



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



MEDICAL/OFFICE SPACES AVAILABLE

8619 Reseda Blvd, Northridge, CA 91324



ANNA MENDELSON
(818) 650-1740 | anna@illicre.com
DRE#02283597

MICHAEL SHARON
(818) 572-4050 | msharon@illicre.com
DRE#01495419



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

8619 Reseda Blvd, Northridge, CA 91324



APPROX. 350-1,703 SF

OFFICE SPACE AVAILABLE

- ✓ Private restrooms inside suites + shared common restrooms on each floor
- ✓ Tenant-controlled central air conditioning
- ✓ Elevator access to all floors
- ✓ Secure subterranean free parking for employees plus surface parking for visitors

AREA AMENITIES

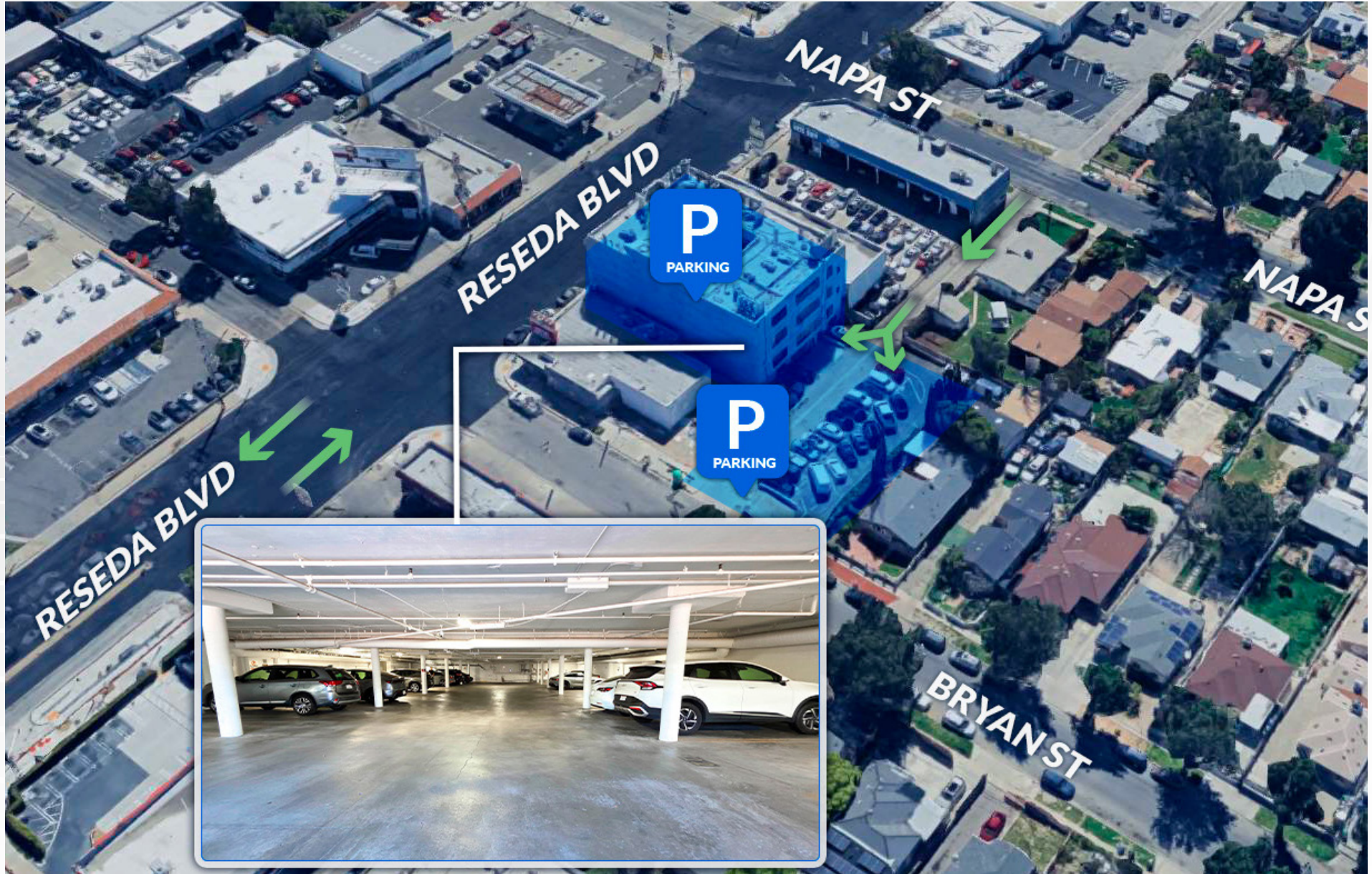
- ✓ Heavy pedestrian and automobile traffic along Reseda Boulevard
- ✓ Located near a signalized intersection with strong visibility
- ✓ Situated in the Northridge medical and retail corridor
- ✓ Minutes from the 101, 118 and 405 Freeways
- ✓ Nearby shopping centers include Northridge Plaza and Northridge Fashion Center / Promenade Shopping Center

