

9545 RESEDA BLVD UNIT 6, NORTHRIDGE, CA 91324



FOR LEASE



PROPERTY SUMMARY

9545 RESEDA BLVD UNIT 6,
NORTHRIDGE, CA 91324

Property type: Retail

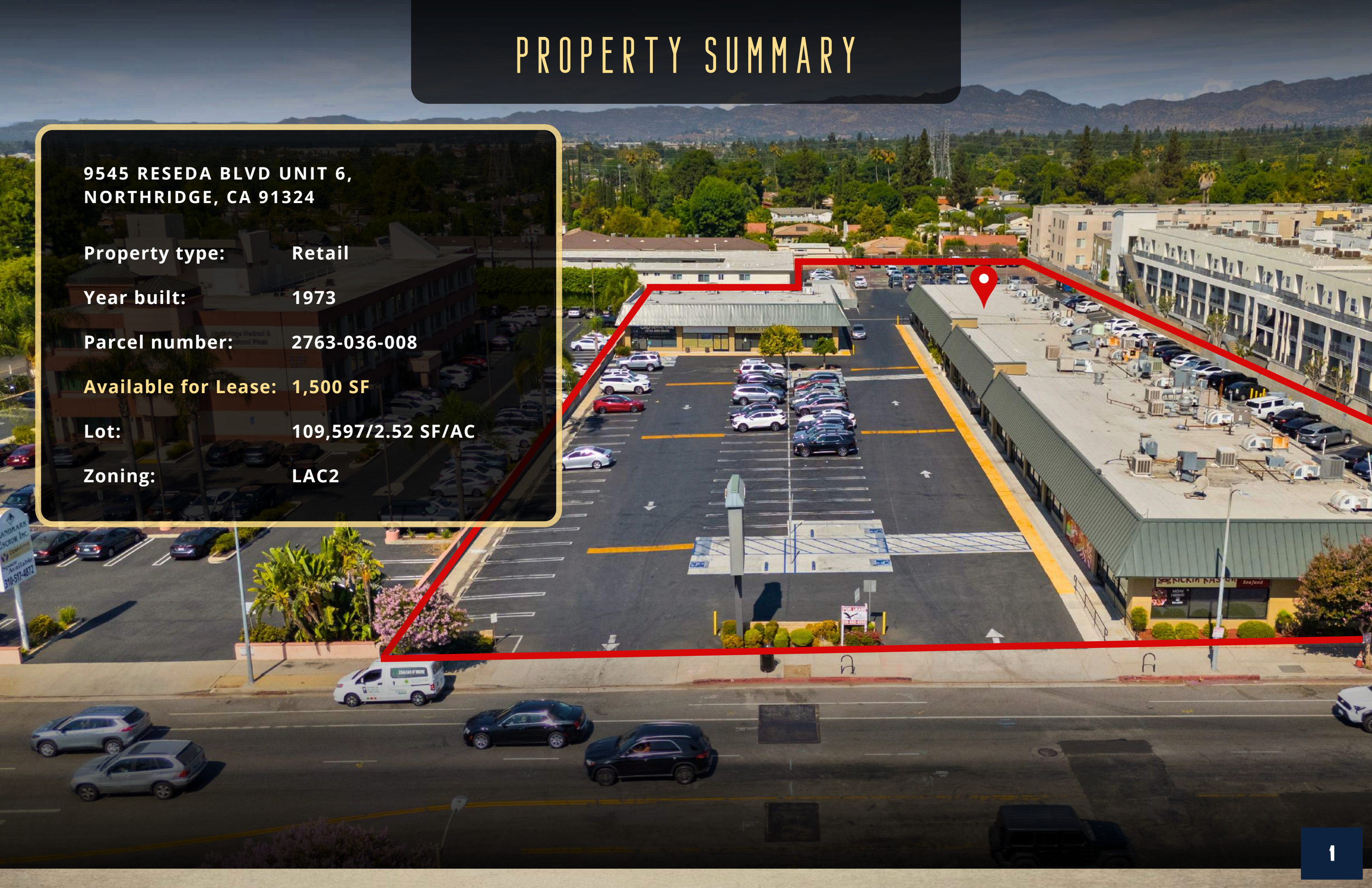
Year built: 1973

Parcel number: 2763-036-008

Available for Lease: 1,500 SF

Lot: 109,597/2.52 SF/AC

Zoning: LAC2



LOCAL COMMUNITY MAP



CSUN | CALIFORNIA
STATE UNIVERSITY
NORTHRIDGE



Plummer St



SUBJECT
PROPERTY

Reseda Blvd

PROPERTY HIGHLIGHTS

- ✓ Prime location ensures high visibility, accessibility & steady flow of traffic
- ✓ 100% occupancy demonstrates the retail centers strong appeal to tenants
- ✓ Ample parking facilitates both customers & employees, enhancing the overall experience
- ✓ Diverse Tenant mix
- ✓ Easy access for local residents supports sustained business growth
- ✓ Property maintenance, security, and other essential services are an integral part

SUBJECT
PROPERTY

Parking

Plummer St

Reseda Blvd

PROPERTY PHOTOS

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DEMOGRAPHICS

9545 RESEDA BLVD UNIT 6 • NORTHRIDGE, CA 91324

