



OFFERING MEMORANDUM

SPECTRUM

— COMMERCIAL REAL ESTATE, INC.

9036 WINNETKA AVE,
NORTHRIDGE, CA 91324



EXCLUSIVE LISTING BY:

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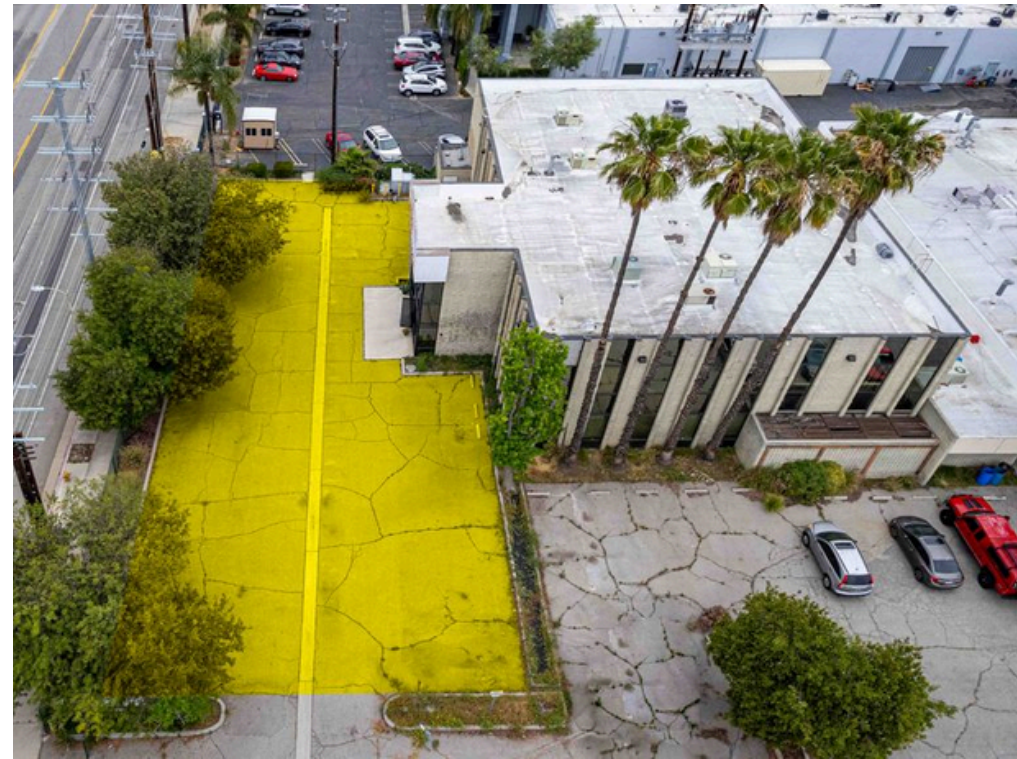
PROPERTY OVERVIEW

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- ✓ High daily traffic area
- ✓ Expansive on-site parking
- ✓ Efficient floor plan layout
- ✓ Ideal for office, medical, education, and service users

