



8912-8914 RESEDA BLVD, NORTHRIDGE, CA 91324

RETAIL



FOR LEASE
OFFERING MEMORANDUM



SITE DESCRIPTION

Ikon Properties is proud to present a unique opportunity to lease 8912–8914 Reseda Boulevard, Northridge, CA 91324, a well-positioned commercial property located along one of Northridge's most prominent retail and business corridors. Situated on highly traveled Reseda Boulevard just south of Nordhoff Street, the property benefits from exceptional street visibility, strong daily traffic counts, and a vibrant surrounding commercial environment, making it an ideal location for a variety of retail, office, medical, or service-oriented businesses.

The property offers a functional commercial layout designed to accommodate a wide range of business operations. Its flexible floor plan provides an excellent opportunity for tenants seeking professional space with prominent storefront exposure, convenient customer access, and ample visibility along one of the San Fernando Valley's busiest thoroughfares. The surrounding corridor features a diverse mix of national retailers, restaurants, financial institutions, medical offices, fitness centers, and neighborhood-serving businesses, creating a well-established commercial destination with consistent consumer activity throughout the day.

Strategically located just minutes from California State University, Northridge (CSUN) and within convenient access to both the Ronald Reagan (SR-118) Freeway and the Ventura (US-101) Freeway, the property offers outstanding regional connectivity throughout Northridge, Reseda, Granada Hills, Porter Ranch, Chatsworth, and the greater San Fernando Valley. The area's strong demographics, dense residential population, established employment base, and continued commercial growth contribute to sustained demand for well-located retail and professional space.

With outstanding accessibility, excellent frontage along Reseda Boulevard, and a prime location within one of Northridge's most active commercial corridors, 8912–8914 Reseda Boulevard presents an exceptional leasing opportunity for businesses seeking long-term success in a high-demand market.

The tenant is responsible for verifying all information contained herein.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE

Retail

AVAILABLE SPACES

8912 - 1,122 SF

8914 - 900 SF

8914 ½ - 900 SF

LOT

6,500 SF

YEAR BUILT

1959

PARKING

10 Spaces

ZONING

LAC2

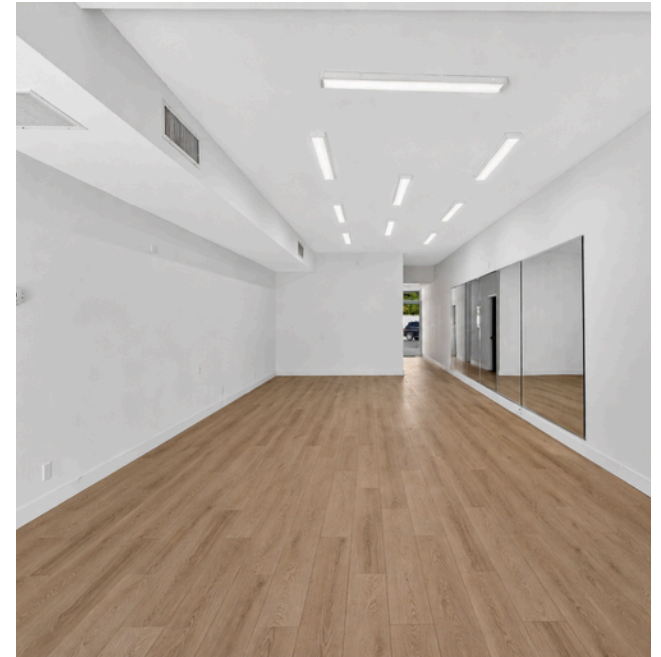


PROPERTY HIGHLIGHTS

- **Prime Reseda Boulevard frontage** providing outstanding visibility and signage opportunities in the heart of Northridge.
- **Located within a well-established retail corridor** surrounded by national retailers, restaurants, and dense residential neighborhoods.
- **On-site customer parking** with strong daily traffic exposure, making the property ideal for retail, service, or professional office users.
- **Versatile open layout** with high ceilings and a private restroom, offering a blank canvas for a variety of business uses.
- **Surrounded by a strong daytime population and excellent demographics** with high household incomes and consistent consumer demand.
- **Strategically positioned near California State University, Northridge (CSUN)**, providing access to a large student, faculty, and surrounding residential customer base.



