



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*



# MEDICAL/OFFICE SPACES AVAILABLE

8619 Reseda Blvd, Northridge, CA 91324



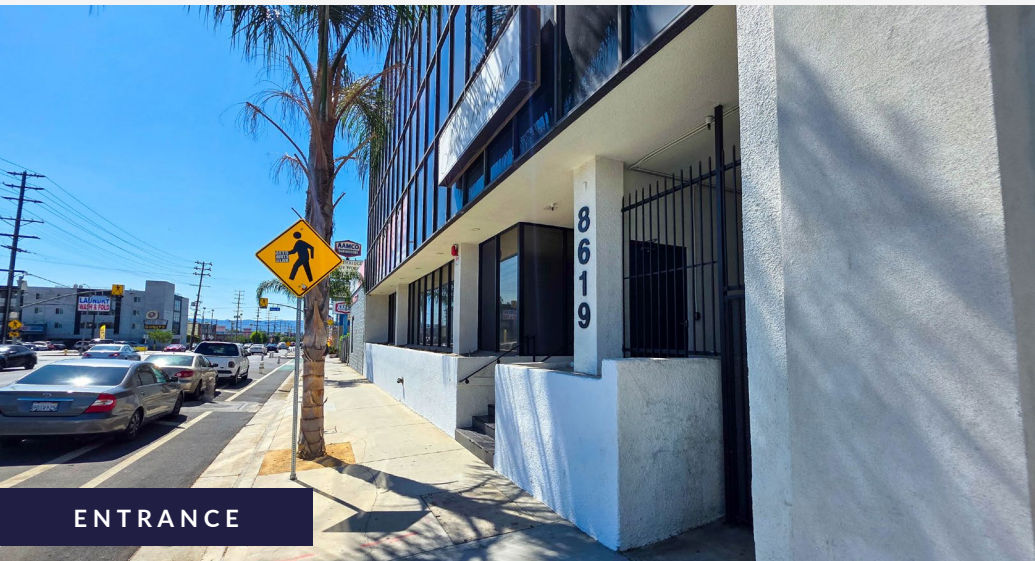
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DRE#01495419



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# PROPERTY FEATURES

8619 Reseda Blvd, Northridge, CA 91324



ENTRANCE



LOBBY





## APPROX. 650 - 933 SF

OFFICE SPACES AVAILABLE

- ✓ Private restrooms inside suites + shared common restrooms on each floor
- ✓ Tenant-controlled central air conditioning
- ✓ Elevator access to all floors
- ✓ Secure subterranean free parking for employees plus surface parking for visitors

## AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic along Reseda Boulevard
- ✓ Located near a signalized intersection with strong visibility
- ✓ Situated in the Northridge medical and retail corridor
- ✓ Minutes from the 101, 118 and 405 Freeways
- ✓ Nearby shopping centers include Northridge Plaza and Northridge Fashion Center / Promenade Shopping Center

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	30,516	224,098	624,041
 Avg. HH Income	\$91,071	\$107,284	\$104,155
 Daytime Pop	29,264	219,674	613,210
 Traffic Count	± 36,754 CPD ON RESEDA BLVD & BRYANT ST		

