



For Sale or Lease Industrial

9300-9310 Corbin Avenue
Northridge, CA



Accelerating success

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6324 Canoga Ave

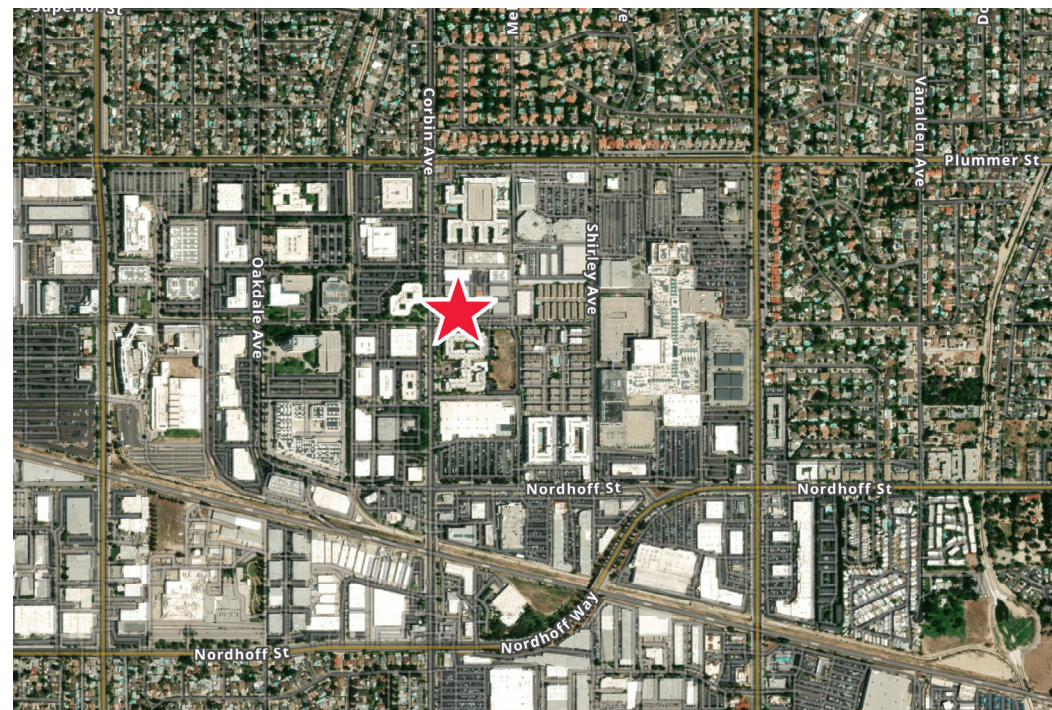
Suite 100

Woodland Hills, CA 91367

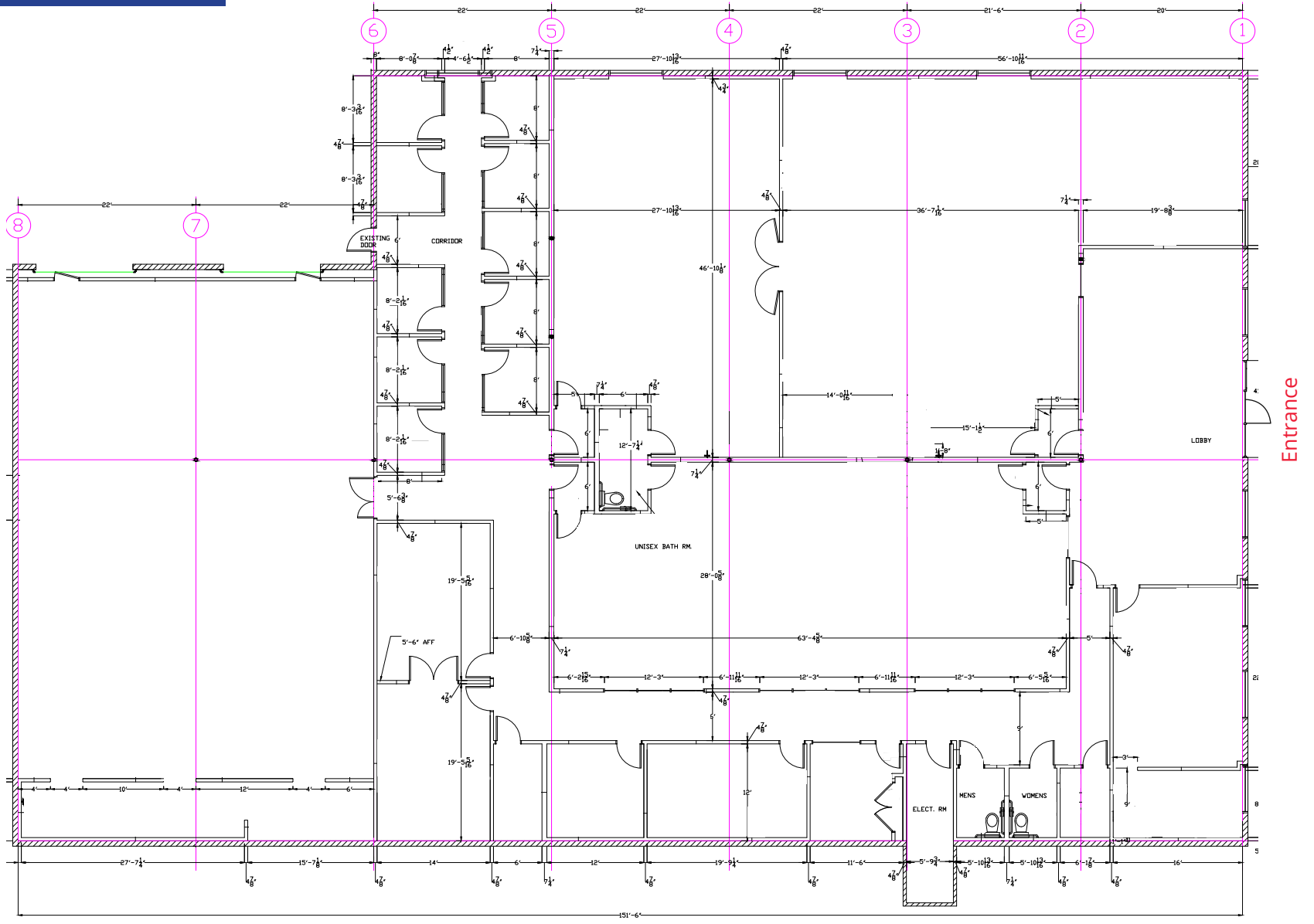
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Building Highlights

