

# FOR LEASE | NORTHRIDGE UNIVERSITY CENTER

NWC RESEDA BLVD & NORDHOFF STREET NORTHRIDGE, 91325





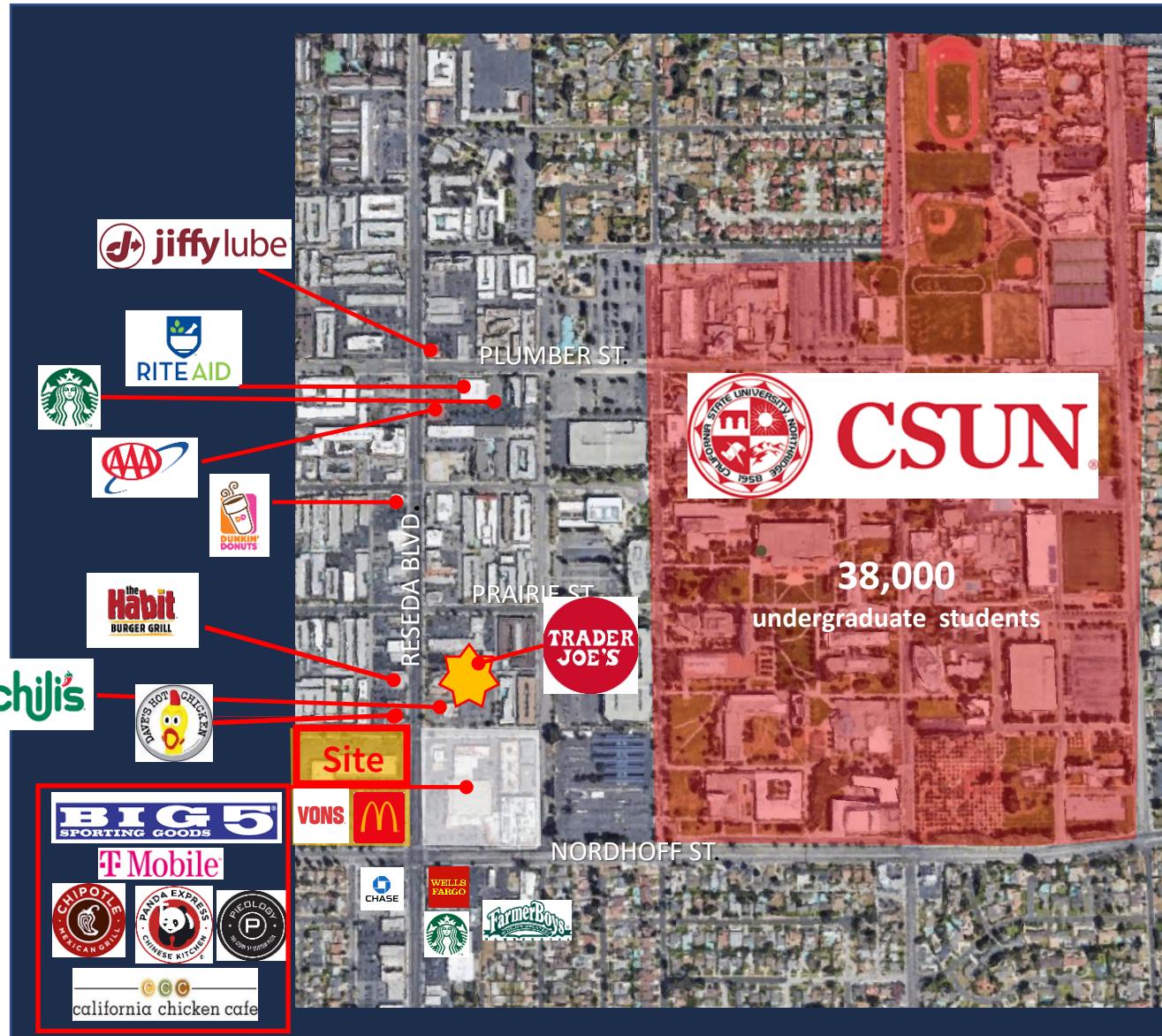
## PROPERTY INFORMATION:

- 75,000 SF neighborhood shopping center
- Anchored by Vons and McDonalds (NAP)
- NWC of Reseda Blvd. and Nordhoff Street
- Reseda Blvd. is the primary retail corridor serving local residents and CSUN students
- Approximately 38,000 undergraduates at CSUN
- Excellent parking ratio
- Pylon signage
- Vehicular access from Reseda Blvd, Nordhoff St. and Dearborn Ave.

## AVAILABLE:

- **10,600 SF Jr. anchor box**  
\$2.00 PSF plus \$0.86 PSF for NNN  
Can accommodate retail, office, school and medical uses.
- **1,844 SF 2<sup>nd</sup> gen restaurant**  
\$4.00 PSF plus \$0.86 PSF for NNN  
Fully equipped restaurant. (**Lease Pending**)
- **1,125 SF 2<sup>nd</sup> gen restaurant**  
\$5.00 psf plus \$0.86 PSF NNN  
Fully equipped restaurant
- **818 SF retail space**  
\$4.00 PSF plus \$0.86 PSF for NNN  
Can accommodate retail, office, and service uses.

# Area Retailers | NORTHRIDGE UNIVERSITY CENTER Northridge, CA 91325



This information has been secured from sources JS Realty Co. believe to be reliable, but JS Realty Co. make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Tenant must verify the information and bears all risk for any inaccuracies.

# Site Plan | NORTHRIDGE UNIVERSITY CENTER Northridge, CA 91325



# Property Photos | NORTHRIDGE UNIVERSITY CENTER Northridge, CA 91325



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Rear parking field for Jr. Anchor Space



Rear Access and Signage



	1 mile	2 mile	3 mile
2022 Population	25,627	88,913	204,548
2022 Households	8,548	29,357	66,797
Avg. Household Inc.	\$95,130	\$103,714	\$104,562
Daytime Employment:	15,473	36,381	74,272

#### Traffic Counts:

N/S on Reseda Boulevard @ Nordhoff St.: 37,235 CPD

E/W on Nordhoff Street @ Reseda Blvd.: 41,951 CPD

This Marketing Brochure has been prepared to provide summary, information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. js realty co. has not made any investigation, and makes no warranty or representation, regarding the future projected financial performance of the tenants, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, js realty co. makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential lessees must take appropriate measures to verify all of the information set forth herein.

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