

# Northridge MEDICAL CENTER



**FOR LEASE** | HIGH-IMAGE PROFESSIONAL MEDICAL OFFICE

1,110 - 2,020 RSF

18433 Roscoe Boulevard | Northridge, CA

MATT SREDEN

Vice President

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**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

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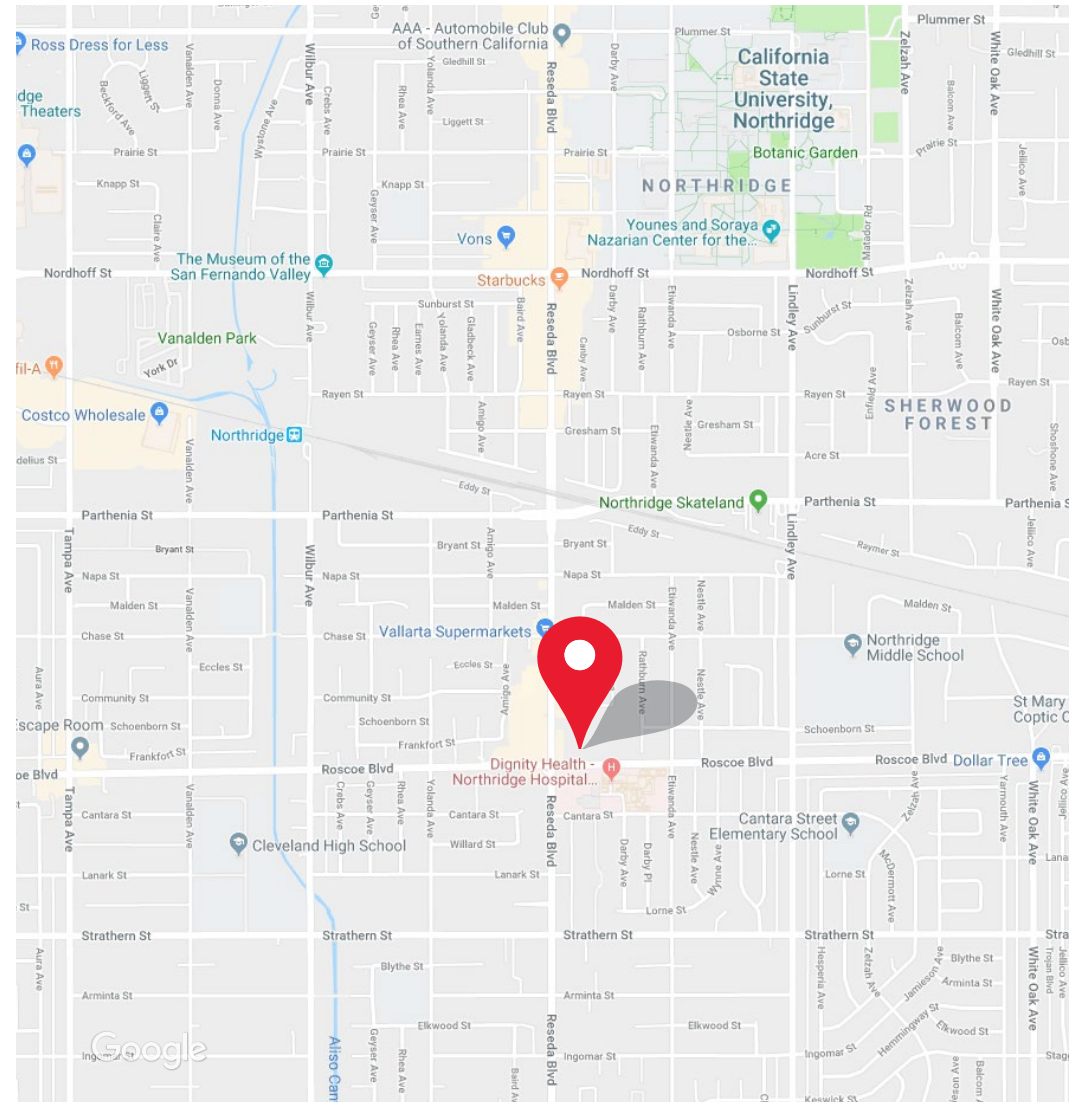
## Features and Highlights

### PROPERTY HIGHLIGHTS

- High-Image Medical Office Building
- Open Atrium Setting; Extensive Wrap-Around Window Line
- Reserved & Unreserved Parking Available; On-Site Parking Attendant
- Available for Immediate Occupancy
- Elevator Served
- Dual Monument Signage \*Call for Details

