

# RETAIL / OFFICE FOR LEASE

8648 Lindley Avenue, Northridge, CA 91325

*Northridge Plaza*



## AVAILABILITY:

Size: 1,200 SF Retail Space  
 Lease Rate: ~~\$2.60~~ **\$2.33/SF Gross** (\$2,800/mo)\*  
 Lease Term: 3-5 Years  
 Possession: Immediate  
 Adjustment: 4% annual increase  
 Signage: Excellent building signage

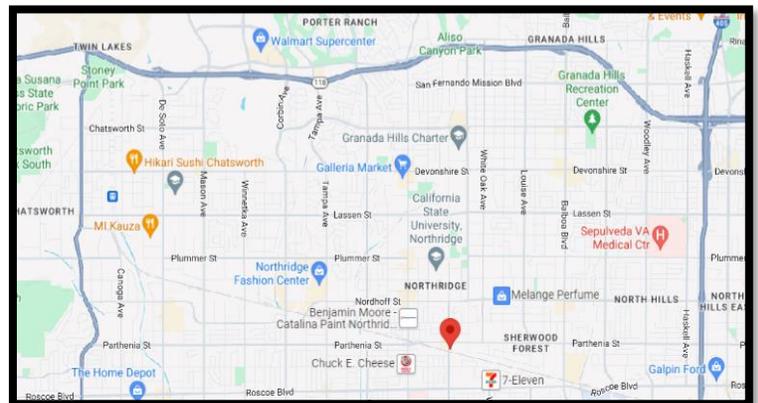
\*Gross: Tenant shall pay for own utilities, own trash service and above standard water & sewer usage.

## PROPERTY FEATURES:

- Great for Retail, Service or Office use
- Excellent Exposure and Signage on Main Street
- Located in the busy commercial area of Northridge
- Near CSUN College & Valley Performing Art Center
- Heavy Traffic Area with good Demographics
- Over 40,000 students and faculty at CSUN campus
- Close to all major retailers, restaurants, banks & Northridge Mall
- No Cannabis related uses permitted
- Good Parking

DEMOGRAPHICS (2024)	1 Mile	3 Miles	5 Miles
Population	24,802	214,435	644,665
Average Household Income (\$)	100,732	108,076	102,197
Number of Employees (daytime)	16,837	97,231	261,115
Traffic Volume (2022)	30,966 cars per day		

\*Source: CoStar Analytical



**TOLD**  
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FOR FURTHER INFORMATION  
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