BUILDING HEIGHT	2 STORIES
TYPICAL FLOOR SIZE	9,000 SF
BUILDING TYPE	OFFICE
PARKING	40 RESERVED SPACES



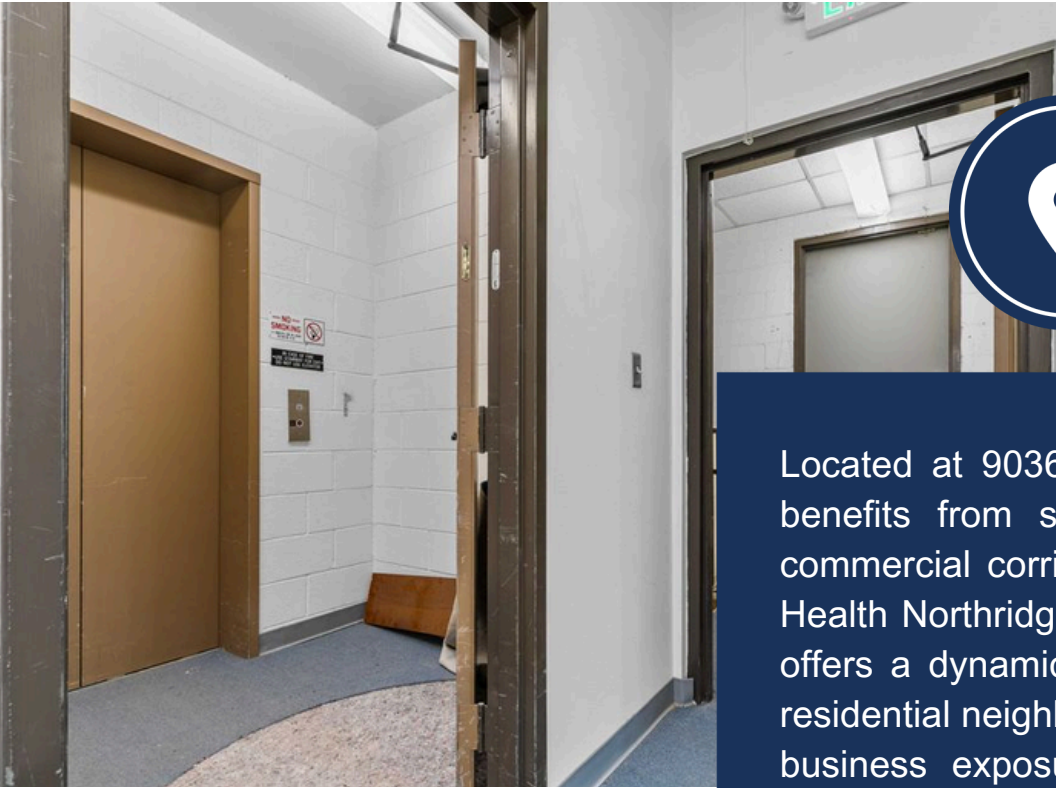


PROPERTY DESCRIPTION

Leo Khechumyan of Spectrum Commercial Real Estate Services, Inc. presents a well-maintained flex commercial property at 9036 Winnetka Ave, Northridge, CA, offering approximately 15,000 SF of versatile space with expansive on-site parking and strong street visibility.

