

FOR SALE

ELIES VILLAGE

8707 LINDLEY AVE | NORTHRIDGE, CA 91325-3083



DAVID GUARDADO

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LEASING

BROKERAGE

INVESTMENTS

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PROPERTY INFORMATION

SECTION 1

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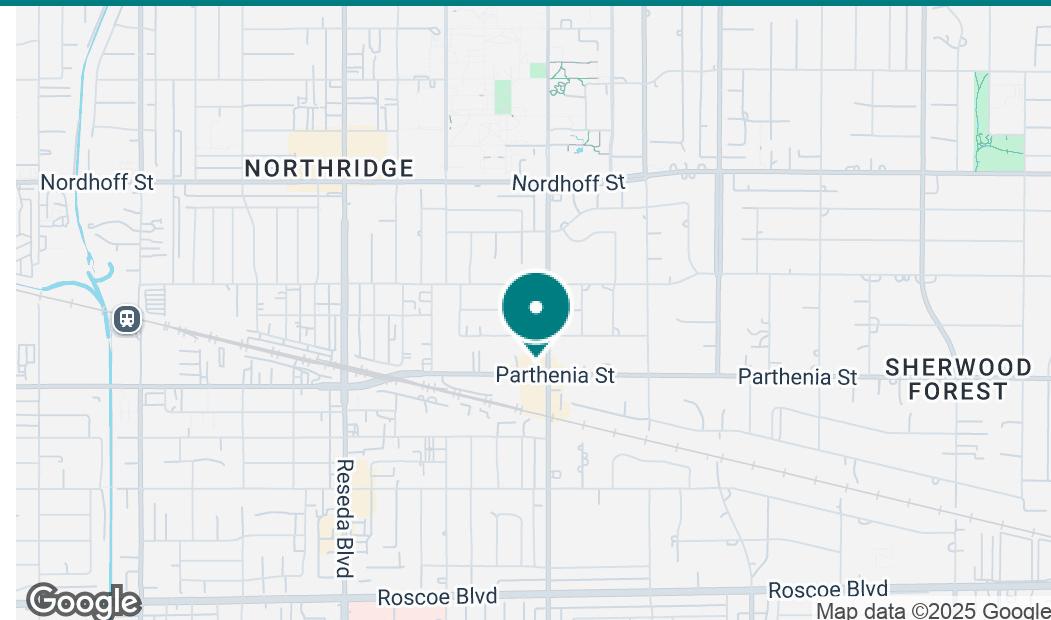
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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$4,500,000
Building Size:	11,050 SF
Lot Size:	19,166 SF
Number of Units:	9
Price / SF:	\$407.24
Cap Rate:	4.63%
NOI:	\$208,406
Year Built:	1986
Zoning:	C2
Market:	San Fernando Valley
Submarket:	Western SFV

PROPERTY OVERVIEW

Value-add neighborhood shopping center FOR SALE – Near CSUN: \$4,500,000

Exceptional investment opportunity in the heart of Northridge. This well-located neighborhood shopping center sits just half a mile from California State University, Northridge (CSUN)—one of the largest universities in California with nearly 40,000 students and faculty generating steady traffic and demand for daily-needs retail.

