

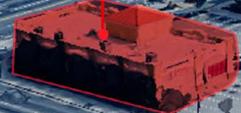


AVAILABLE 



NORDHOFF ST

SEPULVEDA BLVD



PRIME RETAIL SPACE AVAILABLE FOR LEASE

15350 Nordhoff St., North Hills, CA 91343



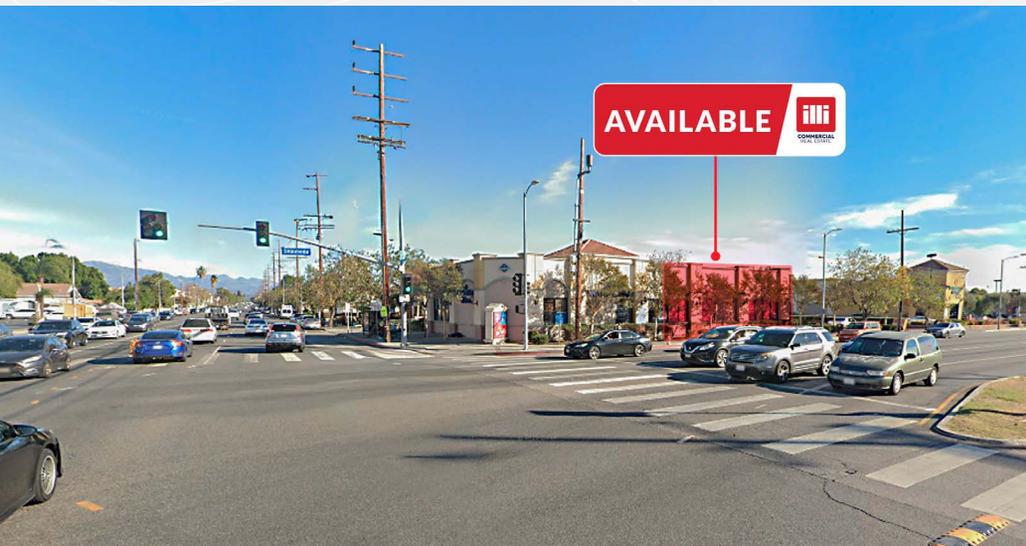
CALEB MORRISON, CCIM
(818) 697-9364 | caleb@illicre.com
DRE#02137816

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



PROPERTY FEATURES

15350 Nordhoff St., North Hills, CA 91343



APPROX. 2,500 SF

PRIME RETAIL SPACE AVAILABLE

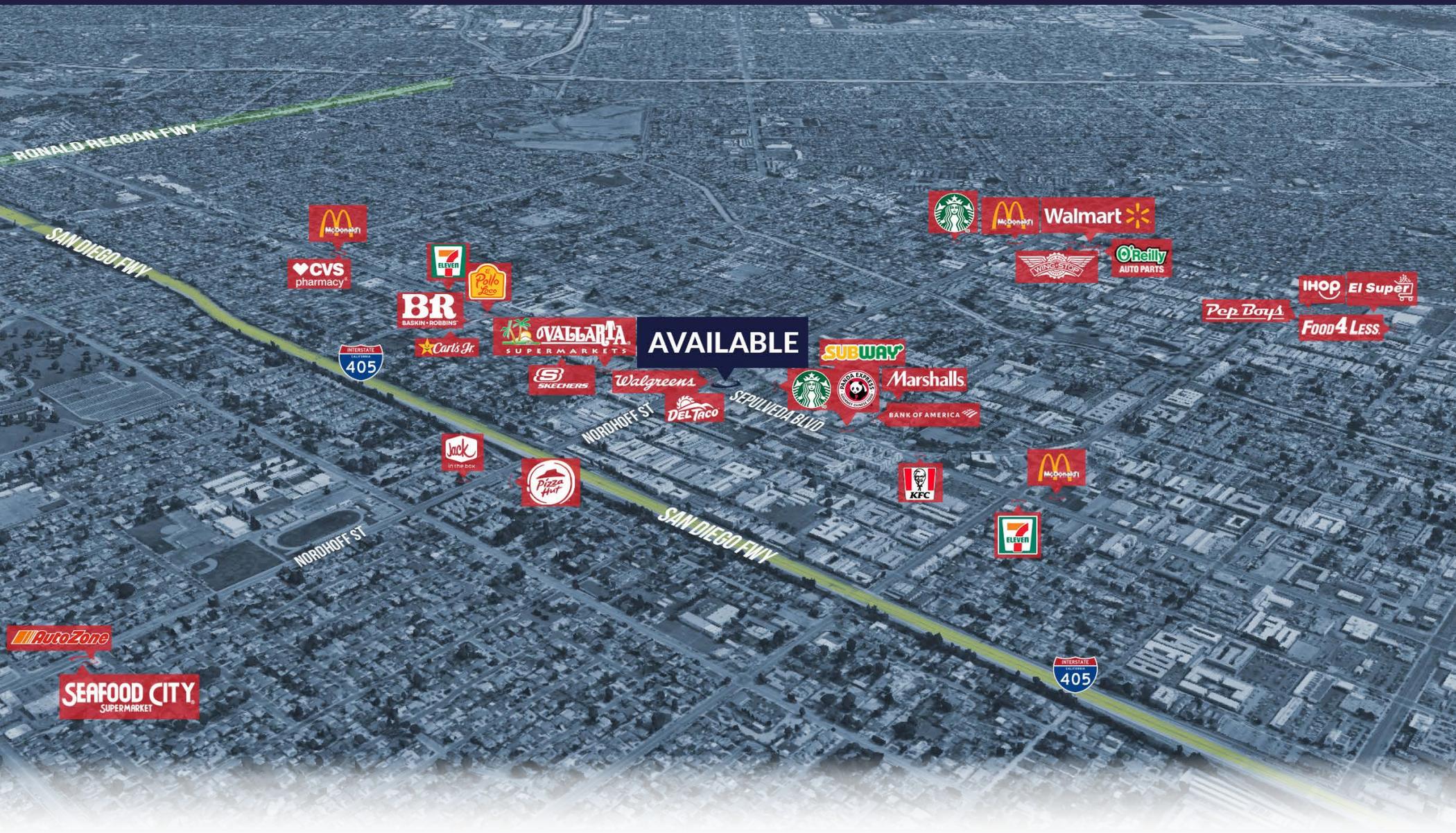
New vanilla shell delivery estimated March 2026

- ✓ High profile retail
- ✓ Corner location on high traffic intersection
- ✓ Corner facing monument signage available
- ✓ Ample on-site parking

AREA AMENITIES

- ✓ Close proximity to the 405 Freeway
- ✓ Dense populated area with high traffic counts

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	61,248	296,231	690,695
 Avg. HH Income	\$74,709	\$88,824	\$93,387
 Daytime Pop	47,558	239,307	561,113
 Traffic Count	± 68,476 CPD ON SEPULVEDA BLVD & NORDHOFF ST		



AVAILABLE

AERIAL MAP



AVAILABLE 



**COMMERCIAL
REAL ESTATE**

CALEB MORRISON, CCIM
SENIOR ASSOCIATE

(818) 697-9364 | caleb@illicre.com
DRE#02137816

TODD NATHANSON
PRESIDENT

(818) 514-2204 | todd@illicre.com
DRE#00923779



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

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.