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	30,516	224,098	624,041
	Avg. HH Income	\$91,071	\$107,284	\$104,155
	Daytime Pop	29,264	219,674	613,210
	Traffic Count	± 36,754 CPD ON RESEDA BLVD & BRYANT ST		

OFFICE SPACES
NORTHRIDGE, CA

PARKING IN REAR

8619 Reseda Blvd, Northridge, CA 91324



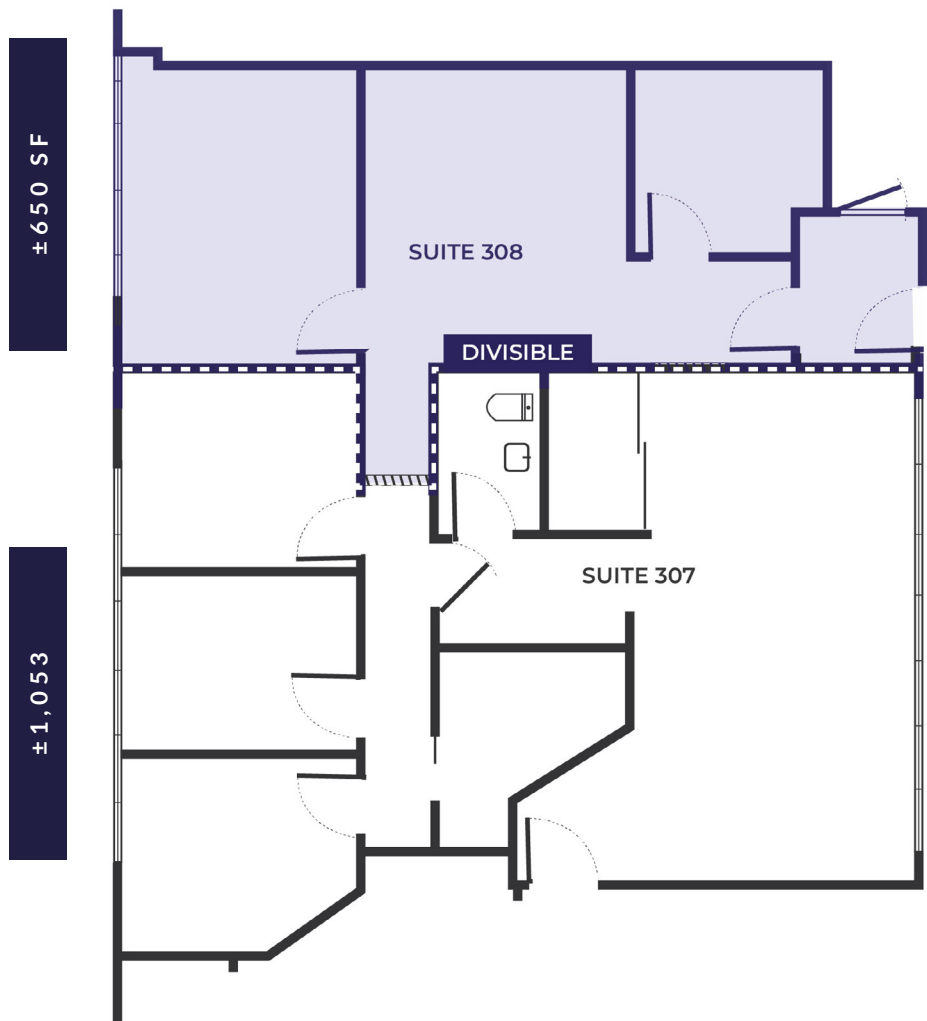
OFFICE SPACES
NORTHRIDGE, CA

UNIT 305

8619 Reseda Blvd, Northridge, CA 91324



± 650-1,703 SF AVAILABLE | \$2.00 PSF MG (CAN BE DIVIDED INTO 2 UNITS)