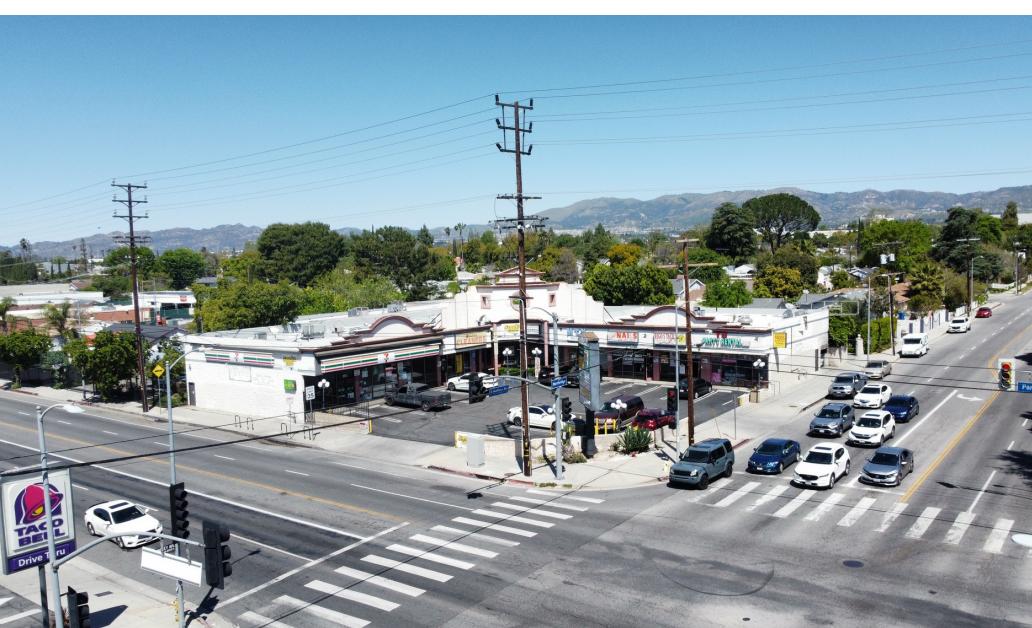
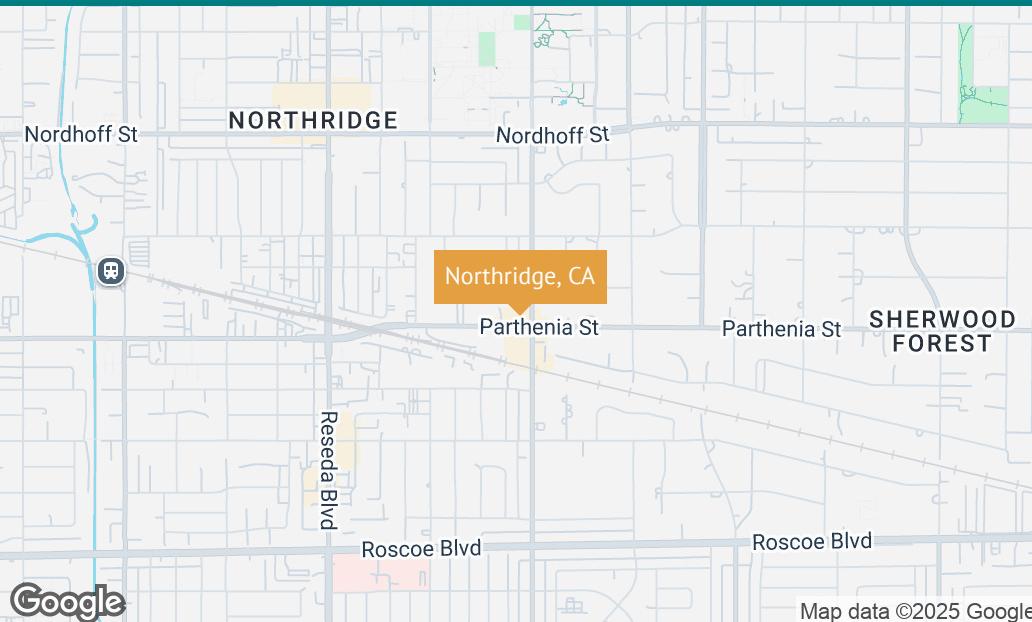
Positioned at the signalized northwest corner of Parthenia Street and Lindley Avenue, the property benefits from strong visibility, high vehicular traffic counts, and convenient access from both major corridors. The center totals approximately 11,050 square feet of building area, situated on a 19,166-square-foot lot, offering an efficient site layout and excellent curb appeal.

The property includes 20 on-site parking spaces, providing ample customer parking and enhancing the shopping center's accessibility. Surrounded by dense multifamily housing—including a high concentration of student-oriented residential communities—the location supports a consistent consumer base year-round.