OFFICE SPACES  
NORTHRIDGE, CA

# PARKING IN REAR

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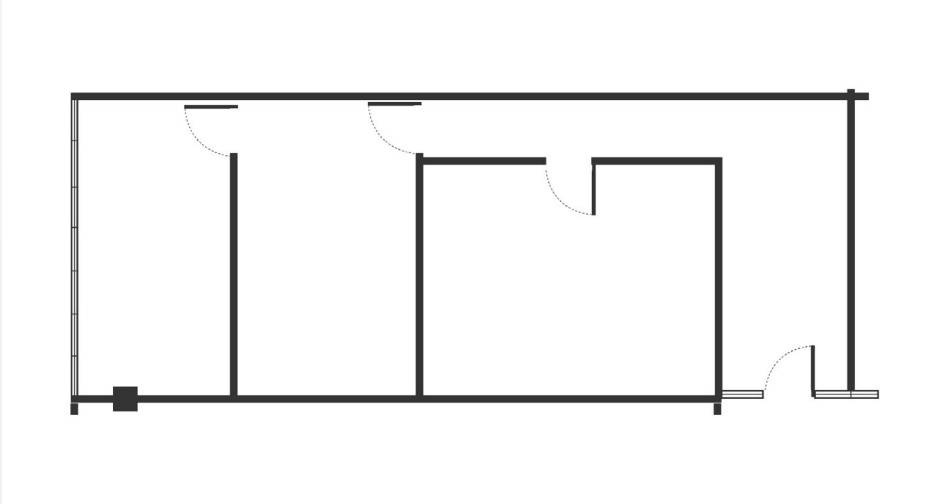


OFFICE SPACES  
NORTHRIDGE, CA

# UNIT 304

8619 Reseda Blvd, Northridge, CA 91324

±933 SF AVAILABLE | \$2.00 PSF MG

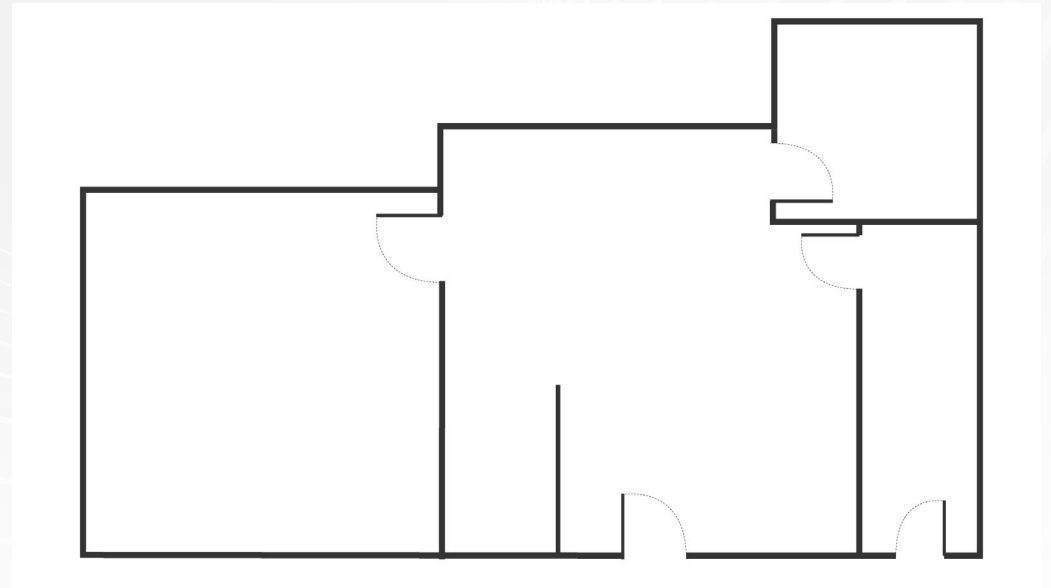


OFFICE SPACES  
NORTHRIDGE, CA

# UNIT 104

8619 Reseda Blvd, Northridge, CA 91324

±862 SF AVAILABLE | \$2.00 PSF MG



OFFICE SPACES  
NORTHRIDGE, CA

# UNIT 309

8619 Reseda Blvd, Northridge, CA 91324



±650 SF AVAILABLE | \$2.00 PSF MG



**AVAILABLE**



**NORTHRIDGE MIDDLE SCHOOL**

**CSUN**  
CALIFORNIA STATE UNIVERSITY NORTHRIDGE



**AERIAL MAP**



**COMMERCIAL  
REAL ESTATE**



*Smile Boutique*

8619

**MICHAEL SHARON**  
SENIOR VICE PRESIDENT

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