



# 3,300 +/- sq ft Leasing Opportunity

19422 Nordhoff Street, Northridge, CA

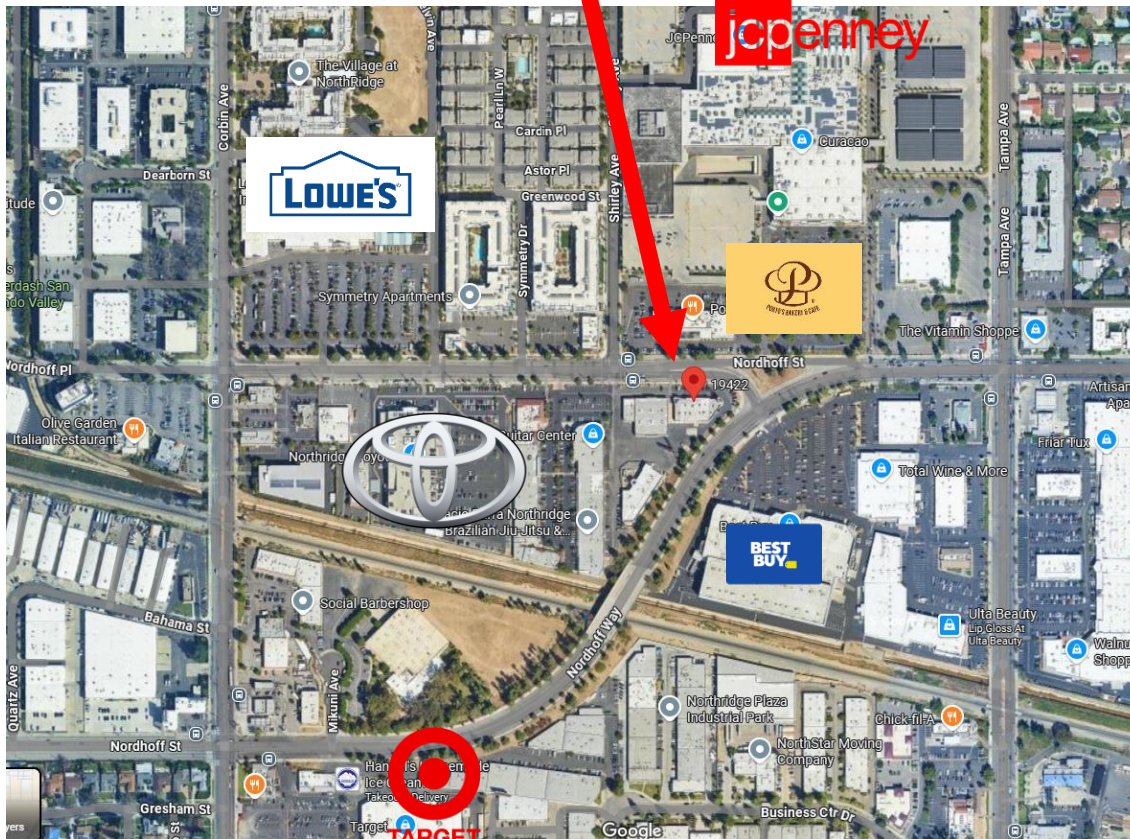


# Prime Northridge Location

## PROPERTY HIGHLIGHTS

- High visibility on busy Nordhoff Street
- Sprint and SuperCuts strong tenants
- Plenty of Parking/Reciprocal Parking Easements
- Tremendous Retail Synergy for the area
- Surrounded by National Credit Tenants

**Subject**

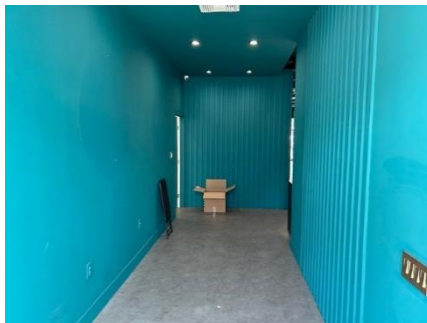
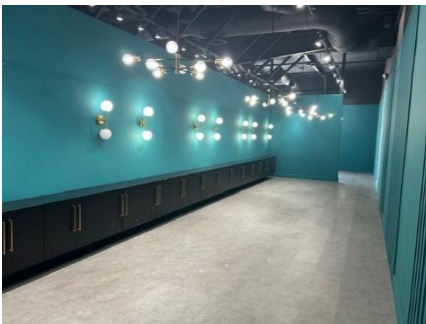
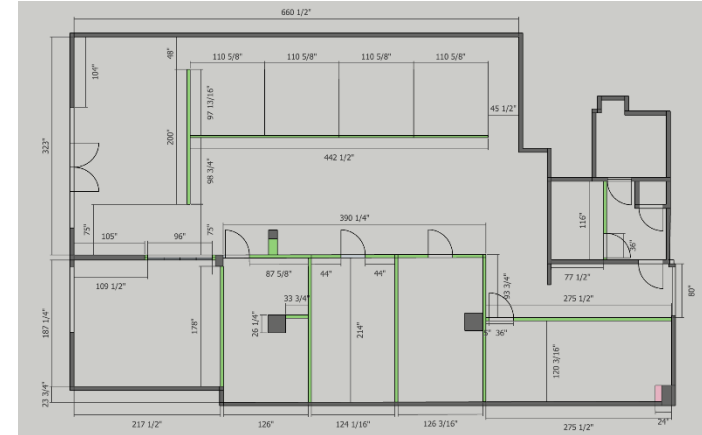