CITY INFORMATION

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LOCATION DESCRIPTION

The property is prominently positioned at the northwest corner of Parthenia Street and Lindley Avenue, one of Northridge's most active neighborhood intersections, offering exceptional visibility and convenient access. Ideally situated just half a mile from California State University, Northridge (CSUN)—a major economic driver with over 38,000 students—the center benefits from strong daily traffic and continuous demand from nearby multifamily housing, including numerous student-oriented communities. Built in 1986, the asset is supported by a robust demographic profile, with approximately 99,389 residents and an average household income of \$103,457 within a 2-mile radius. The location provides outstanding regional connectivity via the 118, 101, and 405 Freeways, making it easily accessible to both local residents and the broader San Fernando Valley. This highly desirable infill location positions the center to capture consistent retail demand and long-term tenant stability

LOCATION DETAILS

Market	San Fernando Valley
Sub Market	Western SFV
County	Los Angeles
Cross Streets	Parthenia St.
Street Parking	Yes Northwest Side of Street
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	405
Nearest Airport	Burbank Air Port

COMPLETE HIGHLIGHTS

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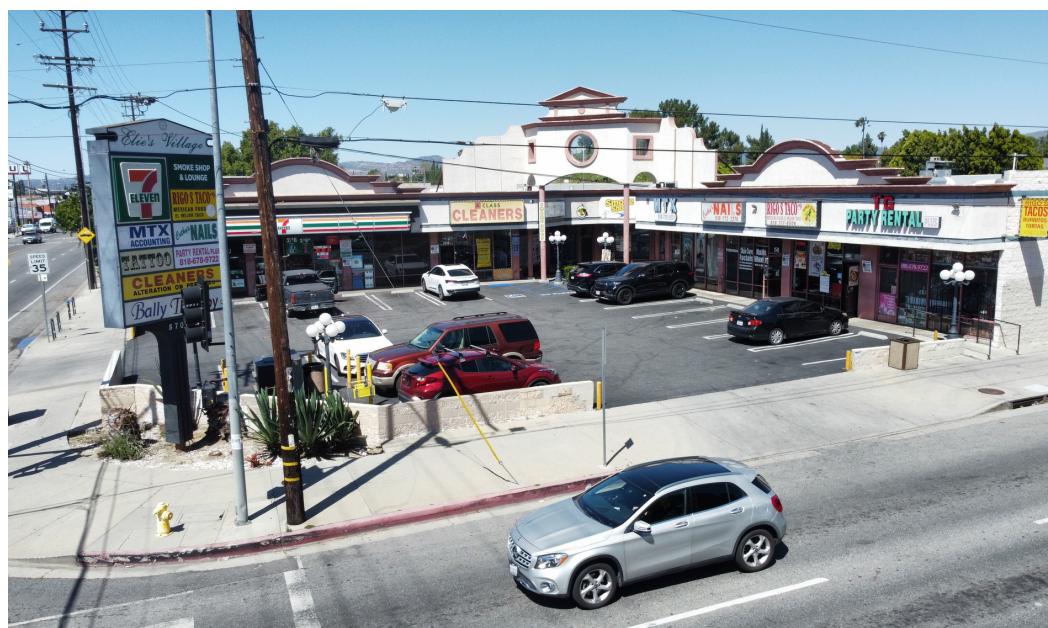
PROPERTY HIGHLIGHTS

- Value add
- Proforma CAP Rate 6.597
- Proforma NOI \$296,898
- Lease pending for vacancy
- Full NNN leases
- Corner location
- 85.5% occupancy
- 9 units
- C2 zoning
- 11,050 SF building
- 1986 construction

