,757	677,143
2021 Total Population	27,680	250,871	697,742
Population Change 2000 to 2010	7.1%	7.1%	5.5%
Population Change 2000 to 2016	12.1%	12.5%	10.5%
Population Change 2010 to 2021	8.2%	8.6%	8.0%
Population Change 2016 to 2021	3.4%	3.3%	3.0%
2016 Race and Ethnicity			
White alone	53.7%	53.0%	53.4%
Black or African American alone	4.4%	4.7%	4.4%
Asian alone	12.9%	14.3%	13.4%
Other Race	29.1%	28.0%	28.7%
Hispanic or Latino			
Hispanic	49.6%	47.9%	49.2%
Not Hispanic	50.4%	52.1%	50.8%
2016 Age			
Median Age	36.9	35.7	35.8
19 and Under	24.4%	24.9%	25.0%
20 to 29	15.9%	16.9%	16.3%
30 to 39	14.0%	14.0%	14.5%
40 to 49	14.2%	13.8%	13.9%
50 to 64	19.6%	18.2%	18.1%
65 and Over	11.9%	12.1%	12.1%
2016 Occupation			
Civilian employed population 16 years and over	13,118	116,431	323,857
White collar	57.3%	58.3%	57.6%
Blue collar	42.7%	41.7%	42.4%
2016 Educational Attainment			
Population 25 years and over	18,109	160,981	453,693
No High School Diploma	19.7%	20.7%	22.3%
High school graduate, GED, or alternative	25.1%	23.3%	22.5%
College No Degree	21.7%	21.3%	20.0%
College or Advanced Degree	33.5%	34.7%	35.2%
2016 Marital Status			
Population 15 years and over	21,941	199,536	551,762
Married	44.6%	44.0%	46.4%
Not Married	55.4%	56.0%	53.6%

Area Demographics

	1 Mile Ring	3 Mile Ring	5 Mile Ring
Household Trend			
2000 Households	7,677	71,126	201,977
2010 Households	7,841	73,495	207,223
2016 Households	8,033	75,259	212,158
2021 Households	8,171	76,497	214,982
Household Change 2000 to 2010	2.1%	3.3%	2.6%
Household Change 2000 to 2016	4.6%	5.8%	5.0%
Household Change 2010 to 2021	4.2%	4.1%	3.7%
Household Change 2016 to 2021	1.7%	1.6%	1.3%

2016 Household Size

Average Household Size	3.3	3.2	3.1
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Household Income Trend

2000 Median Income	\$49,828	\$43,747	\$43,138
2010 Median Income	\$62,748	\$55,537	\$54,426
2016 Median Income	\$62,191	\$57,118	\$56,264
2021 Median Income	\$67,778	\$61,569	\$60,798
Median Income Change 2000 to 2010	25.9%	26.9%	26.2%
Median Income Change 2000 to 2016	24.8%	30.6%	30.4%
Median Income Change 2010 to 2021	8.0%	10.9%	11.7%
Median Income Change 2015 to 2021	9.0%	7.8%	8.1%

2016 Household Income

up to \$24,999	17.4%	21.4%	21.6%
\$25,000 to \$49,999	22.8%	22.8%	23.5%
\$50,000 to \$74,999	17.4%	18.0%	17.6%
\$75,000 to \$124,999	23.7%	20.6%	20.2%
\$125,000 to \$199,999	11.5%	11.9%	11.2%
\$200,000 or more	7.1%	5.3%	6.0%

2016 Home Value

Median Home Value	\$382,482.00	\$390,486.40	\$393,858.20
Average Home Value	\$437,804.90	\$428,617.00	\$477,706.40

2016 Occupancy

Households	8,033	75,259	212,158
Owner Occupied	60.0%	50.8%	49.2%
Renter Occupied	40.0%	49.2%	50.8%

Occupancy by Number of Units

1 Unit, Detached	62.1%	53.6%	48.9%
1 Unit, Attached	5.2%	4.1%	4.7%
2 to 9	6.4%	5.2%	5.4%
10 to 49	12.7%	19.9%	22.2%
50 or more Units	12.9%	16.2%	17.9%
Mobile Home	.5%	.9%	.9%
Boat, RV, Van, etc.	.3%	.1%	.1%