# Retail Space for Lease - \$3 psf + NNN/CAM

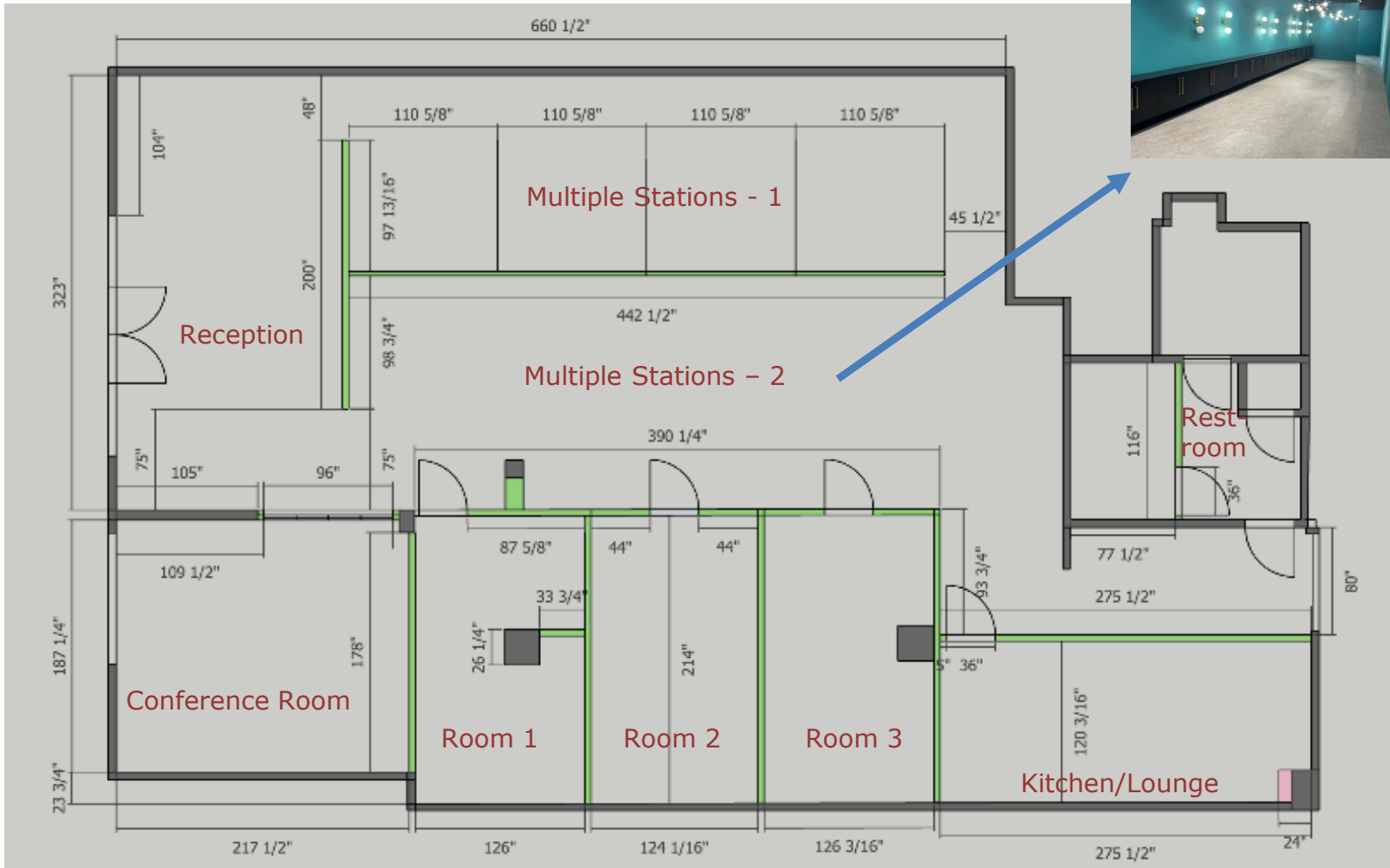
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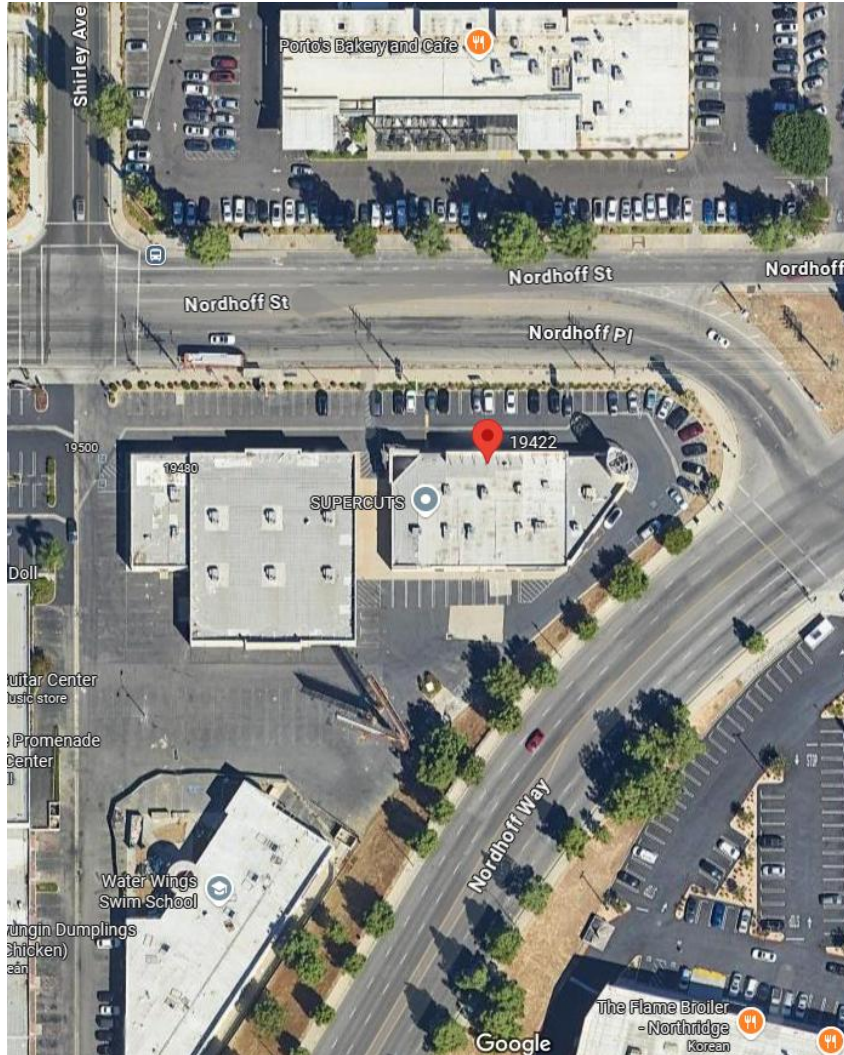
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# Retail Space for Lease - Floorplan

