

For Sale: Endeavor Medical Plaza

8327 RESEDA BLVD

NORTHRIDGE, CA 91324

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DRE 01973061

**COMPASS
COMMERCIAL**



EXCLUSIVE REPRESENTATION BY:

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The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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An aerial, high-angle photograph of a city skyline, likely San Francisco, taken at dusk or dawn. The sky is filled with dramatic, dark clouds, and a thin line of light from the setting or rising sun is visible on the horizon. The city below is densely packed with buildings of various heights, with several prominent skyscrapers standing out. The overall tone is monochromatic and atmospheric.

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Executive Summary

Compass Commercial is pleased to present 8327 Reseda Blvd ("Endeavor Medical Plaza") – a rare medical building and Ambulatory Surgery Center ("ASC") in Northridge, CA, offered for sale for the first time since development. Ideally located near the prominent corner of Reseda and Roscoe Blvd—steps from Dignity Health Northridge Hospital Medical Center—the property features a freestanding medical building with dedicated parking.

Endeavor Medical Plaza consists of $\pm 14,892$ SF, including two (2) suites leased to established medical tenants, as well as a $\pm 9,700$ SF state-of-the-art ASC with four (4) operating rooms, multiple exam/procedure rooms, recovery areas, and supporting infrastructure. The building is situated on $\pm 39,209$ SF (.90 AC) of land, featuring easy access and prominent frontage with double-sided signage exposure on Reseda Blvd.

The ASC is fully-equipped, available for immediate occupancy, and SBA financing is available for qualified owner-users. Significant capital expenditures have been invested into the property's infrastructure, which can support a multitude of medical uses and specialties for operators and investors.



Property Overview

PROPERTY DATA

14,892 SF

TOTAL BUILDING SIZE

39,209 SF

LAND AREA

1988

YEAR BUILT

9,700 SF

SURGERY CENTER SIZE

\$5,299,000

OFFERING PRICE

C2 | AB 2097 APPLICABLE

ZONING

2785-018-007

APN

DEDICATED

PARKING

*SQUARE FOOTAGE PER ASSESSOR.

*BUYER TO VERIFY ANY AND ALL ACCURACY OF INFORMATION

Endeavor Medical Plaza | 8327 Reseda Blvd



Investment Highlights

- / One-of-a-Kind Medical Building & Surgery Center
- / Steps from Dignity Health Northridge Hospital Medical Center
- / On-Site, Dedicated Parking
- / Ideal Owner-User Opportunity
- / SBA & Medical Financing Available to Qualified Buyers
- / High Visibility, Exposure, and Signage Opportunity in Multiple Locations
- / Located in the Heart of Northridge & San Fernando Valley
- / Fully-Equipped and Built-Out $\pm 9,700$ SF Ambulatory Surgery Center ("ASC") with Four (4) Operating Rooms, Procedure Room, Recovery Area, Reception & More
- / Existing Income from Established Tenants



Area & Market Overview

Located in the heart of Northridge, 8327 Reseda Boulevard benefits from a prime position within the San Fernando Valley's established medical and commercial corridor. The property sits just steps from Dignity Health Northridge Hospital Medical Center, offering direct synergy with one of the region's most prominent healthcare providers. Northridge is home to California State University, Northridge (CSUN), the Northridge Fashion Center, and a broad mix of retail, dining, and community amenities, creating a strong base of professionals, students, and residents. Excellent visibility along Reseda Boulevard—a major north–south arterial—combined with convenient access to the 101 and 118 Freeways and the Northridge Metrolink station, ensures connectivity across Los Angeles. With a diverse and affluent population, steady demand for medical and professional services, and limited supply of comparable facilities, the area provides an exceptional environment for healthcare and owner-user operators.



Demographics

POPULATION	1 MILE	5 MILES	10 MILES
2020 Population	32,591	625,807	1,442,702
2024 Population	31,577	627,988	1,411,955

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2020 Households	9,663	211,379	482,176
2024 Households	9,271	211,099	469,801
Avg. Household Size	3.2	2.9	2.9
Total Consumer Spending	\$320M	\$7.4B	\$17.3B
Owner Occupied Households	5,335	112,231	232,094
Renter Occupied Households	5,335	112,231	232,094

HOUSING INCOME	1 MILE	5 MILES	10 MILES
Avg. Household Income	\$91,754	\$104,089	\$110,510
Median Household Income	\$68,074	\$77,472	\$82,810
\$25,000 - \$50,000	1,856	35,304	73,908
\$75,000 - \$100,000	1,030	24,740	57,349
\$125,000 - \$150,000	596	14,752	33,631
\$200,000+	774	25,306	66,884









8327-8331

PRIVATE
PROPERTY
NO TRESPASSING
NO LOADING
UNLESS AUTHORIZED

♿
HANDICAPPED
ONLY
PERMIT NO. 912

♿
HANDICAPPED
ONLY
PERMIT NO. 912

♿

NO PARKING

♿



PROCEDURE
ROOM

OPERATING
ROOMS



NO SMOKING

STANDARD
PRECAUTIONS



PRE-OP

RECOVERY
ROOM









FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:

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