

# University Plaza – Prime Retail & Commercial Leasing Opportunities

**Location:** Adjacent to CSUN | 2nd Busiest Intersection in the San Fernando Valley

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## Why University Plaza?

- **Unmatched Visibility:** Prime location with heavy traffic and exposure.
  - **Very Low NNN Charges:** Property is in a family trust and NNN has been .25 to .45 INCLUDING taxes and insurance for over 35 years.
  - **CSUN Adjacency:** Ideal for capturing student, faculty, and community traffic
  - **Competitive Incentives:** Landlord will **match or beat any comparable rent + NNN offer** for qualified tenants
  - **Premium Signage:** Included for strong tenants (as displayed for Citibank proposal below)
  - **High visibility with strong foot traffic**
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## Unit A-1 – Flagship Space

- **Size:** 5,570+ sq. ft. (can be reduced to 5,000 sq. ft.)  
**Use:** Urgent Care, Medical, Entertainment, fitness, showroom, institutional
- **Features:**
  - ✓ Rear roll-up delivery door
  - ✓ Amusement Certificate of Occupancy
  - ✓ Original & current architectural plans available

 [Virtual Tour – Click to View](#)

- [https://www.google.com/maps/uv?pb=!1s0x80c29b4eae4a2fb%3A0x730ec7d71f3e5679!5sLumber%20Jack%27s%20Axe%20Throwing!15sCglgARICCAI&imagekey=!1e10!2sAF1QipPCSZwi7O9RB e2fAHqgv\\_SdWBb7whOCCtKNIJ74](https://www.google.com/maps/uv?pb=!1s0x80c29b4eae4a2fb%3A0x730ec7d71f3e5679!5sLumber%20Jack%27s%20Axe%20Throwing!15sCglgARICCAI&imagekey=!1e10!2sAF1QipPCSZwi7O9RB e2fAHqgv_SdWBb7whOCCtKNIJ74)



**Auto  
Zone**

**BIG 5**  
SPORTING GOODS



**KMY**  
APPAREL

PRO  
CLUB

UMBER JACK'S

**AXE**  
THROWING



**PIEOLOGY**  
PIZZERIA

**Great Clips**  
HAIRCUTS



**CHIPOTLE**

**Happy Ice**  
ITALIAN ICE & ICE CREAM



**YOSHINOYA**  
JAPANESE KITCHEN

**citibank**

**COPY • PRINT**  
SIGNS • BANNERS

**WaBa** grill

**STARR**  
BROW BAR

THREADING  
WAX • TINT • KISS



**CHASE**









## UNIVERSITY PLAZA

### BUILDING "A" - DOWNSTAIRS

A-1	18425-A	NORDHOFF	AVAILABLE
A-2	18427-A	NORDHOFF	Great Clips
A-3	18427-B	NORDHOFF	Happy Ice
A-4	18427-C	NORDHOFF	WaBa
A-5	18427-D	NORDHOFF	PANDA

### BUILDING "A" - UPSTAIRS

A-6	18429-A	NORDHOFF	AVAILABLE
A-7	18429-B	NORDHOFF	NAIL SALON
A-8	18429-C	NORDHOFF	BOBA
A-9	18429-D	NORDHOFF	FUTUBA JAPANESE RESTAURANT

### BUILDING "B TO D" - GROUND LEVEL

B-1	18431	NORDHOFF	TwoHands & bbq CHICKEN
B-2	18441	NORDHOFF	YOSHINOYA
B-3	18455	NORDHOFF	california chicken cafe
B-4	18497	NORDHOFF	T-Mobile
B-5	9118	RESEDA	PIEOLGY
C-1	9120	RESEDA	BIG5
C-2	9100	RESEDA	AutoZone
C-3	9100-C	RESEDA	LEO'S WATCH REPAIR
C-4	9130-A	RESEDA	JASMINE CLEANER
C-5	9130-B	RESEDA	COPY CENTER
C-6	9130-C	RESEDA	BEAUTY SUPPLY DEPO
C-7	9150	RESEDA	K.M.Y. APPAREL INC.
C-8	9150-A	RESEDA	ATM SPACE AVAILABLE
C-9	9164	RESEDA	CHIPOTLE
D-1	18436	DEARBORN	PEAK
D-2	18440	DEARBORN	MATNASIUM
D-3	18450	DEARBORN	NORTHRIDGE DENTAL CLINIC
D-4	18456	DEARBORN	SUBWAY

CSUN

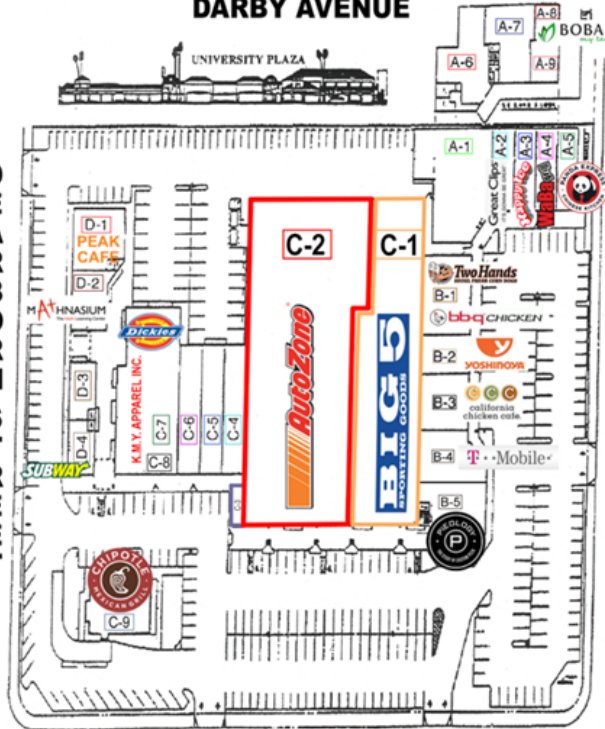
CALIFORNIA  
STATE UNIVERSITY  
NORTHRIDGE



DARBY AVENUE

DEARBORN STREET

NORDHOFF STREET



RESEDA BLVD.

Approx 68,010 cars per day (TVC) Dated 09/25/12

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