



COMMERCIAL
REAL ESTATE
the sign of a profitable property



AUTO BODY SHOP SPACE AVAILABLE

18627 Parthenia St, Northridge, CA 91324



AUSTIN HARRELL
(818) 514-0547 | austin@illicre.com
DRE#02051633

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



PROPERTY FEATURES

18627 Parthenia St, Northridge, CA 91324



APPROX. 1,700 SF

AUTO USE SPACE AVAILABLE

- ✓ Large parking field (± 10 spaces) available
- ✓ Busy trade area
- ✓ Mezzanine inside the unit
- ✓ Indoor facilities
- ✓ Plenty of storage space
- ✓ Great signage on building
- ✓ Signage facing Parthenia St
- ✓ Space was used for Auto Body Shop Use

AREA AMENITIES

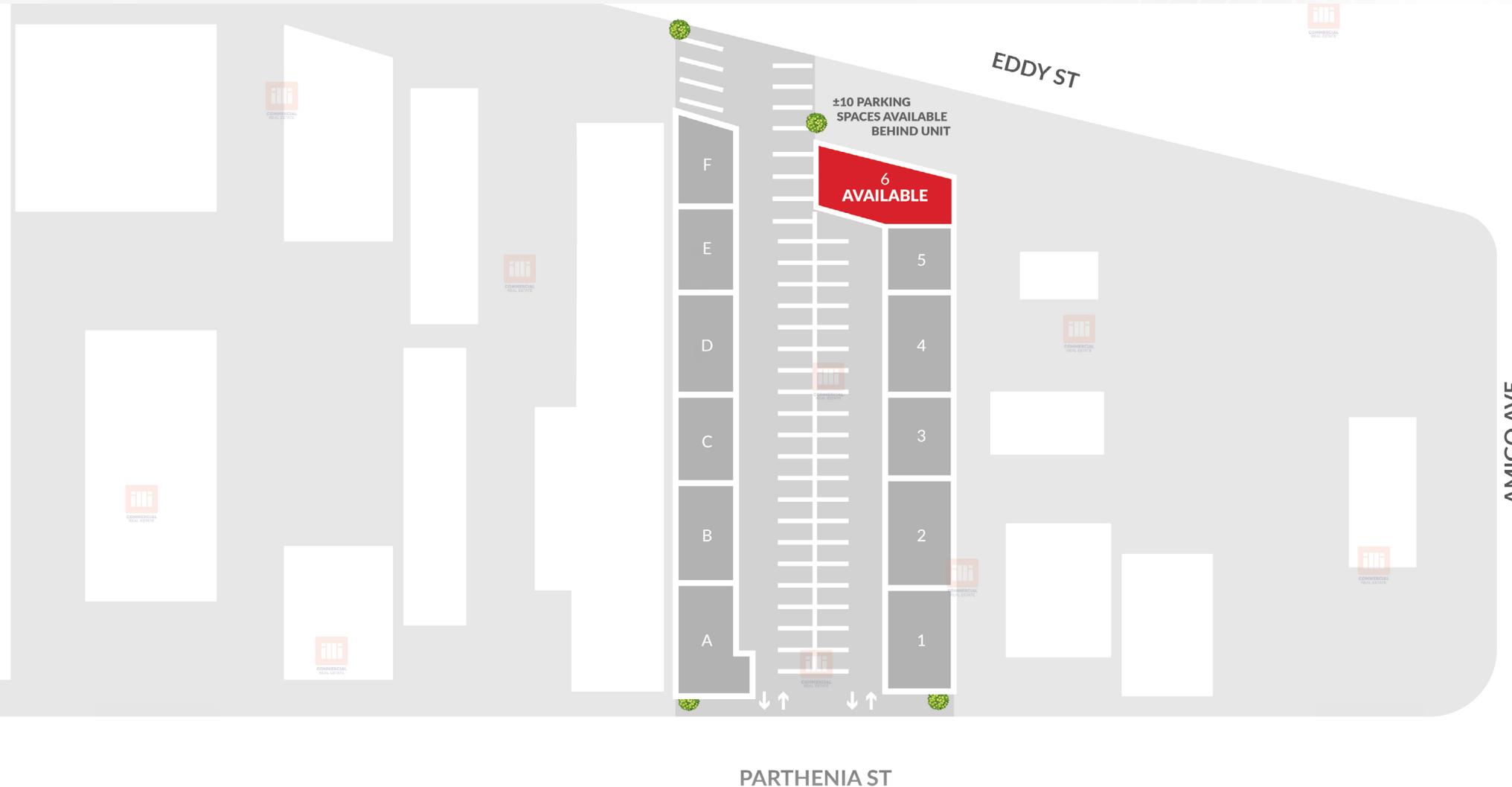
- ✓ Heavy traffic Area
- ✓ Supported by nearby automotive uses
- ✓ Population over 600K within 5 miles & over 100K within 2 miles
- ✓ Median Home Value \$746K within 2 miles

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	29,120	229,158	619,687
Avg. HH Income	\$91,297	\$100,641	\$99,570
Daytime Pop	27,482	207,229	562,389
Traffic Count	\pm 34,096 CPD ON PARTHENIA ST		

AUTO USE SPACE
NORTHRIDGE, CA

SITE PLAN

18627 Parthenia St, Northridge, CA 91324



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



**COMMERCIAL
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AUSTIN HARRELL
SENIOR ASSOCIATE

(818) 514-0547 | austin@illicre.com
DRE#02051633



TODD NATHANSON
PRESIDENT

(818) 514-2204 | todd@illicre.com
DRE#00923779

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

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