



9545 RESEDA BLVD UNIT 6, NORTHRIDGE, CA 91324

RETAIL



FOR LEASE

OFFERING MEMORANDUM



● SITE DESCRIPTION

IKON Properties is proud to present an industrial opportunity at 9545 Reseda Blvd, Unit 6, Northridge, CA 91324, located within one of Northridge's established commercial and light industrial corridors. The property offers functional industrial space with flexible layouts suitable for a variety of uses, including warehouse, distribution, light manufacturing, service-oriented, or creative industrial operations. The unit features an efficient floor plan, practical clear heights, and loading capabilities designed to support a wide range of operational needs, allowing users to adapt the space to their specific business requirements.

Situated within a multi-tenant industrial property, the unit provides on-site parking and convenient access for employees and deliveries. Zoned for industrial use, the property accommodates a broad spectrum of commercial and production-oriented users. Its Northridge location along Reseda Boulevard offers proximity to major arterials, the U.S. 101 and I-118 Freeways, and surrounding San Fernando Valley submarkets, delivering strong regional connectivity. Overall, this property represents a compelling opportunity for users seeking flexible industrial space in a centrally located and supply-constrained Northridge market.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



PROPERTY HIGHLIGHTS

- Prime location ensures high visibility, accessibility & steady flow of traffic
- 100% occupancy demonstrates the retail centers strong appeal to tenants
- Ample parking facilitates both customers & employees, enhancing the overall experience
- Diverse Tenant mix
- Easy access for local residents supports sustained business growth
- Property maintenance, security, and other essential services are an integral part

PROPERTY TYPE

Retail

AVAILABLE SPACES

1,479 SF

1,979 SF

LOT

109,597 SF

YEAR BUILT

1973

ZONING

LAC2

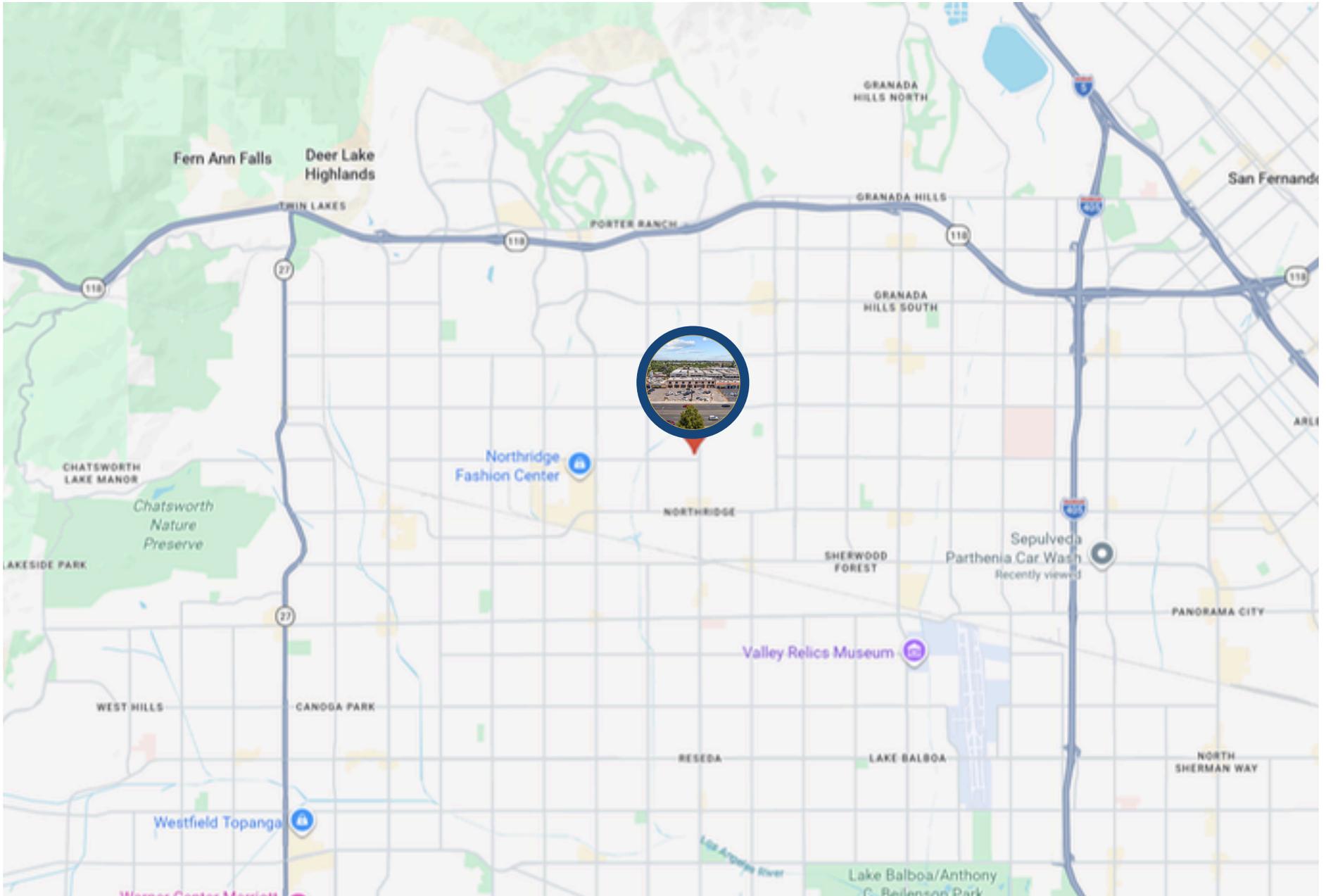
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PROPERTY PHOTOS



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LOCATION MAP



DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	22,586	154,971	570,325
2029 Population	21,896	150,277	552,361
Pop Growth 2024-2029	-3.05%	-3.03%	-3.15%
Average Age	39.10	39.10	39.20
2024 Total Households	6,133	47,281	192,424
HH Growth 2024-2029	-3.33%	-3.31%	-3.27%
Median Household Income	\$61,373	\$67,013	\$70,529
Avg Household Size	3.50	3.10	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$713,469	\$752,380	\$759,867
Median Year Built	1962	1961	1964



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