### LOCATION HIGHLIGHTS:

- Prime Northridge Location with Excellent Demographics
- Close Proximity to Northridge Fashion Center, Metrolink, Cal State University Northridge (CSUN), Northridge Recreation Center and Northridge Park Aquatic Center, Health Clubs, Costco Wholesale, Daycare Centers, Restaurants & Shopping
- Within Close Proximity to the Ventura 101, San Diego 405 and CA State Route 118 Freeways
- Walking Distance to Dignity Health - Northridge Hospital Medical Center & UCLA Health Northridge General Surgery
- High Daily Traffic Counts with Excellent Visibility and Frontage Along Two Major Thoroughfares



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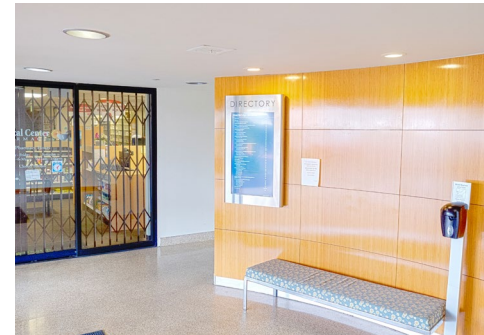
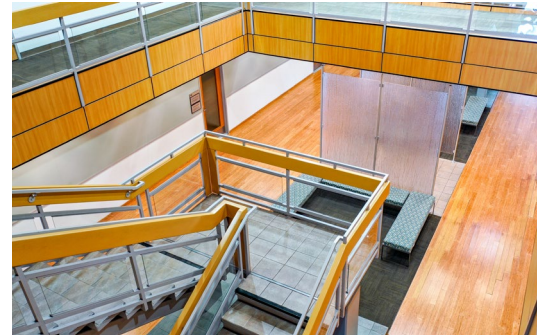
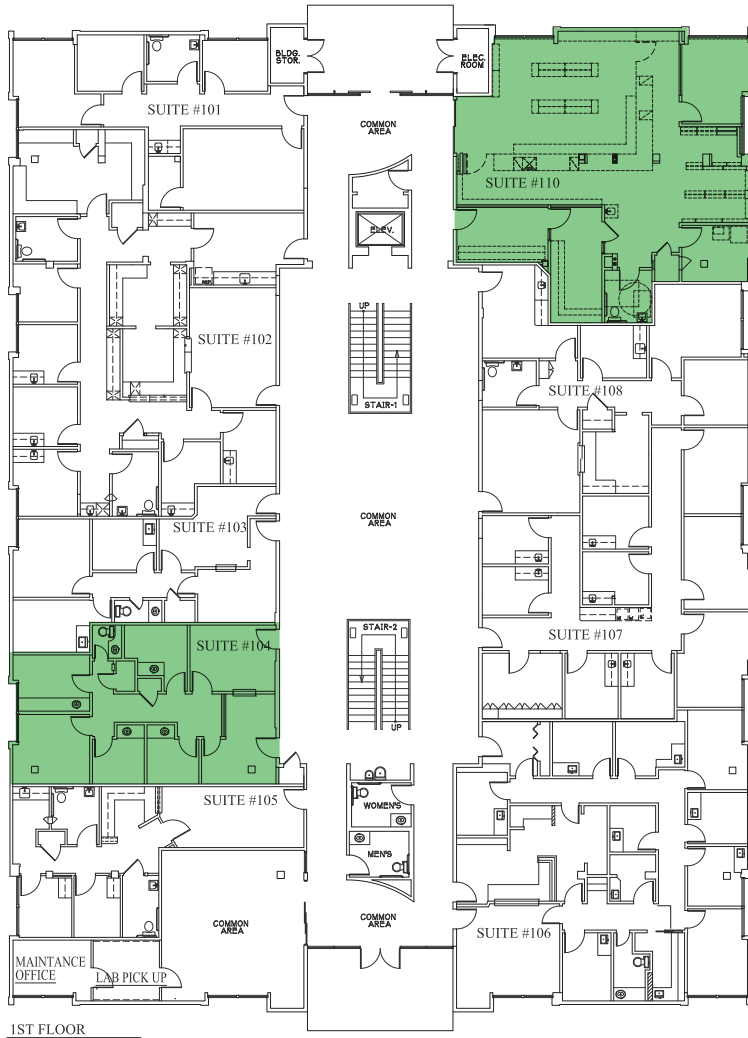
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*Available Suites*



