



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



Smile Boutique

8619

MEDICAL/OFFICE SPACES AVAILABLE

8619 Reseda Blvd, Northridge, CA 91324



**COMMERCIAL
REAL ESTATE**

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DRE#01495419

 CoStar™
POWERBROKER™

 **CICSC**  **MEMBER
RETAIL BROKERS
NETWORK**

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

PROPERTY FEATURES

8619 Reseda Blvd, Northridge, CA 91324



ENTRANCE



LOBBY

APPROX. 650-1,703 SF

OFFICE SPACES AVAILABLE

- ✓ Private restrooms inside suites + shared common restrooms on each floor
- ✓ Tenant-controlled central air conditioning
- ✓ Elevator access to all floors
- ✓ Secure subterranean free parking for employees plus surface parking for visitors

AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic along Reseda Boulevard
- ✓ Located near a signalized intersection with strong visibility
- ✓ Situated in the Northridge medical and retail corridor
- ✓ Minutes from the 101, 118 and 405 Freeways
- ✓ Nearby shopping centers include Northridge Plaza and Northridge Fashion Center / Promenade Shopping Center

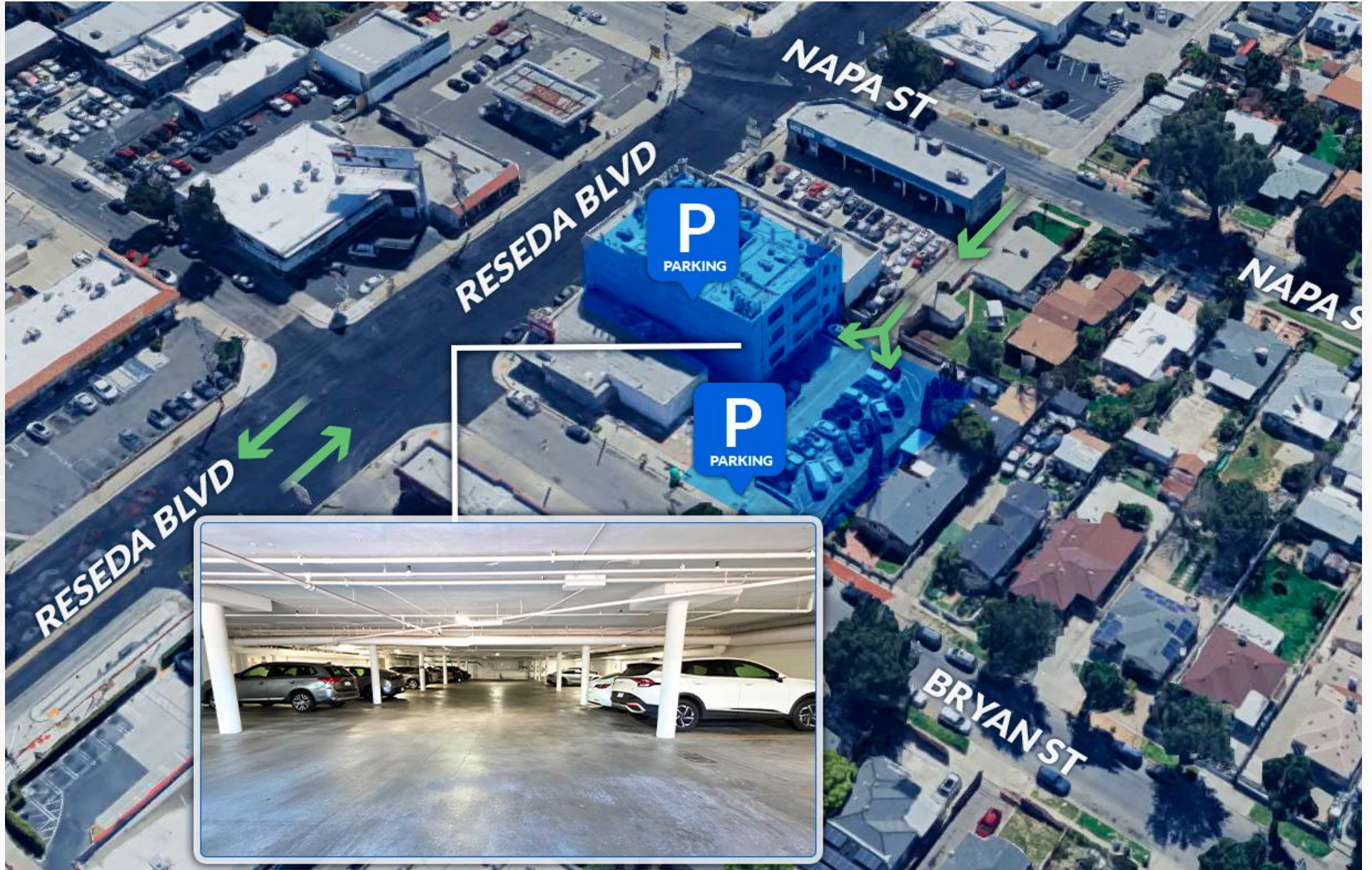
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 Population	30,516	224,098	624,041
 Avg. HH Income	\$91,071	\$107,284	\$104,155
 Daytime Pop	29,264	219,674	613,210
 Traffic Count	± 36,754 CPD ON RESEDA BLVD & BRYANT ST		

