



For Sale or Lease Industrial

9300-9310 Corbin Avenue
Northridge, CA



Accelerating success

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6324 Canoga Ave

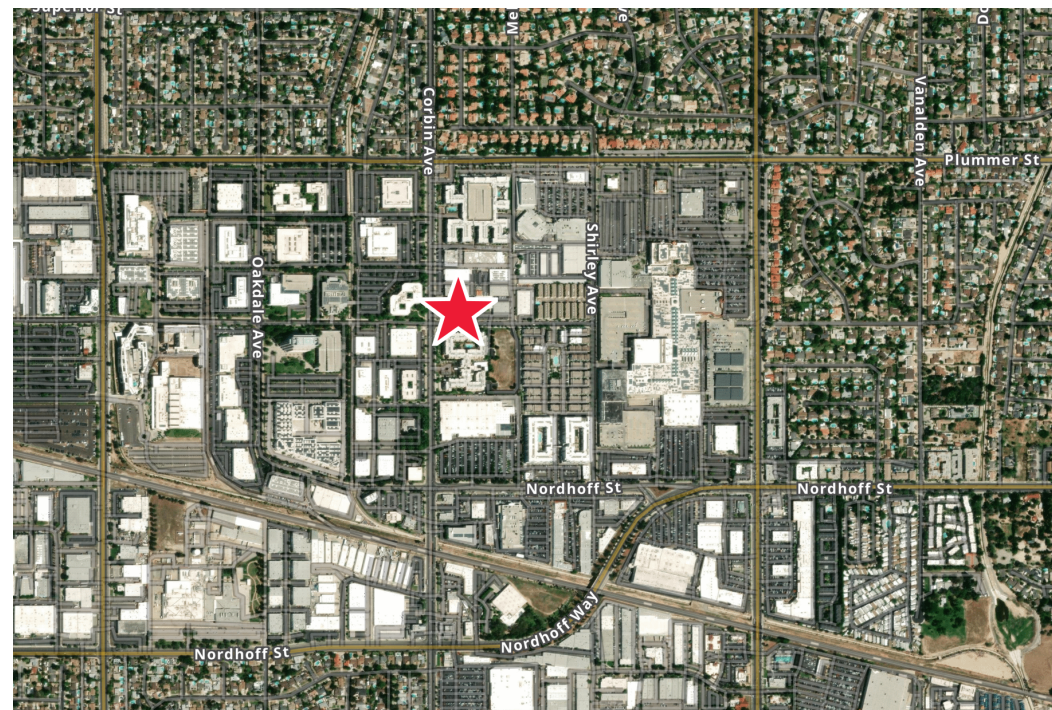
Suite 100

Woodland Hills, CA 91367

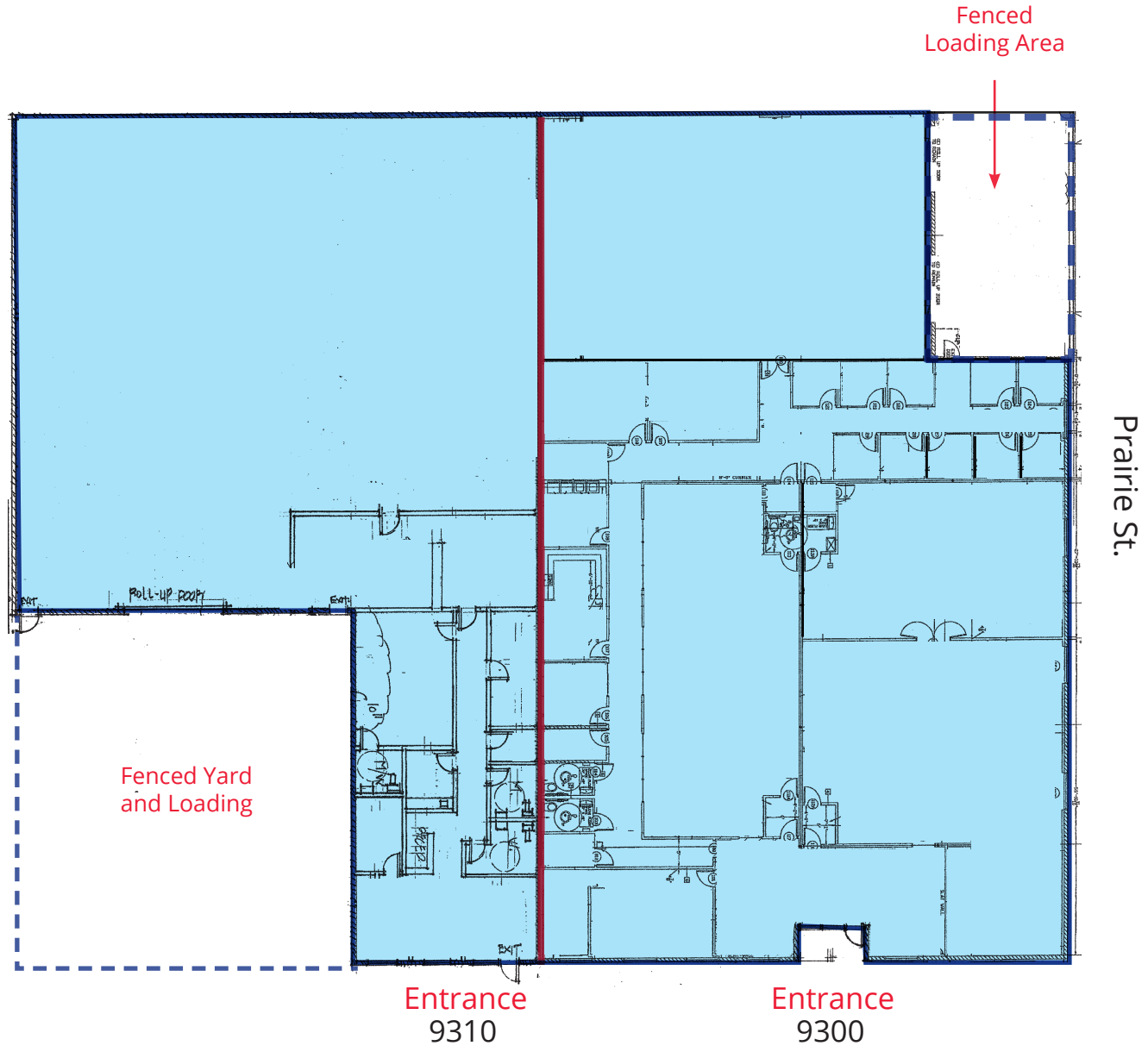
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Building Highlights

- > **Building Square Footage** – ± 24,184
- > **Sale Price:** \$6,500,000 (+/- \$268.77 PSF)
- > **Lease Rate** – \$1.45 PSF, NNN
- > 800 AMPs, 277/480 Volts, 3P, 4W
- > Two tenant building
- > Divisible to 13,440 SF and 10,744 SF
- > High Visibility Corner / Great Sign Opportunity
- > Ground Level & Dock High Loading
- > Fenced Yard



Floor Plan



Pictures





Market Overview

9300 Corbin Ave, Northridge, California, 91324
1 mile radius

Household & population characteristics



\$97,768

Median household income



\$693,993

Median home value



57.2%

Owner occupied housing units



42.9

Median age



51.4%

Female population



47.5%

% Married (age 15 or older)

Annual lifestyle spending



\$3,716

Travel



\$79

Tickets to Movies



\$131

Theatre/Operas/Concerts



\$95

Admission to Sports Events



\$8

Online Gaming Services

Households & population



16,096

Current total population



16,033

5 Year total population



5,909

Current total households



5,902

5 year total households

Education

9%

No high school diploma



17%

High school graduate



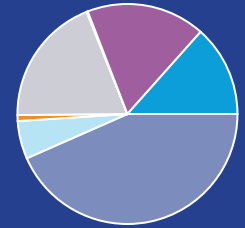
29%
Some college



45%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



1,683

Total businesses



18,781

Total employees

Employment



74%

White collar



16%

Blue collar



10%

Services

4.4%

Unemployment rate

Annual household spending



\$2,884

Apparel & Services



\$252

Computers & Hardware



\$5,244

Eating Out



\$7,336

Groceries



\$7,733

Health Care

Contact info:

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