19420 Nordhoff Street, Northridge, CA



# Site Description



<b>Property Type</b>	<b>Retail</b>
<b>Property Sub-type</b>	<b>Freestanding</b>
<b>Building Class</b>	<b>B</b>
<b>Sale Type</b>	<b>Investment</b>
<b>Lot Size</b>	<b>0.95 AC</b>
<b>Gross Leasable Area</b>	<b>10,333 SF</b>
<b>No. Stories</b>	<b>1</b>
<b>Year Built</b>	<b>1987</b>
<b>Parking Ratio</b>	<b>5.32/1,000 SF</b>
<b>Ceiling Height</b>	<b>12 FT - 15 FT</b>
<b>Zoning</b>	<b>C4-1</b>
<b>APN/Parcel ID</b>	<b>2783-028-046</b>

# Offering Memorandum Legalese

- This Offering Memorandum (“OM”) has been prepared by Aspire Realty Advisors, Inc. based on information that was furnished to us by sources we deem to be reliable. No warranty or representation is made to the accuracy thereof; subject to correction of errors, omissions, change of price, prior sale, or withdrawal from market without notice.
- This OM is being delivered to a limited number of parties who may be interested in and capable of purchasing the Property. By its acceptance hereof, each recipient agrees that it **will not copy, reproduce or distribute to others** this OM in whole or in part, at any time, without the prior written consent of Aspire Realty Advisors, and it will keep permanently confidential all information contained herein not already public and will use this Confidential OM only for the purpose of evaluating the possible acquisition of the Property.
- This OM does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information, which prospective buyers may need, or desire.
- All financial projections are based on assumptions relating to the general economy, competition and other factors beyond the control of the Seller and Aspire Realty Advisors, and therefore, are subject to material variation.
- This OM does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this Memorandum.
- This OM is being delivered by Aspire Realty Advisors to prospective buyers and their broker/agent representation, with the understanding that all prospective buyers will conduct their own independent investigation of those matters, which they deem appropriate in order to evaluate this offering.
- Additional information and an opportunity to inspect the site will be made available to interested and qualified prospective purchasers.
- Aspire Realty Advisors reserves the right to request the return of any or all of the information enclosed.