



**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](mailto:austin@illicre.com)  
DRE#02051633

**TODD NATHANSON**  
(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124



AUTO USE SPACE  
NORTHRIDGE, CA

# 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	± 34,096 CPD ON PARTHENIA ST		

AUTO USE SPACE  
NORTHRIDGE, CA

# SITE PLAN

18627 Parthenia St, Northridge, CA 91324



COMMERCIAL  
REAL ESTATE  
the sign of a profitable property



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.





AVAILABLE

**NORTHRIDGE**  
MIDDLE SCHOOL

**CSUN**  
CALIFORNIA  
STATE UNIVERSITY  
NORTHRIDGE

**NORTHRIDGE  
FASHION CENTER**  
H&M Bath & Body Works BANANA REPUBLIC EXPRESS HOLLISTER  
AMC THEATRES APPLE BLAZE PIZZA Ashley  
FOREVER 21 JCPenney macys



**AERIAL MAP**





**COMMERCIAL**  
REAL ESTATE

**AUSTIN HARRELL**  
SENIOR ASSOCIATE

(818) 514-0547 | [austin@illicre.com](mailto:austin@illicre.com)  
DRE#02051633

**TODD NATHANSON**  
PRESIDENT

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://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.