ADDITIONAL PHOTOS

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LOCATION INFORMATION

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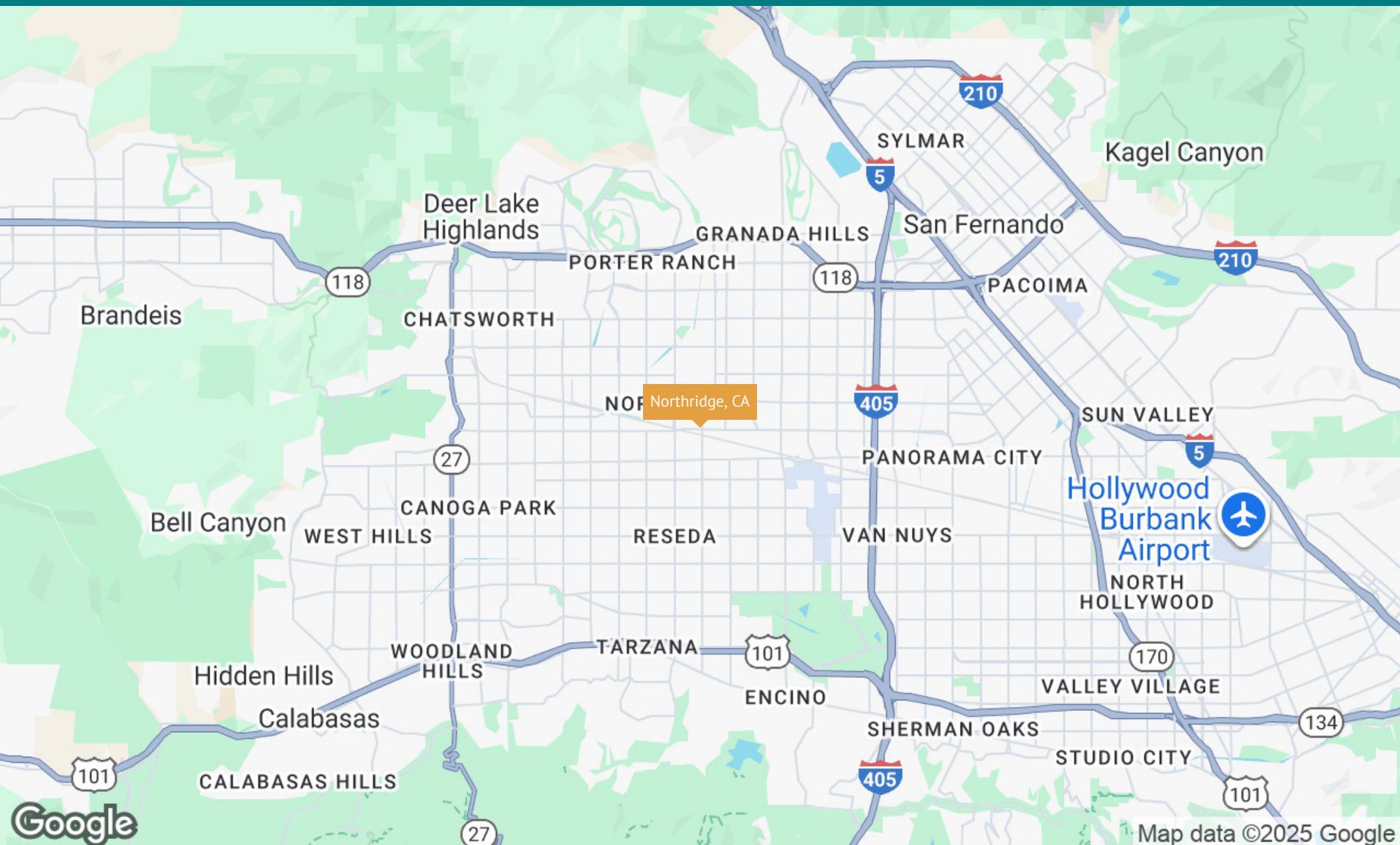
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REGIONAL MAP