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	24,675	173,764	539,835
2023 Estimate	25,166	178,041	549,397
2010 Census	25,136	181,745	541,664
Growth 2023 - 2028	-1.95%	-2.40%	-1.74%
Growth 2010 - 2023	0.12%	-2.04%	1.43%

2023 POPULATION

	1 Mile		3 Mile		5 Mile	
White	14,777	58.72%	123,169	69.18%	399,024	72.63%
Black	2,138	8.50%	9,244	5.19%	27,229	4.96%
Am. Indian & Alaskan	258	1.03%	1,866	1.05%	7,245	1.32%
Asian	6,750	26.82%	36,381	20.43%	94,464	17.19%
Hawaiian & Pacific Island	70	0.28%	463	0.26%	1,346	0.24%
Other	1,174	4.67%	6,918	3.89%	20,089	3.66%
U.S. Armed Forces	43		106		251	

HOUSEHOLDS

	1 Mile		3 Mile		5 Mile	
2028 Projection	8,621		55,368		168,873	
2023 Estimate	8,841		56,996		172,548	
2010 Census	9,017		59,225		172,679	
Growth 2023 - 2028	-2.49%		-2.86%		-2.13%	
Growth 2010 - 2023	-1.95%		-3.76%		-0.08%	
Owner Occupied	3,651	41.30%	34,633	60.76%	89,552	51.90%
Renter Occupied	5,190	58.70%	22,363	39.24%	82,996	48.10%

DEMOGRAPHICS DETAILED REPORT

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2023 POPULATION BY OCCUPATION