- > **Building Square Footage** – ± 24,184
- > **Vacant Square Footage** - 13,440 SF
- > **Sale Price** – \$6,500,000 (± \$268.77 PSF)
- > **Lease Rate** – \$1.45 PSF, NNN
- > ± 13,440 SF Available for an Owner / User
- > ± 10,744 SF Leased on Market Terms
- > High Visibility Corner / Great Sign Opportunity
- > 100% HVAC
- > Ground Level & Dock High Loading
- > Fenced Yard



Floor Plan



Corbin St.

Entrance

Pictures





1 Mile

planet fitness
GROCERY OUTLET
Dorcas Market

PACIFIC THEATRES
Orangetheory FITNESS
Applebee's
SUBWAY
STONE ISLAND
the Habit
BURGER GRILL

BLACK ANGUS
STEAKHOUSE

Olive Garden
Mimi's Cafe

DEL TACO

Panera BREAD
BURGER KING

WELLS FARGO
TARGET
Office DEPOT
SUBWAY
KOHLS
crumbl
COOKIES

24 HOUR
BEST BUY
citi
Denny's
five BEL'W
Total Wine & MORE
ALDI

SK SUPER KING MARKETS
DAISO
Starbucks
Jamba Juice
CHASE
DSW
COLD STONE
corner bakery



LOWE'S

Northridge Fashion Center
macy's
JCPenney
DICK'S SPORTING GOODS
AMC THEATRES
H&M
curacao
Ashley HOMESTORE
BLAZE PIZZA KITCHEN
OLD NAVY
ROSS DRESS FOR LESS
Yard House
california PIZZA KITCHEN
BUFFALO WILD WINGS
D&B BUSTERS
Starbucks

UnionBank
theVitamin Shoppe.

DOLLAR TREE
BIG LOTS!
IHOP RESTAURANT
Mitsuwa
MARKETPLACE
BANK OF AMERICA
DAVID'S BRIDAL
TESLA Supercharger

COSTCO WHOLESALE
petco
FIVE GUYS
BURGERS and FRIES
pinkberry
IN-N-OUT
99c ONLY STORES



Market Overview

9300 Corbin Ave, Northridge, California, 91324
1 mile radius

Household & population characteristics



\$97,768

Median household income



\$693,993

Median home value



57.2%

Owner occupied housing units



42.9

Median age



51.4%

Female population



47.5%

% Married (age 15 or older)

Annual lifestyle spending



\$3,716

Travel



\$79

Tickets to Movies



\$131

Theatre/Operas/Concerts



\$95

Admission to Sports Events



\$8

Online Gaming Services

Households & population



16,096

Current total population



16,033

5 Year total population



5,909

Current total households



5,902

5 year total households

Education



No high school diploma



17%

High school graduate



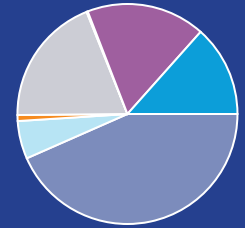
29%
Some college



45%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



1,683

Total businesses



18,781

Total employees

Employment



74%

White collar



16%

Blue collar



10%

Services

4.4%

Unemployment rate

Annual household spending



\$2,884

Apparel & Services



\$252

Computers & Hardware



\$5,244

Eating Out



\$7,336

Groceries



\$7,733

Health Care

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