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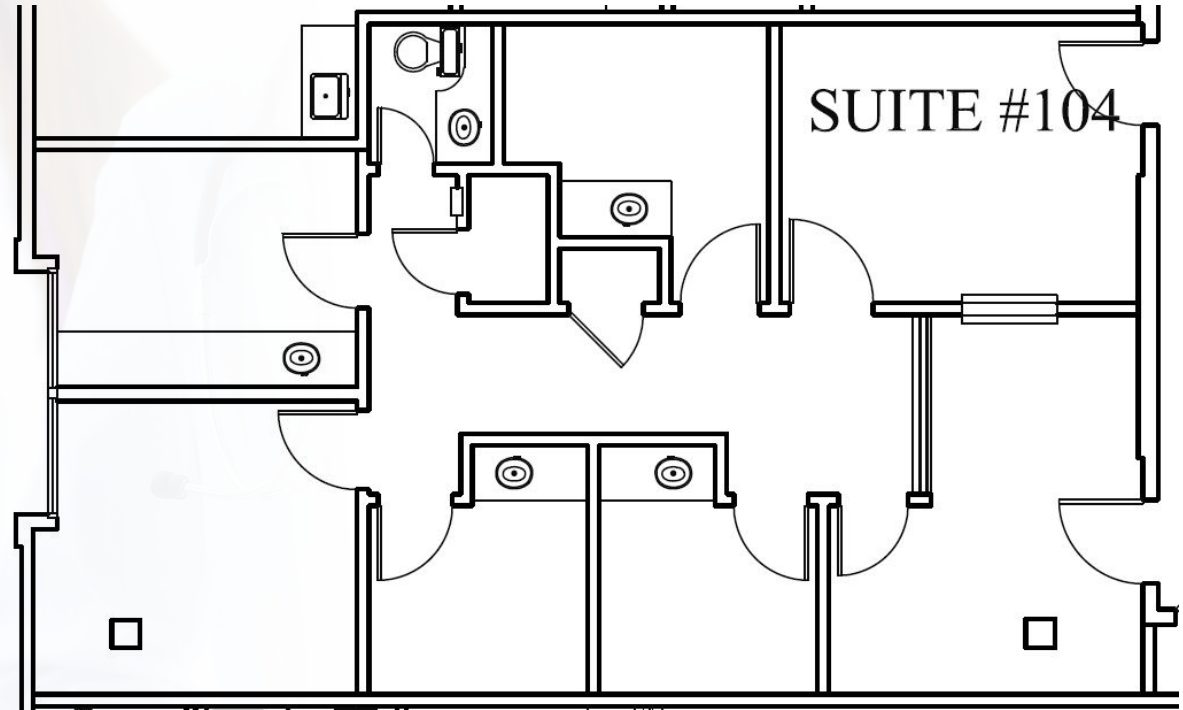
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Suite #	Size (SF)	Site Features
104	1,110	<ul style="list-style-type: none"><li>Previously occupied by Pediatric Doctor</li><li>Four (4) exam rooms with sink, private office, receptionist office, waiting room, private in-suite restroom, and dual entry exit.</li></ul>



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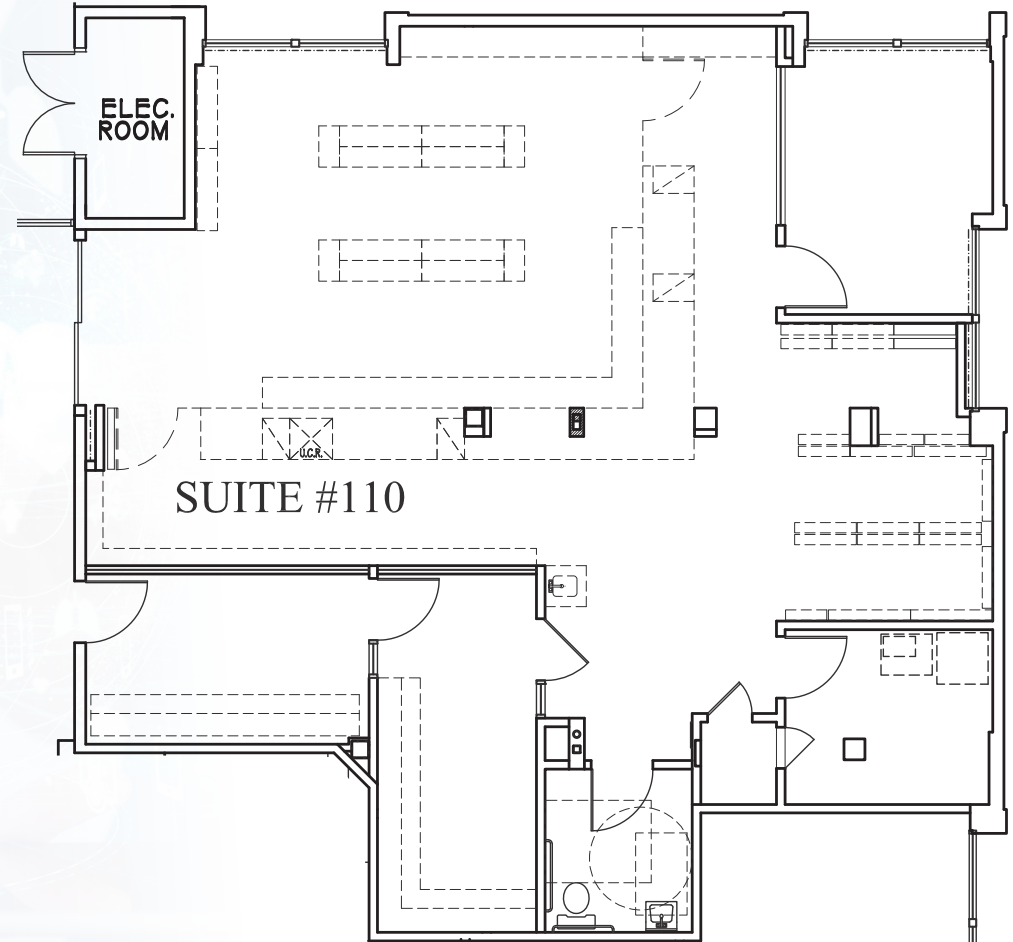
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*Available Suites*

