

8363 RESEDA BLVD, NORTHRIDGE, CA 91324



FOR LEASE

  
IKON  
PROPERTIES

# NEARBY RETAILERS

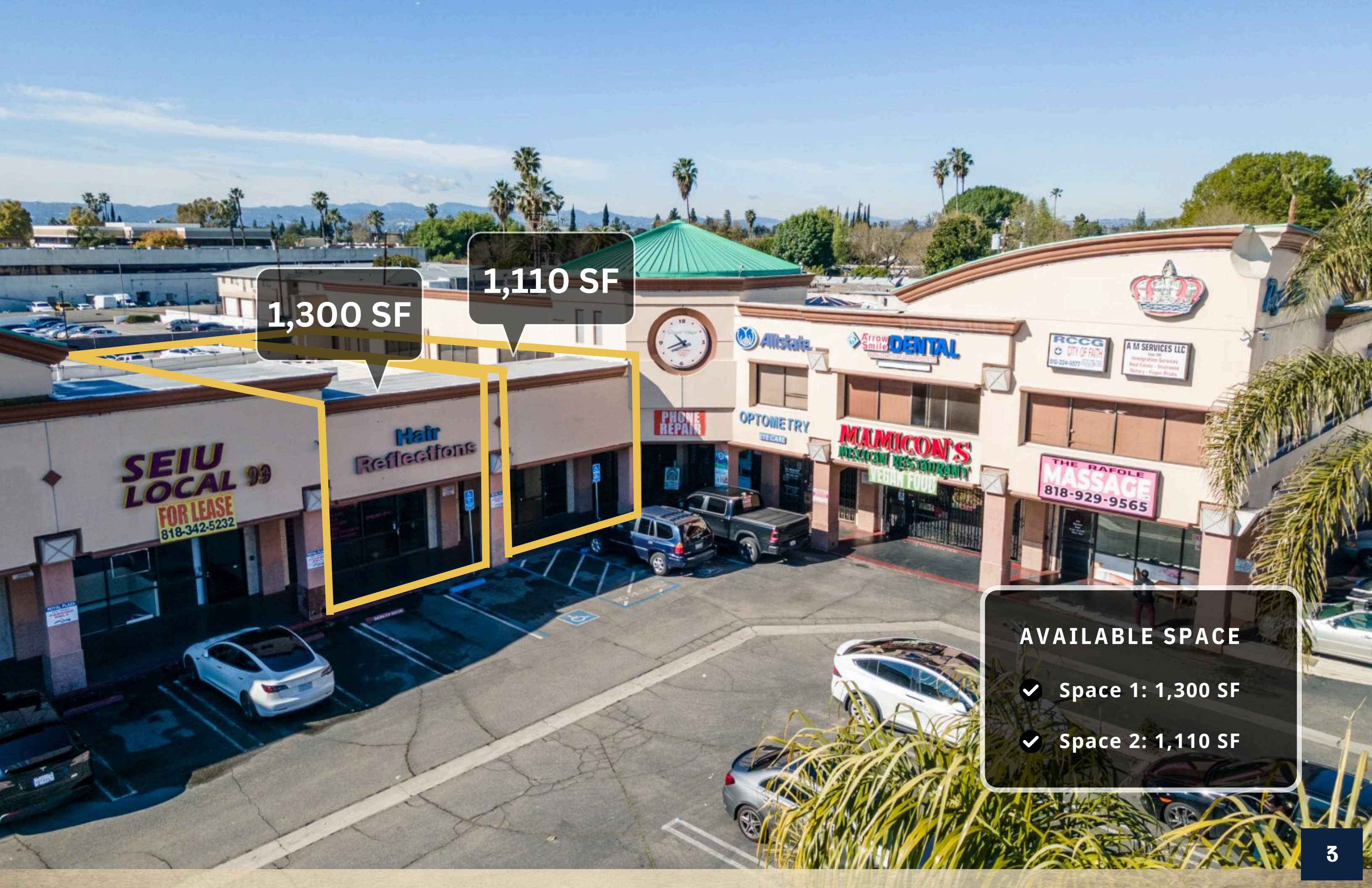


# PROPERTY HIGHLIGHTS



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- ✓ Over 35K Cars per day
- ✓ Highly visible pylon sign facing a major street
- ✓ Dense neighborhood
- ✓ Strong demographics and traffic counts
- ✓ 5 minutes away from CSUN



