

RETAIL / OFFICE FOR LEASE

8648 Lindley Avenue, Northridge, CA 91325

Northridge Plaza

PRICE REDUCED

8648



AVAILABILITY:

Size: 1,200 SF Retail Space
 Lease Rate: \$2.75 **\$2.60**/SF MG*
 Lease Term: 3-5 Years
 Possession: Immediate
 Adjustment: 4% annual increase
 Signage: Excellent building signage

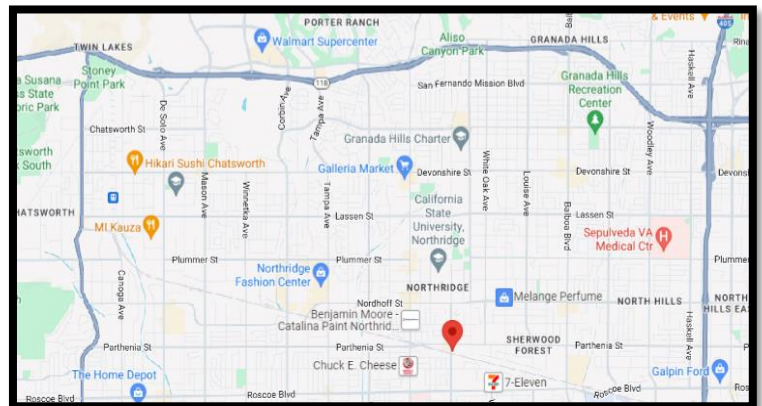
*MG (modified gross): Tenant shall pay for own utilities, trash service and above standard water & sewer usage.

PROPERTY FEATURES:

- Great for Retail, Service or Office use
- Excellent Exposure and Signage on Main Street
- Located in the busy commercial area of Northridge
- Near CSUN College & Valley Performing Art Center
- Heavy Traffic Area with good Demographics
- Over 40,000 students and faculty at CSUN campus
- Close to all major retailers, restaurants, banks & Northridge Mall
- No Cannabis related uses permitted
- Good Parking

DEMOGRAPHICS (2023)	1 Mile	3 Miles	5 Miles
Population	21,406	208,144	630,654
Average Household Income (\$)	94,538	104,315	98,722
Number of Employees (daytime)	16,214	95,393	255,841
Traffic Volume (2022)	30,966 cars per day		

*Source: CoStar Analytical



TOLD
partners INC.
 INDUSTRIAL/COMMERCIAL REAL ESTATE
 CA DRE #01132455

FOR FURTHER INFORMATION
 PLEASE CONTACT:

Jack Mikail

Senior Partner
 DRE #: 00969374
 (818) 466-0240 Office
 (818) 203-8968 Mobile
JackM@TOLD.com