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LOCATION MAP

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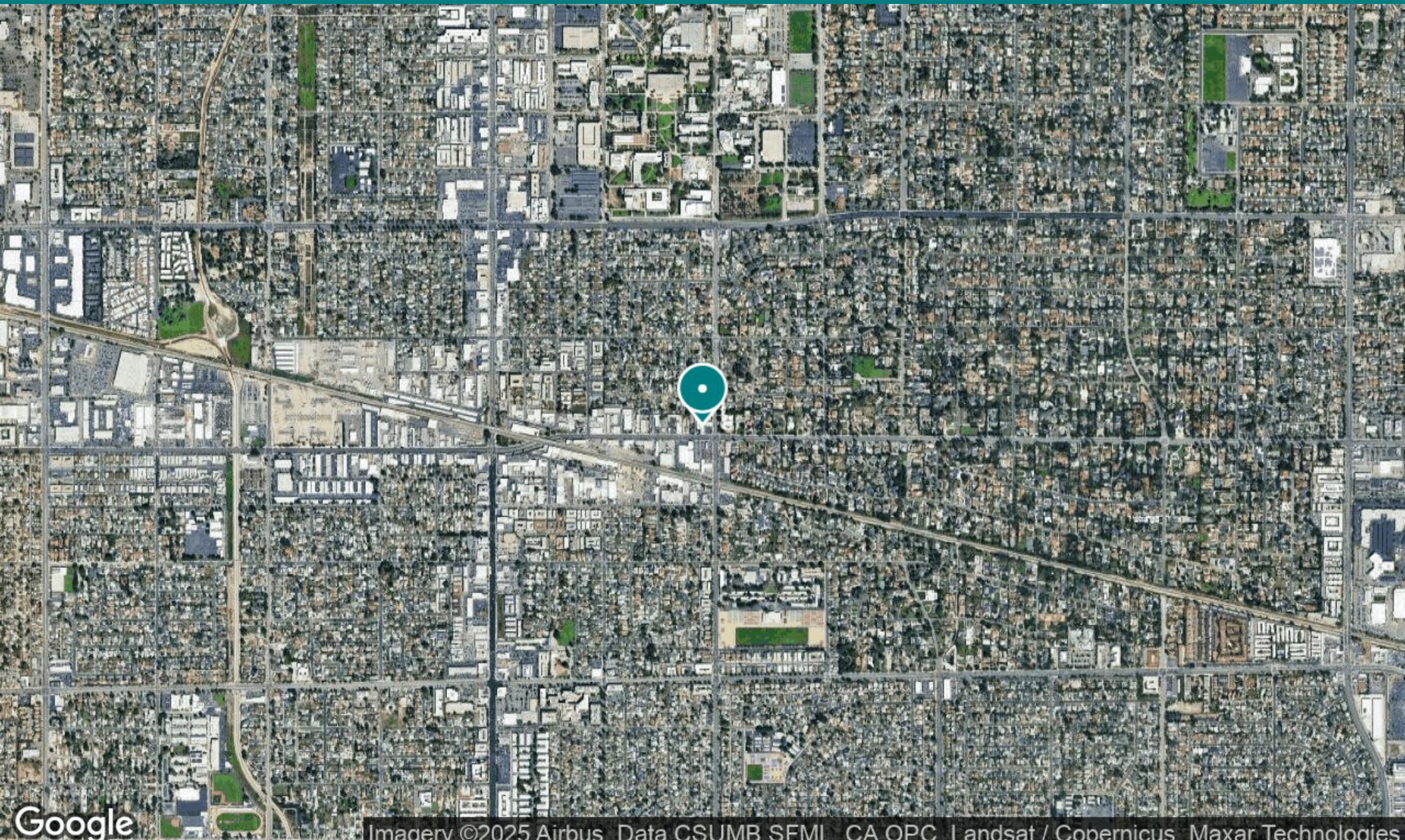
Map
data
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AERIAL MAP