OFFICE SPACES
NORTHRIDGE, CA

PARKING IN REAR

8619 Reseda Blvd, Northridge, CA 91324



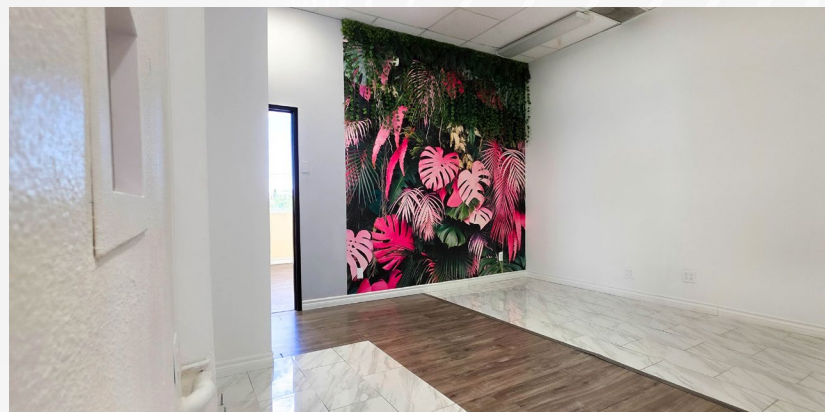
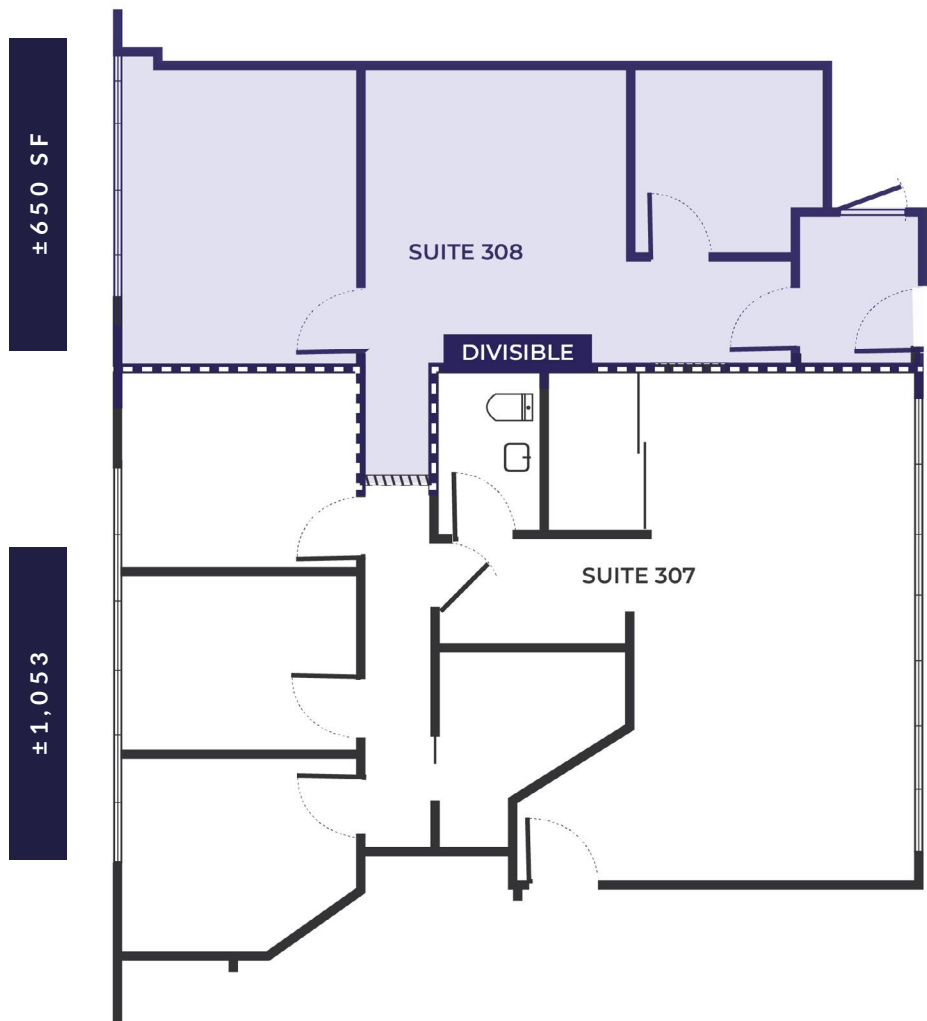
OFFICE SPACES
NORTHRIDGE, CA