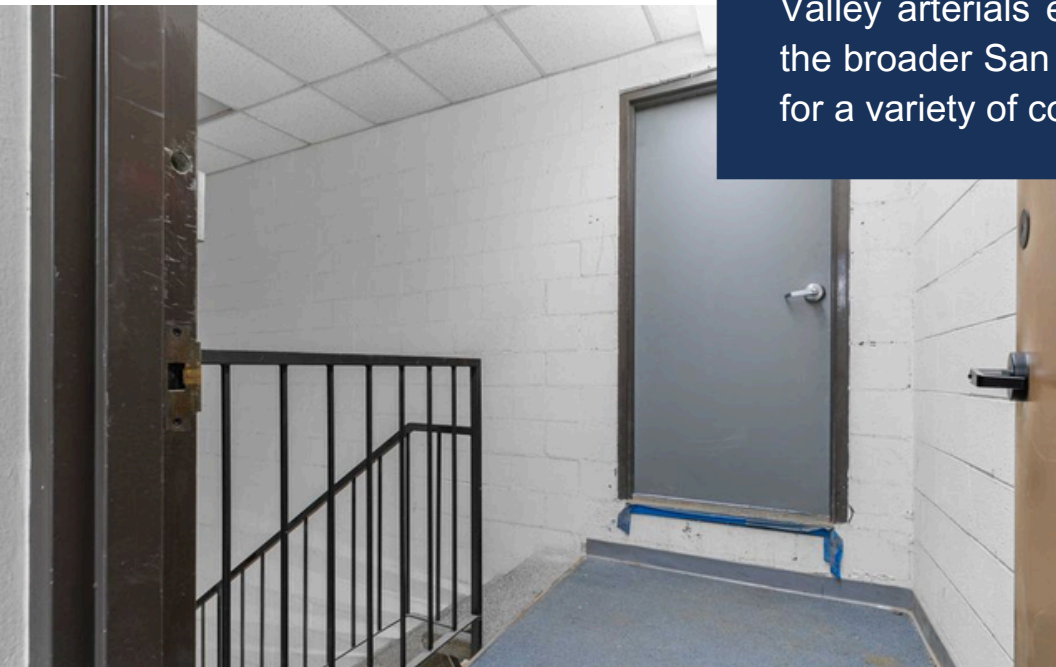
The property features an efficient open floor plan with reception area, conference rooms, secure storage, private restrooms, and modern build-out finishes including central air conditioning and recessed lighting. MR2 zoning supports a wide range of uses such as laboratory, showroom, office, medical, education, and creative service operations.