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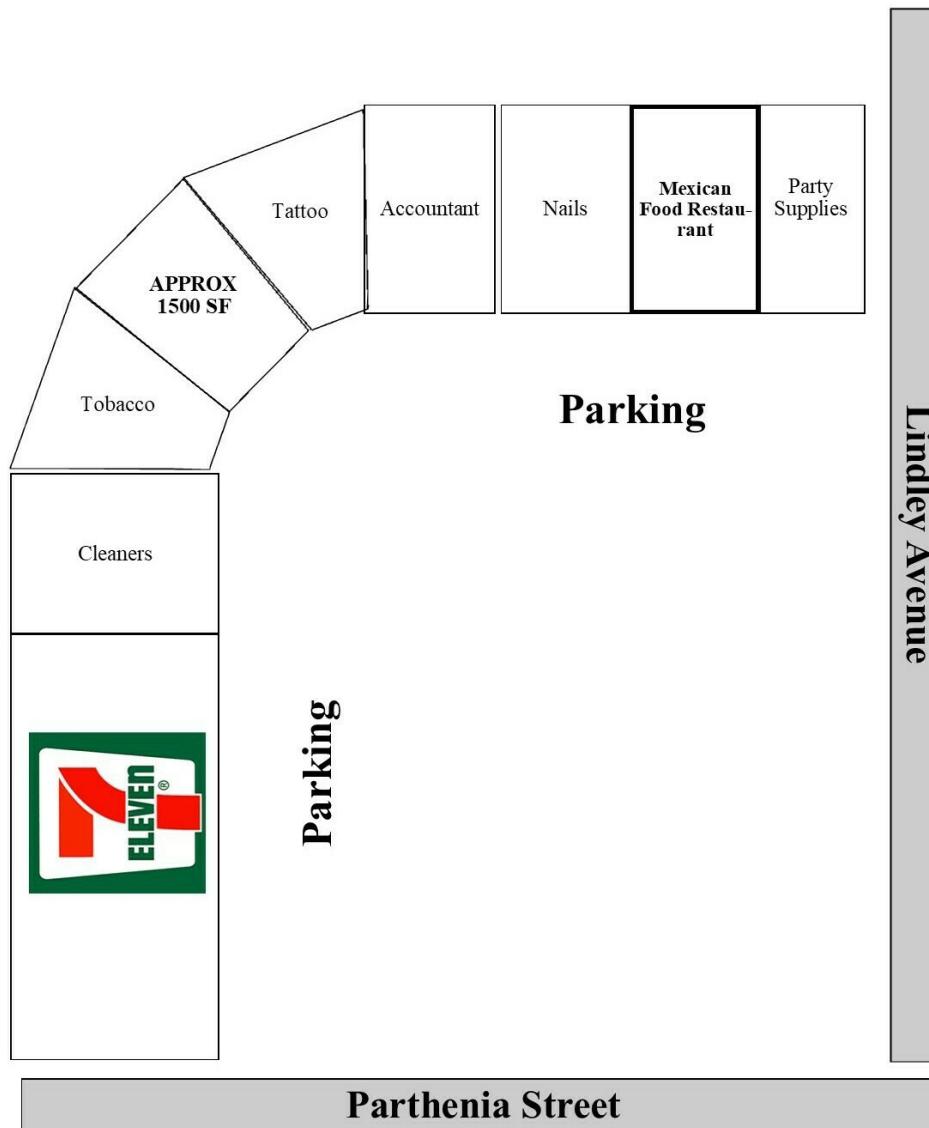
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SITE PLANS

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FINANCIAL ANALYSIS

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INVESTMENT OVERVIEW

Price	\$4,500,000
Price per SF	\$407
Price per Unit	\$500,000
GRM	14.62
CAP Rate	4.63%
Cash-on-Cash Return (yr 1)	4.63%
Total Return (yr 1)	\$208,406

OPERATING DATA

Gross Scheduled Income	\$307,795
Total Scheduled Income	\$307,795
Vacancy Cost	\$40,013
Gross Income	\$267,782
Operating Expenses	\$99,389
Net Operating Income	\$208,406
Pre-Tax Cash Flow	\$208,406

INCOME & EXPENSES

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INCOME SUMMARY

Vacancy Cost	(\$40,013)
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GROSS INCOME	\$267,782
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EXPENSES SUMMARY

Real Estate Taxes	\$46,413
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LA DWP	\$10,000
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Rubbish Removal	\$19,385
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Insurance	\$16,991
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Porter Services	\$6,600
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OPERATING EXPENSES	\$99,389
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NET OPERATING INCOME	\$208,406
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DEMOCRAPHICS