UNIT 305

8619 Reseda Blvd, Northridge, CA 91324



± 650-1,703 SF AVAILABLE | \$2.00 PSF MG (CAN BE DIVIDED INTO 2 UNITS)



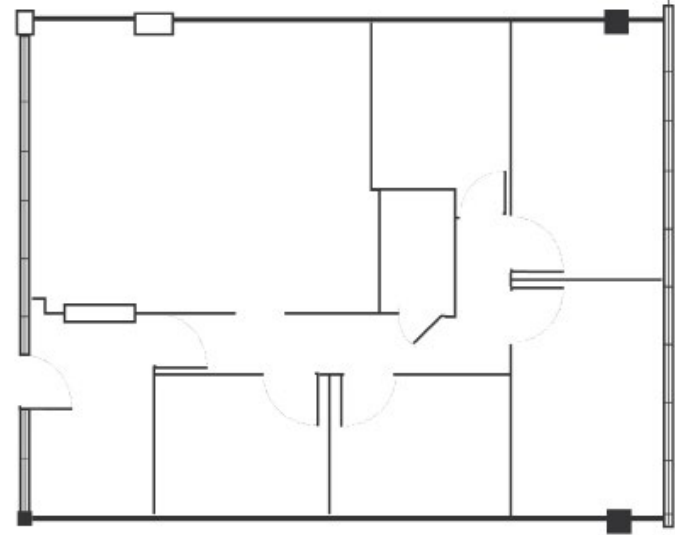
OFFICE SPACES
NORTHRIDGE, CA

UNIT 302

8619 Reseda Blvd, Northridge, CA 91324



±1,256 SF AVAILABLE | \$2.00 PSF MG

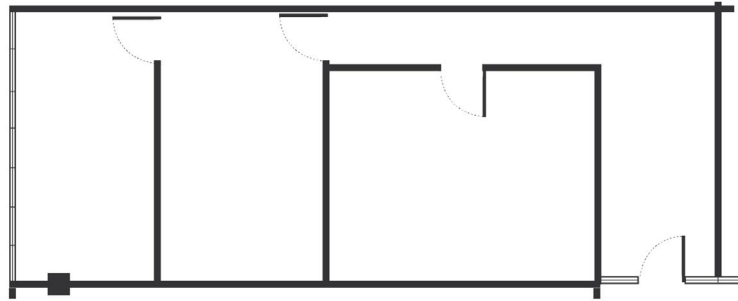


OFFICE SPACES
NORTHRIDGE, CA

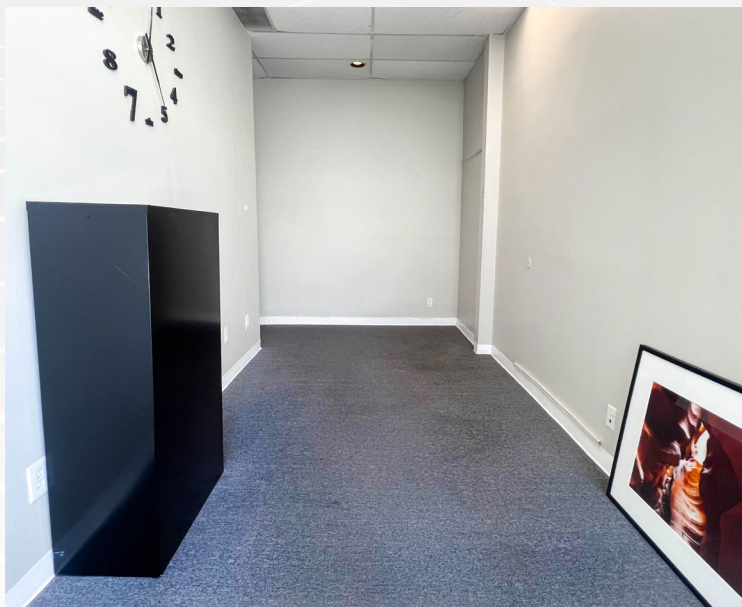
UNIT 303

8619 Reseda Blvd, Northridge, CA 91324

±933 SF AVAILABLE | \$2.00 PSF MG



SUITE 303



AVAILABLE

NORTHRIDGE
MIDDLE SCHOOL



AERIAL MAP



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