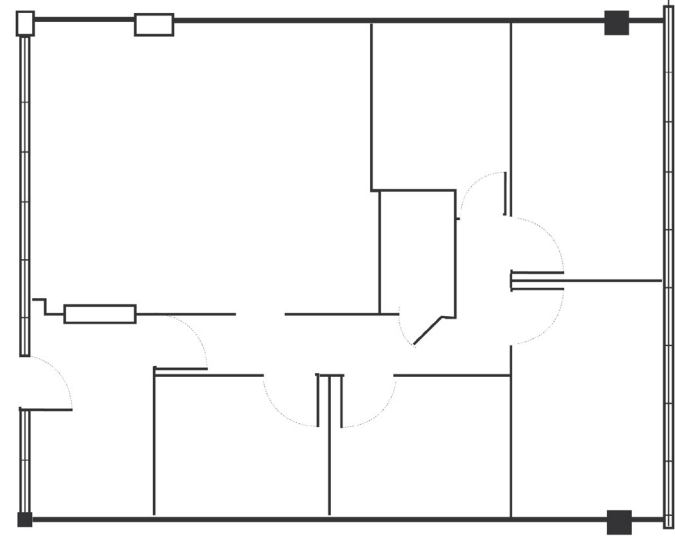
OFFICE SPACES
NORTHRIDGE, CA

UNIT 302

8619 Reseda Blvd, Northridge, CA 91324



±1,256 SF AVAILABLE | \$2.00 PSF MG

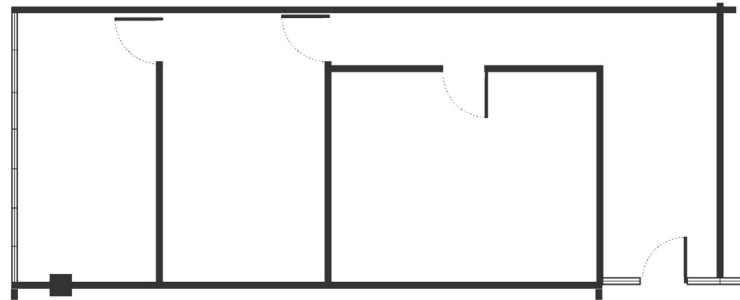


OFFICE SPACES
NORTHRIDGE, CA

UNIT 303

8619 Reseda Blvd, Northridge, CA 91324

±933 SF AVAILABLE | \$2.00 PSF MG



SUITE 303



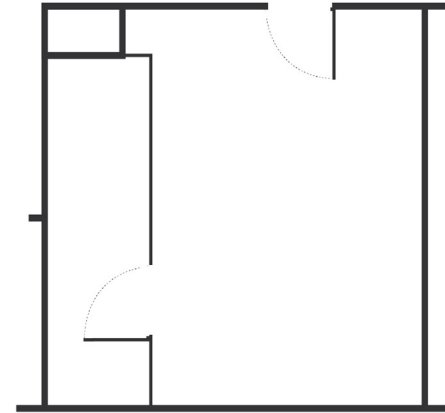
OFFICE SPACES
NORTHRIDGE, CA

UNIT 207

8619 Reseda Blvd, Northridge, CA 91324



±350 SF AVAILABLE | \$2.00 PSF MG



AVAILABLE

NORTHBRIDGE
MIDDLE SCHOOL



RESEDA BLVD



RESEDA BLVD



RESEDA BLVD



PLUMMER ST



LINDLEY AVE



PARTHENIA ST

LINDLEY AVE

NORDHOFF ST



NORDHOFF ST



AERIAL MAP



COMMERCIAL
REAL ESTATE

ANNA MENDELSON
ASSOCIATE

(818) 650-1740 | anna@illicre.com
DRE#02283597

MICHAEL SHARON
SENIOR VICE PRESIDENT

(818) 572-4050 | msharon@illicre.com
DRE#01495419



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 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.