SECTION 4

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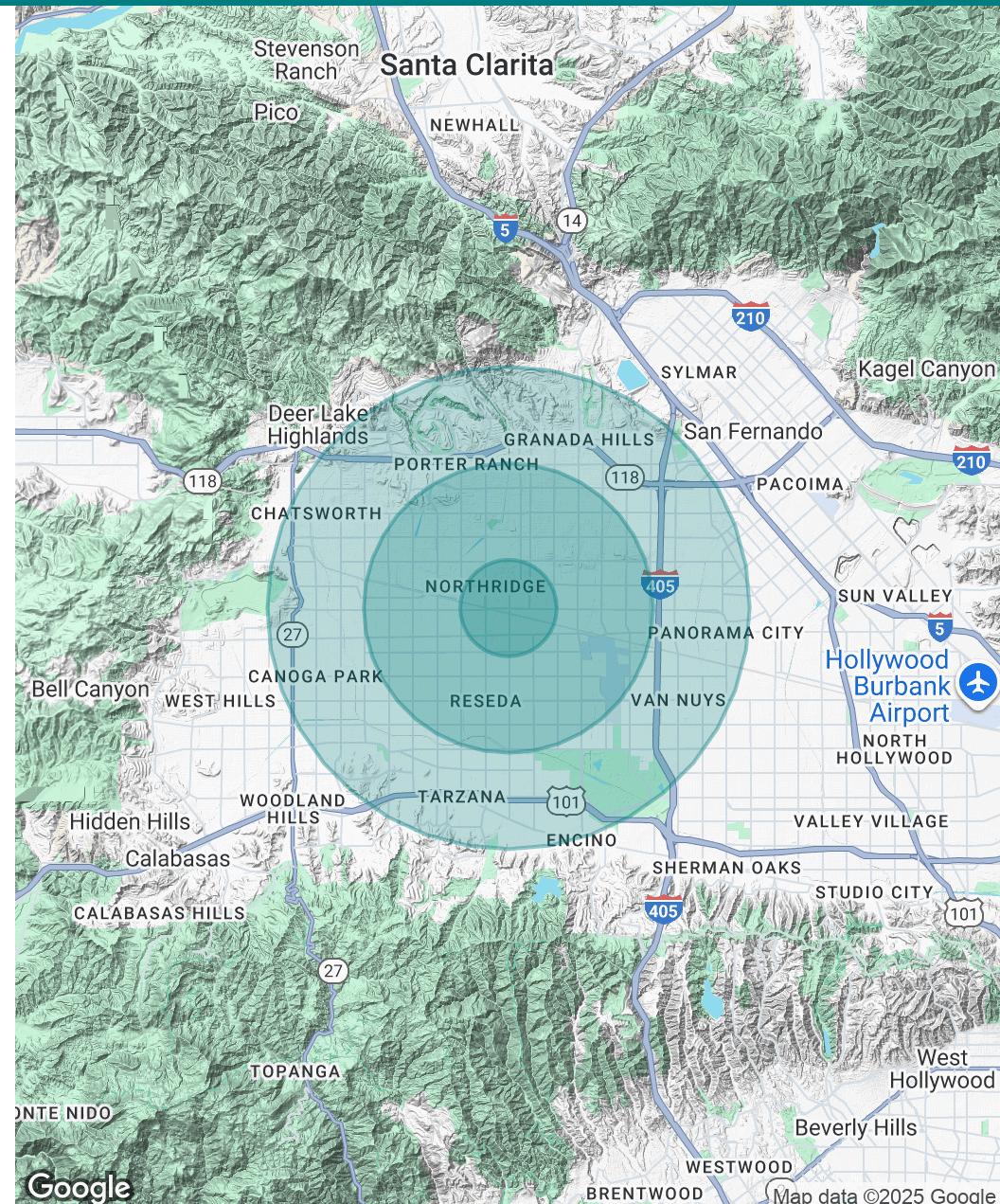
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DEMOCRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,347	215,306	591,841
Average Age	39	41	40
Average Age (Male)	38	40	39
Average Age (Female)	40	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,286	70,489	196,637
# of Persons per HH	3.2	3.1	3
Average HH Income	\$110,462	\$120,410	\$113,441
Average House Value	\$910,616	\$848,071	\$827,911
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	51.2%	46.7%	49.9%
RACE	1 MILE	3 MILES	5 MILES
% White	29.7%	34.6%	33.9%
% Black	6.4%	5.0%	4.8%
% Asian	15.3%	16.2%	14.3%
% Hawaiian	0.2%	0.2%	0.1%
% American Indian	1.3%	1.5%	1.6%
% Other	32.0%	27.9%	30.9%