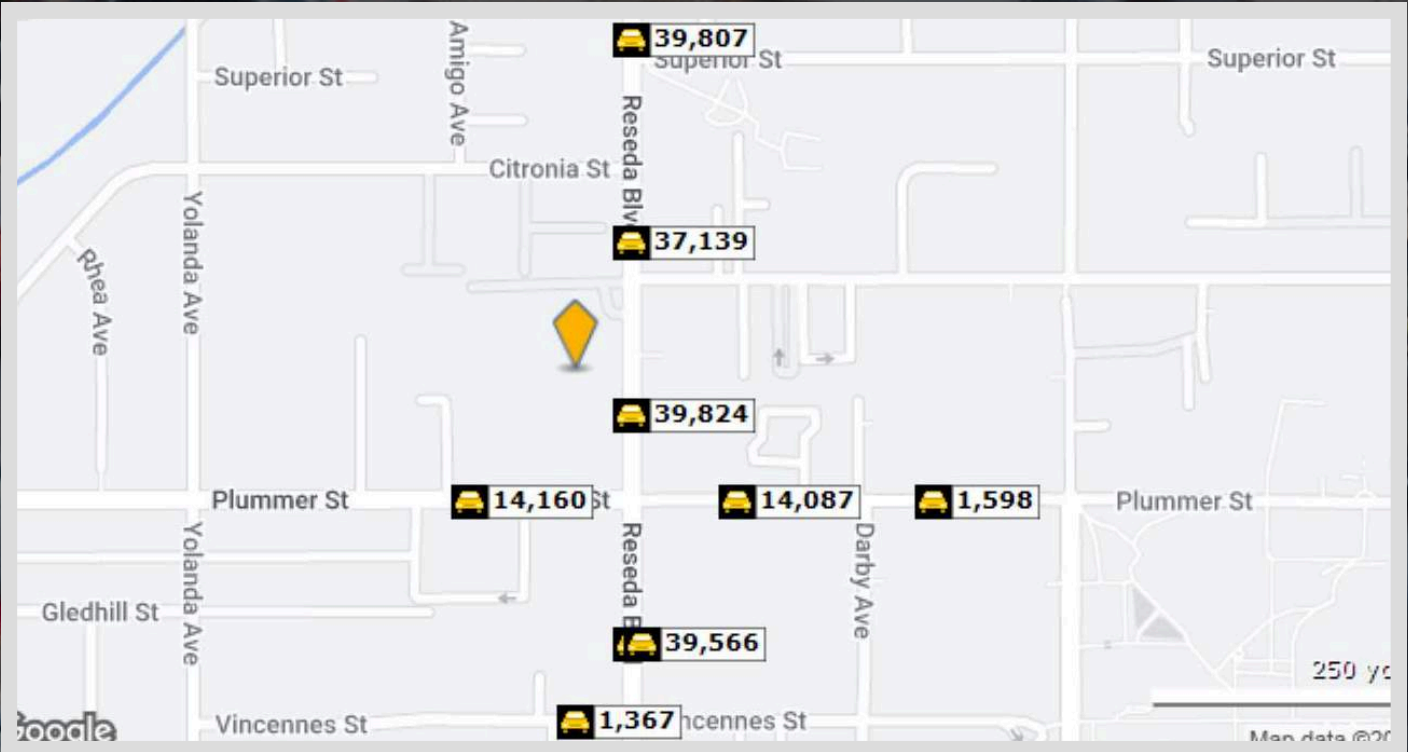
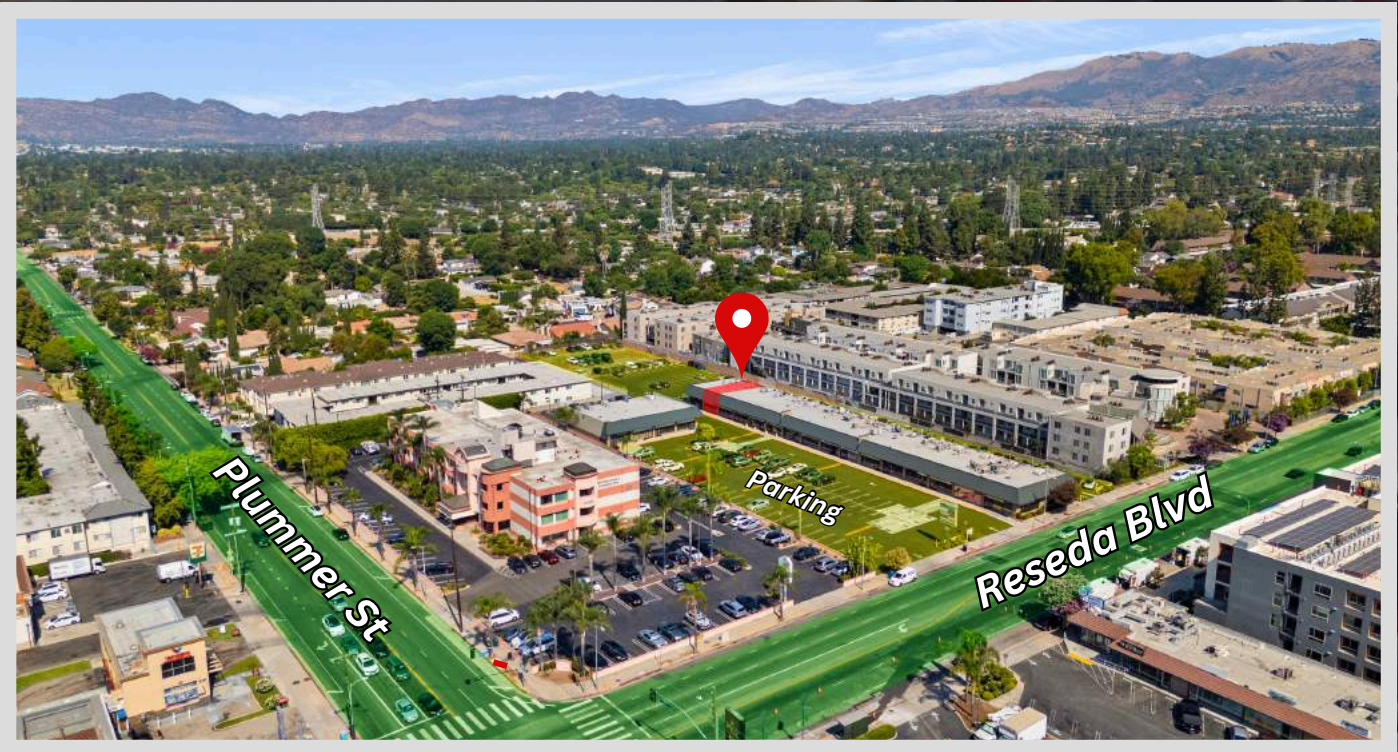
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	1,023	4.29%	6,886	4.04%	19,422	3.64%
Professional & Management	7,240	30.34%	49,036	28.73%	141,721	26.55%
Public Administration	321	1.35%	2,432	1.43%	6,591	1.23%
Education & Health	3,465	14.52%	21,775	12.76%	60,056	11.25%
Services	2,087	8.75%	17,572	10.30%	60,124	11.26%
Information	510	2.14%	3,859	2.26%	11,561	2.17%
Sales	3,306	13.85%	21,092	12.36%	62,782	11.76%
Transportation	494	2.07%	3,405	2.00%	15,776	2.96%
Retail	1,372	5.75%	9,691	5.68%	31,177	5.84%
Wholesale	441	1.85%	2,394	1.40%	6,932	1.30%
Manufacturing	854	3.58%	7,179	4.21%	23,819	4.46%
Production	1,190	4.99%	8,876	5.20%	33,411	6.26%
Construction	482	2.02%	6,273	3.68%	25,468	4.77%
Utilities	353	1.48%	4,041	2.37%	12,985	2.43%
Agriculture & Mining	12	0.05%	256	0.15%	1,330	0.25%
Farming, Fishing, Forestry	4	0.02%	123	0.07%	866	0.16%
Other Services	711	2.98%	5,760	3.38%	19,734	3.70%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	2,579	28.60%	11,773	19.88%	34,600	20.04%
2-Person Households	2,937	32.57%	16,847	28.45%	45,293	26.23%