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RETAIL MAP

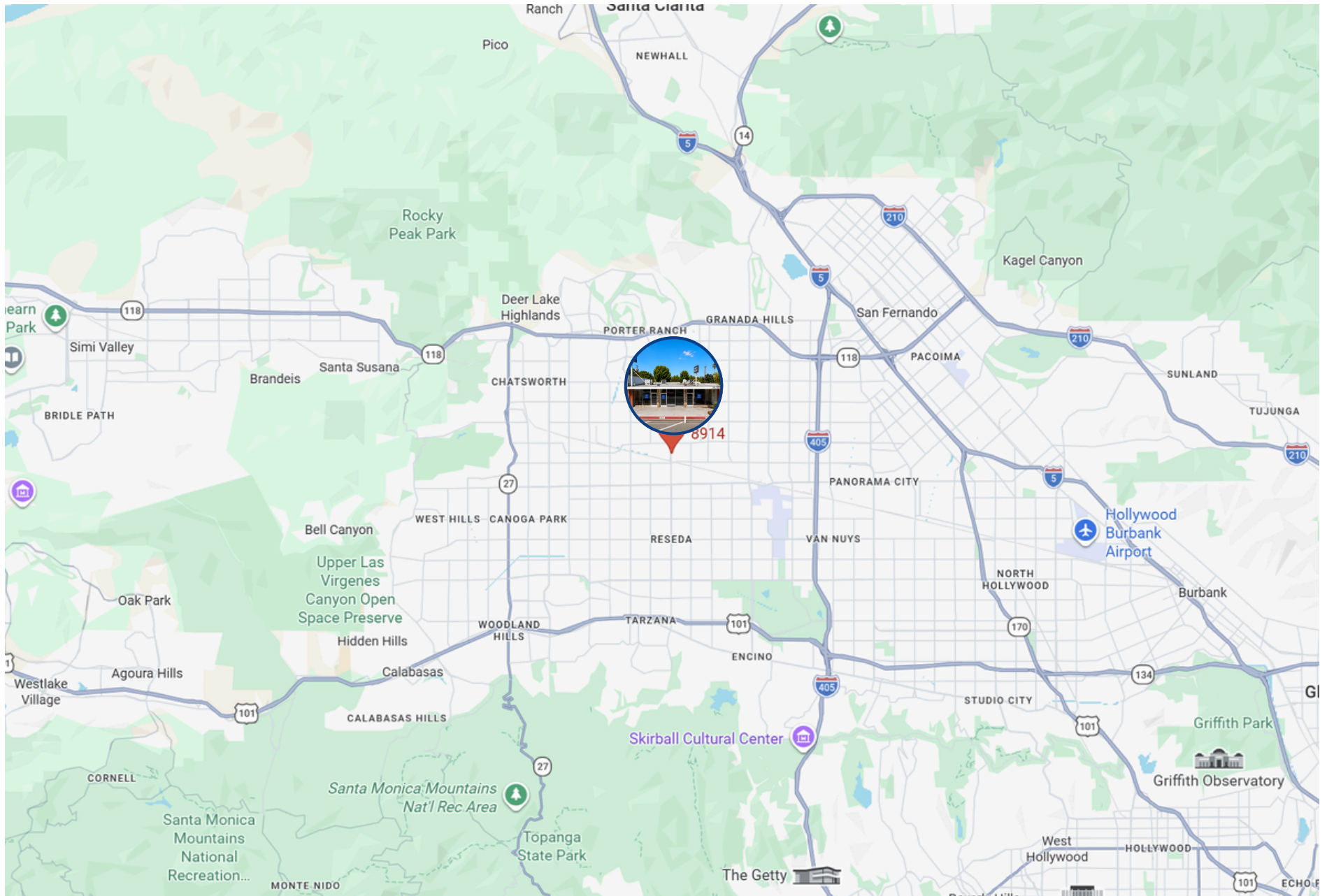


AERIAL MAP

LOCATED ALONG RESEDA BOULEVARD IN THE HEART OF NORTHRIDGE'S ESTABLISHED COMMERCIAL CORRIDOR, 8912-8914 RESEDA BOULEVARD OFFERS A HIGHLY VISIBLE LOCATION WITH EXCELLENT ACCESSIBILITY IN ONE OF THE SAN FERNANDO VALLEY'S MOST ACTIVE RETAIL AND BUSINESS DISTRICTS. SITUATED JUST NORTH OF NORDHOFF STREET, THE PROPERTY BENEFITS FROM CONVENIENT ACCESS TO CALIFORNIA STATE ROUTE 118 (RONALD REAGAN FREEWAY) AS WELL AS NEARBY INTERSTATE 405 (SAN DIEGO FREEWAY), PROVIDING EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY AND GREATER LOS ANGELES REGION. SURROUNDED BY A STRONG MIX OF NATIONAL RETAILERS, NEIGHBORHOOD SHOPPING CENTERS, RESTAURANTS, MEDICAL OFFICES, EDUCATIONAL INSTITUTIONS, AND PROFESSIONAL SERVICES, THE LOCATION IS WELL-POSITIONED FOR A WIDE RANGE OF RETAIL, OFFICE, AND COMMERCIAL USERS.



LOCATION MAP





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