TRAFFIC COUNTS

DEMOCRAPHICS MAP & REPORT

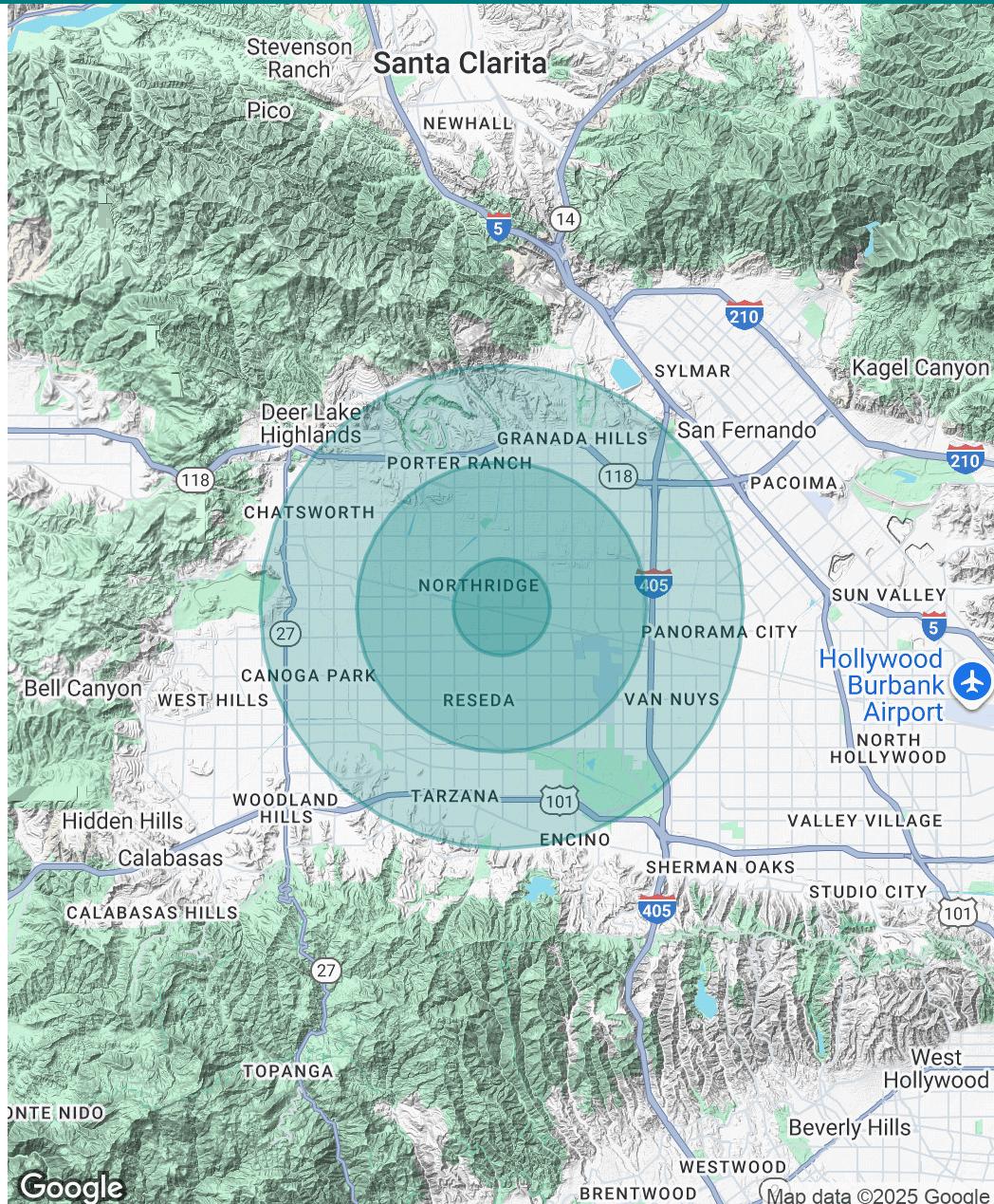
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Parthenia St.

24,670/day

Demographics data derived from AlphaMap



MEET THE TEAM

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