3-Person Households	1,523	16.89%	10,717	18.10%	30,632	17.74%
4-Person Households	1,161	12.88%	9,858	16.64%	29,015	16.80%
5-Person Households	485	5.38%	5,263	8.89%	16,693	9.67%
6-Person Households	203	2.25%	2,372	4.01%	8,094	4.69%
7-or more Person Households	129	1.43%	2,395	4.04%	8,352	4.84%

TRAFFIC COUNT

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TRAFFIC COUNT

Street			Traffic Volume	Distance from Subject
Reseda Blvd	Plummer St	0.05 S	38,610	MPSI .04
Reseda Blvd	Plummer St	0.05 S	39,824	MPSI .04
Reseda Blvd	Halsted St	0.02 S	37,139	MPSI .08
Plummer St	Gladbeck Ave	0.06 W	14,160	MPSI .09
Plummer St	Reseda Blvd	0.06 W	14,087	MPSI .12
Reseda Blvd	Vincennes St	0.04 S	38,299	MPSI .16
Reseda Blvd	Vincennes St	0.04 S	39,566	MPSI .16
Reseda Blvd	Superior St	0.01 S	39,807	MPSI .19
Vincennes St	Baird Ave	0.02 W	1,367	MPSI .20
Plummer St	Darby Ave	0.04 W	1,598	MPSI .22

EXCLUSIVELY REPRESENTED BY



BLAS FERNANDEZ
FOUNDER

(818) 319-9191

LICENSE: CA 02012036

Blas@ikonpropertiesla.com



BRIAN VU
SENIOR INVESTMENT ASSOCIATE

(818) 913-8819

LICENSE: CA 02181861

Brian@ikonpropertiesla.com