Strategically located near Northridge Fashion Center, Dignity Health Northridge Hospital Medical Center, and major commuter corridors, this asset provides excellent accessibility, visibility, and long-term positioning within the Northridge commercial submarket.



OFFERING MEMORANDUM **AREA HIGHLIGHTS**

Located at 9036 Winnetka Ave in Northridge, CA, the property benefits from strong street visibility within a well-established commercial corridor near Northridge Fashion Center and Dignity Health Northridge Hospital Medical Center. The surrounding area offers a dynamic mix of retail, professional services, and dense residential neighborhoods that support consistent daily activity and business exposure. Convenient access to CA-118 and major Valley arterials enhances connectivity throughout Northridge and the broader San Fernando Valley, making this a desirable location for a variety of commercial users.



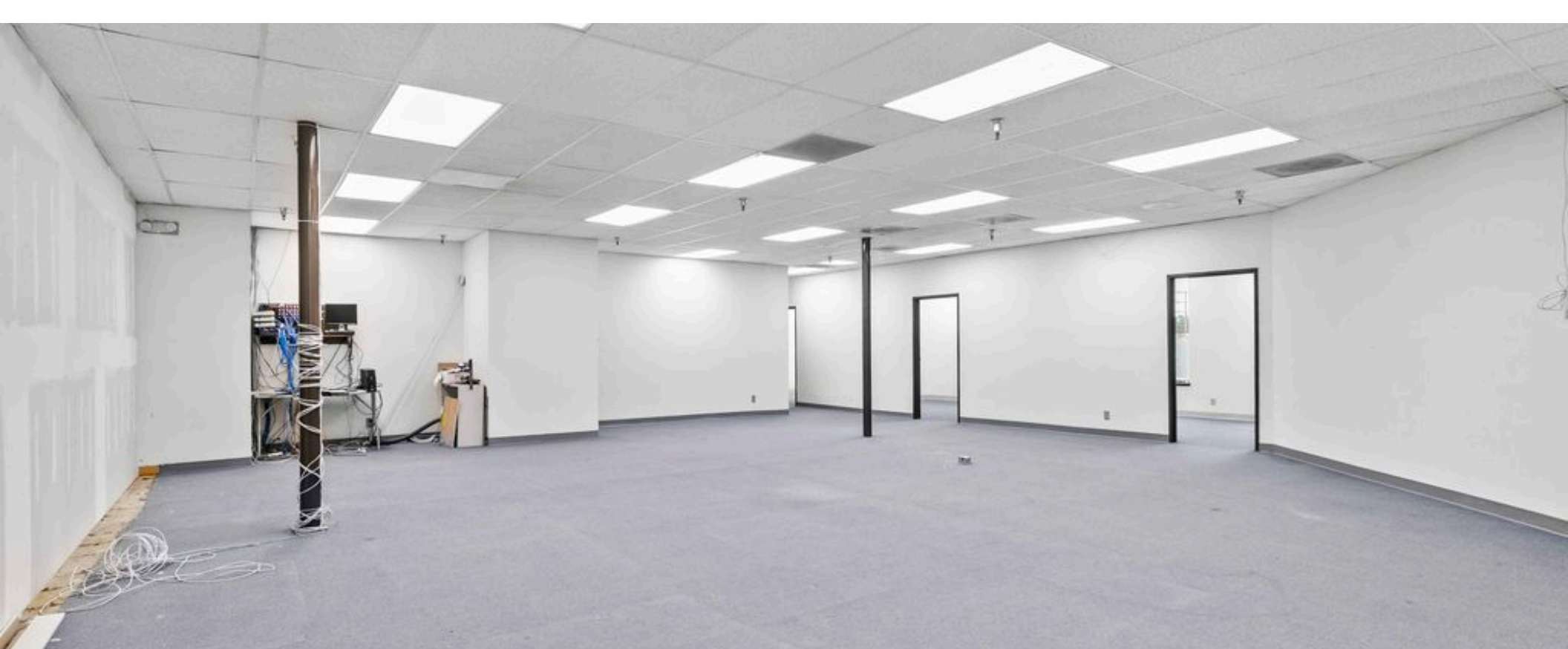
49,000 POPULATION

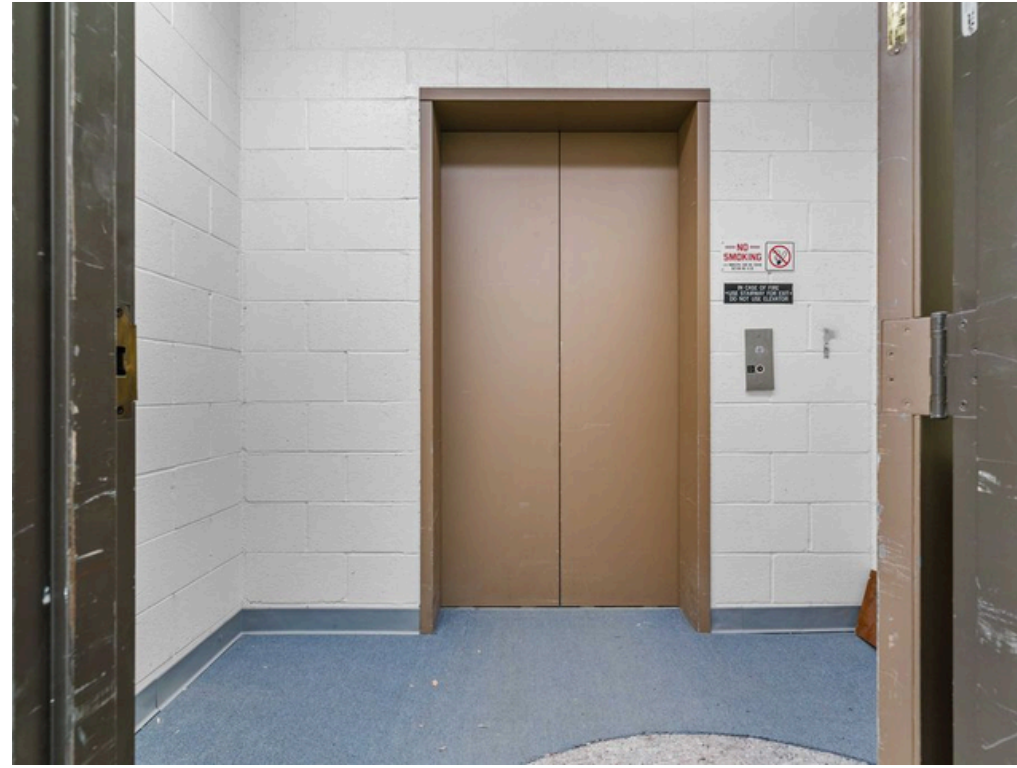
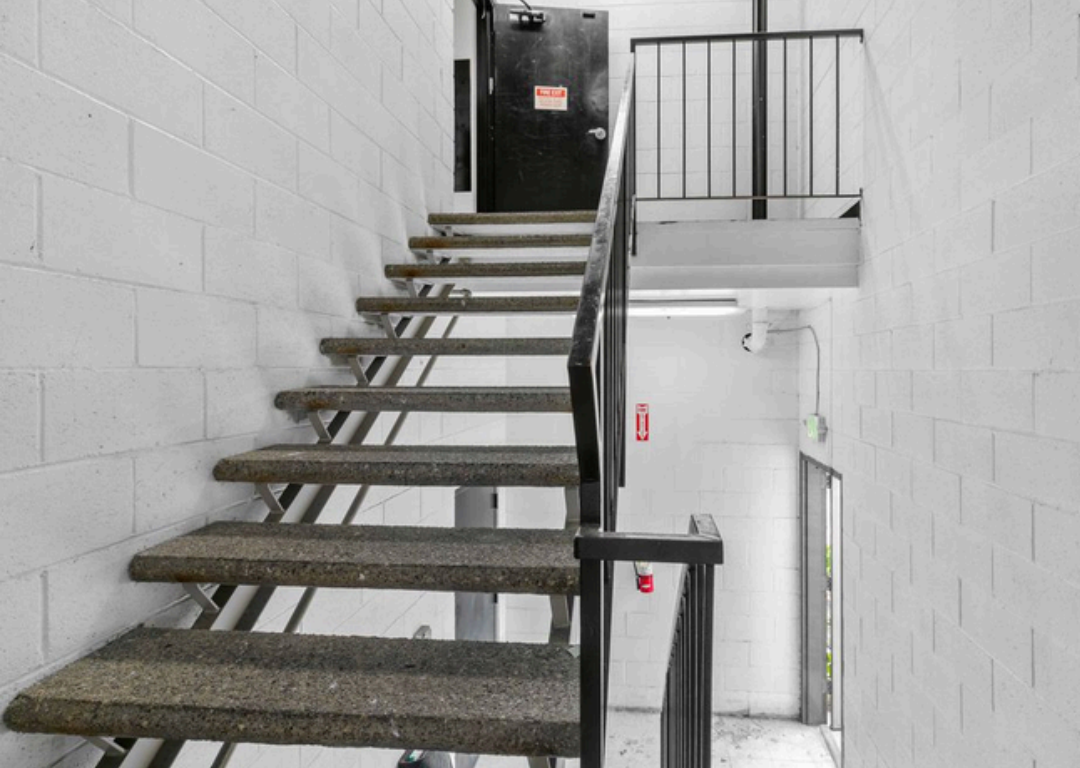