1,300 SF

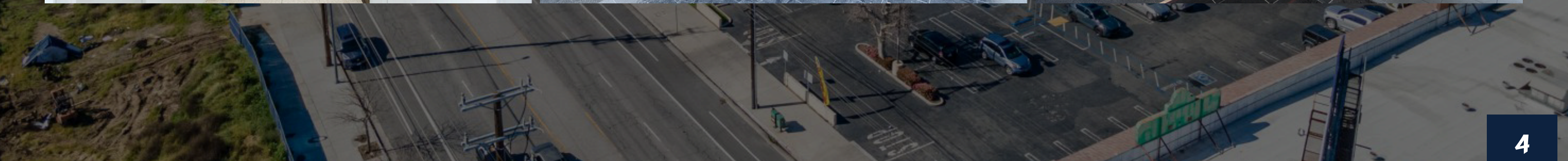
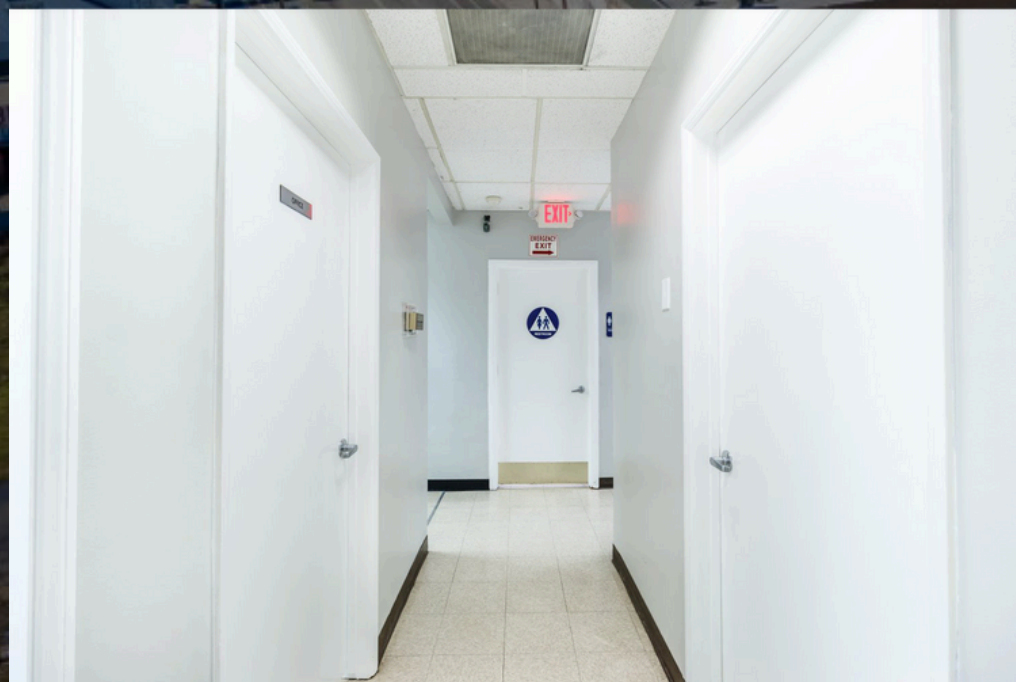
1,110 SF

**AVAILABLE SPACE**

- ✓ Space 1: 1,300 SF
- ✓ Space 2: 1,110 SF

# PROPERTY PHOTOS

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# TENANT ROSTER

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#	FIRST FLOOR TENANTS	SF	#	SECOND FLOOR TENANTS	SF
1	Design 4 U Printing	940	11	Mission City Community	2,600
2	Libereria Cristiana Rosa de	960	201	Network AM Services	1,000
3	Saron Coin Laundry	2,600	202	Arrow Smile Dental	1,650
4	Family Meat Market	1,300	203	Avalon Law Firm	500
5	Oomph Beauty Studio	1,300	205	AllState Insurance	1,000
6	Available	1,300	208	RCCG City of Faith	850
7	Hair Reflections	1,300			
8,9,10,	Available	5,527			
11 12	Dr. Misheloff Optometry	1,001			
13	Mamicon's Mexican Restaurant	1,300			
14	The Rafole Massage & Spa	1,000			
15	FIXED Cell Phone Repair	800			

# DEMOGRAPHICS & TRAFFIC COUNTS

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## POPULATION

	1 Mile	3 Mile	5 Mile
Population	31,652	227,928	637,152
5 Yr Growth	-1.4%	-1.0%	-0.3%
Median Age	36	39	39
5 Yr Forecast	38	40	40
White / Black / Hispanic	73% / 5% / 57%	72% / 5% / 43%	74% / 5% / 45%
5 Yr Forecast	73% / 5% / 57%	71% / 5% / 44%	73% / 5% / 46%
Employment	12,301	89,576	272,491
Buying Power	\$612.3M	\$5.6B	\$15.4B
5 Yr Growth	0.2%	0.9%	0.9%
College Graduates	25.1%	29.5%	30.0%

## HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Households	9,138	71,862	209,047
5 Yr Growth	-1.6%	-1.3%	-0.4%
Median Household	\$67,003	\$78,166	\$73,604
Income 5 Yr Forecast	\$68,275	\$79,963	\$74,584
Average Household	\$88,348	\$100,411	\$98,774
Income 5 Yr Forecast	\$90,058	\$101,923	\$99,999
% High Income (>\$75K)	44%	52%	49%

## HOUSING

	1 Mile	3 Mile	5 Mile
Median Home Value	\$655,559	\$692,426	\$704,597
Median Year Built	1964	1965	1970
Owner / Renter Occupied	43% / 57%	56% / 44%	49% / 51%

## TRAFFIC COUNT

	Count Year	Traffic Volume	Distance from Subject
Reseda Blvd	2022	34,186	MPSI .05
Reseda Blvd	2021	35,437	MPSI .05
Roscoe Blvd	2022	34,461	MPSI .15
Chase St	2022	5,910	MPSI .15
Reseda Blvd	2022	35,019	MPSI .18
Reseda Blvd	2022	32,005	MPSI .19
Reseda Blvd	2020	32,530	MPSI .19
Roscoe Blvd	2022	32,678	MPSI .21
Reseda Blvd	2022	28,173	MPSI .30
Chase St	2022	5,888	MPSI .30

**EXCLUSIVELY REPRESENTED BY**



**BLAS FERNANDEZ**  
**FOUNDER**

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