Suite #	Size (SF)	Site Features
110	2,020	<ul style="list-style-type: none"><li>• Previously occupied by Pharmacy</li><li>• Divisible down to approx. 865 SF</li></ul>



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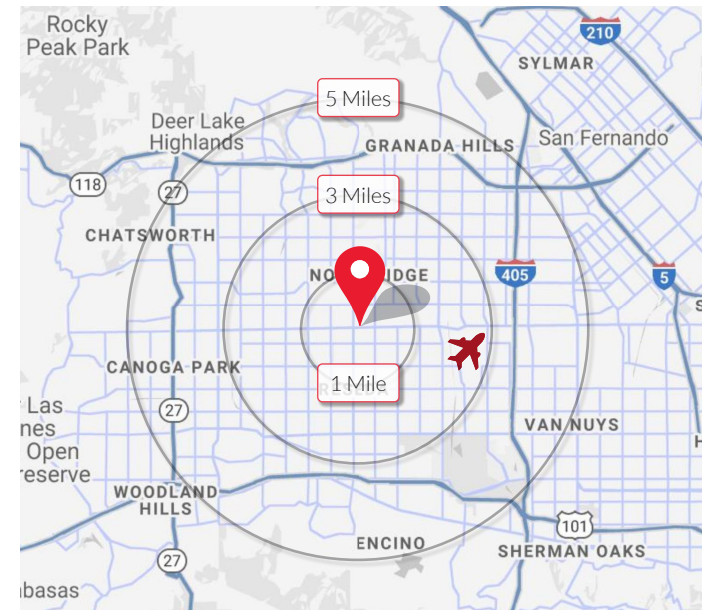
Demographics

## DEMOGRAPHIC DATA

	1 MILE	3 MILES	5 MILES
POPULATION	32,591	233,006	638,432
MEDIAN AGE	34.6	37.3	36.8
MALE / FEMALE	16,330 50.1% / 16,261 49.9%	114,639 49.2% / 118,367 50.8%	316,281 49.5% / 322,151 50.5%
AVG HHI	\$80,631	\$93,912	\$95,706
MEDIAN HHI	\$60,212	\$71,505	\$72,553
TOTAL NUMBER OF BUSINESS	1,433	9,160	29,247
DAYTIME POPULATION	9,734	90,843	264,878
OWNER OCCUPIED	4,430 45.0%	42,661 55.3%	106,403 49.3%
RENTER OCCUPIED	5,409 55.0%	34,430 44.7%	109,224 50.7%
HIGH SCHOOL GRADUATES	5,496 25.1%	36,503 22.6%	97,012 22.0%
ASSOCIATES DEGREE	1,493 6.8%	12,090 7.5%	30,646 6.9%
BACHELORS DEGREE	4,208 19.2%	34,701 21.5%	98,041 22.2%
GRADUATE DEGREE	1,473 6.7%	15,143 9.4%	44,537 10.1%

## DRIVE TIMES

DESTINATIONS	DISTANCE
Van Nuys Airport	10 Minute Drive
Burbank Airport	22 Minute Drive
West Los Angeles	22 Minute Drive
Downtown Los Angeles	35 Minute Drive
Los Angeles Intl. Airport	35 Minute Drive
Port of Los Angeles	50 Minute Drive



638,432\*  
TOTAL POPULATION



\$95,706\*  
AVERAGE INCOME



264,878\*  
DAYTIME EMPLOYMENT



29,247\*  
TOTAL BUSINESSES

\*5 MILE RADIUS

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**MAJOR DEVELOPMENT**  
**SINGLE & MULTI FAMILY HOMES**

**SUBJECT PROPERTY**



**NORTHRIDGE HOSPITAL CAMPUS**

ROSCOE BLVD

RESEDA BLVD

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