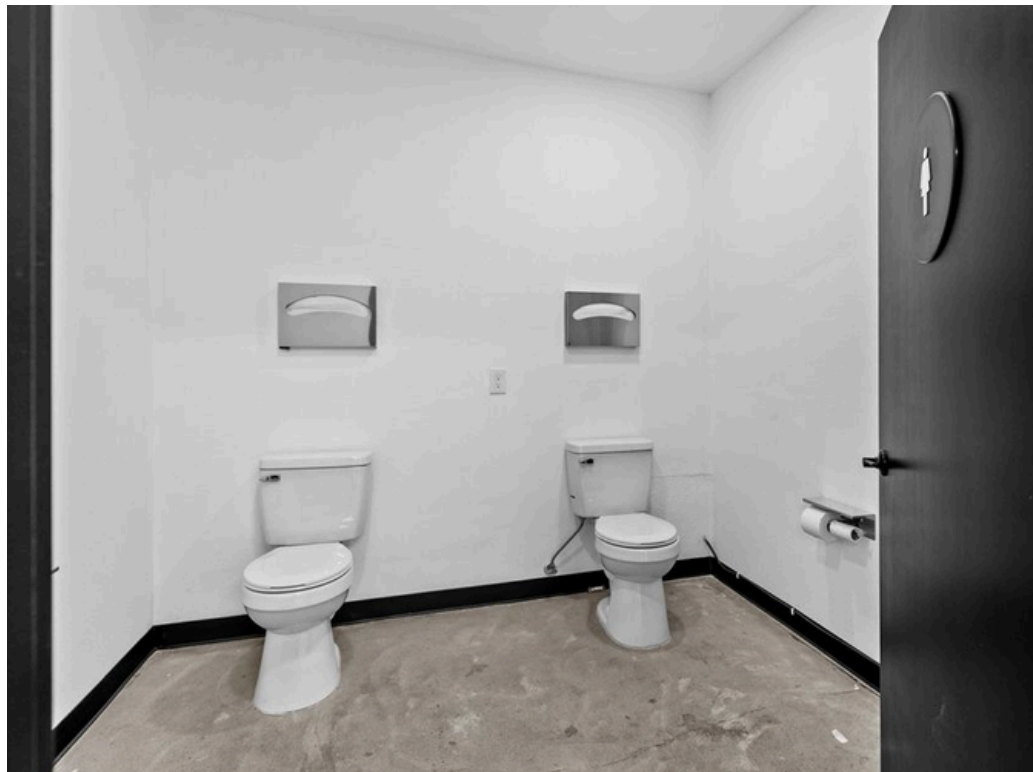
**\$100,000 AVERAGE
HOUSEHOLD INCOME IN THE
AREA**



PHOTOS







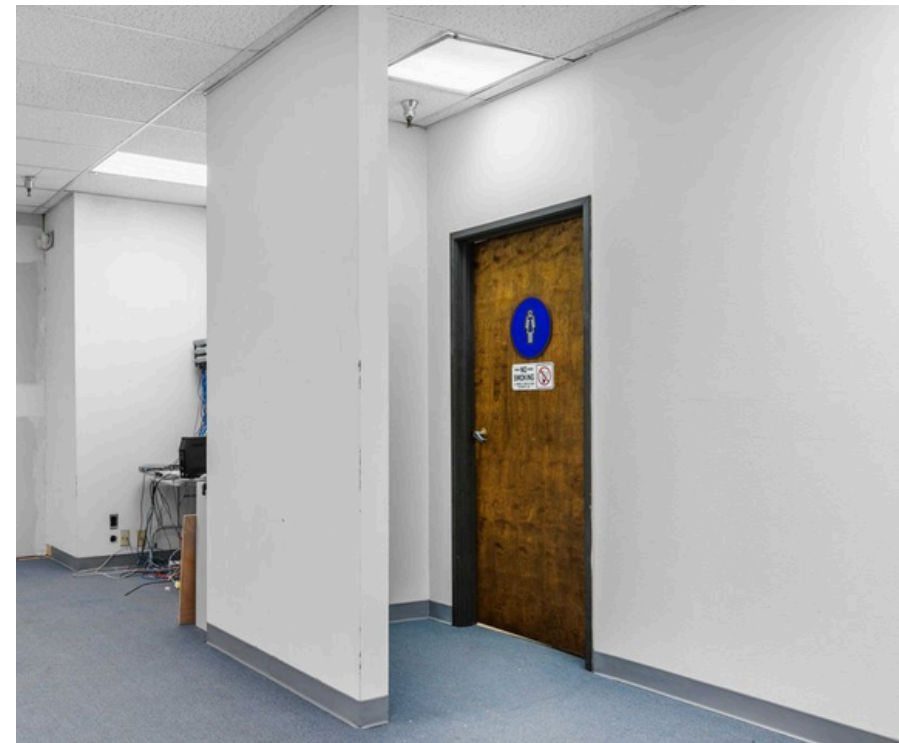
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