



9719
AVAILABLE
± 1,846 SF



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

CSUN ADJACENT HIGH ACTIVITY CENTER

9631-9676 Reseda Blvd., Northridge, CA 91324



MICHAEL SHARON

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DRE#01495419

CoStar
POWERBROKER

MEMBER OF
RETAIL BROKERS
NETWORK

PROPERTY FEATURES

9631-9676 Reseda Blvd., Northridge, CA 91324



APPROX. 1,846 SF

RETAIL SPACE AVAILABLE





- ✓ Formerly occupied by Martial Arts Studio
- ✓ Mostly open floor plan with Back Room, private office and private restroom

AREA AMENITIES

- ✓ Walking distance to CSUN
- ✓ Located in the commercial hub of Northridge retailers servicing 40,000+ students & facility
- ✓ Great street visibility and signage
- ✓ Ample parking with an excellent tenant mix
- ✓ High residential density and traffic counts

RENTAL RATE

\$3.05 PSF + \$1.12 PSF NNN

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	27,543	187,023	561,580
 Avg. HH Income	\$117,814	\$129,375	\$118,293
 Daytime Pop	27,378	178,259	543,069
 Traffic Count	± 40,287 CPD ON RESEDA BLVD		

RETAIL SPACE
NORTHRIDGE, CA

EXTERIOR PHOTOS

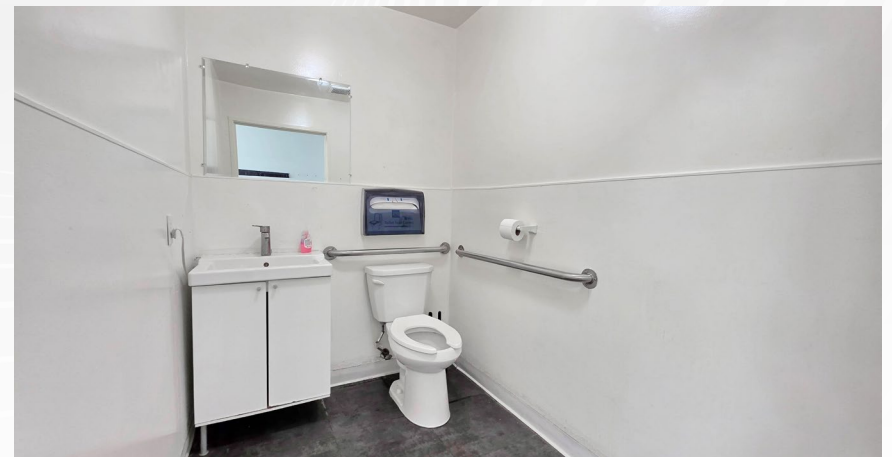
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RETAIL SPACE
NORTHRIDGE, CA

INTERIOR PHOTOS

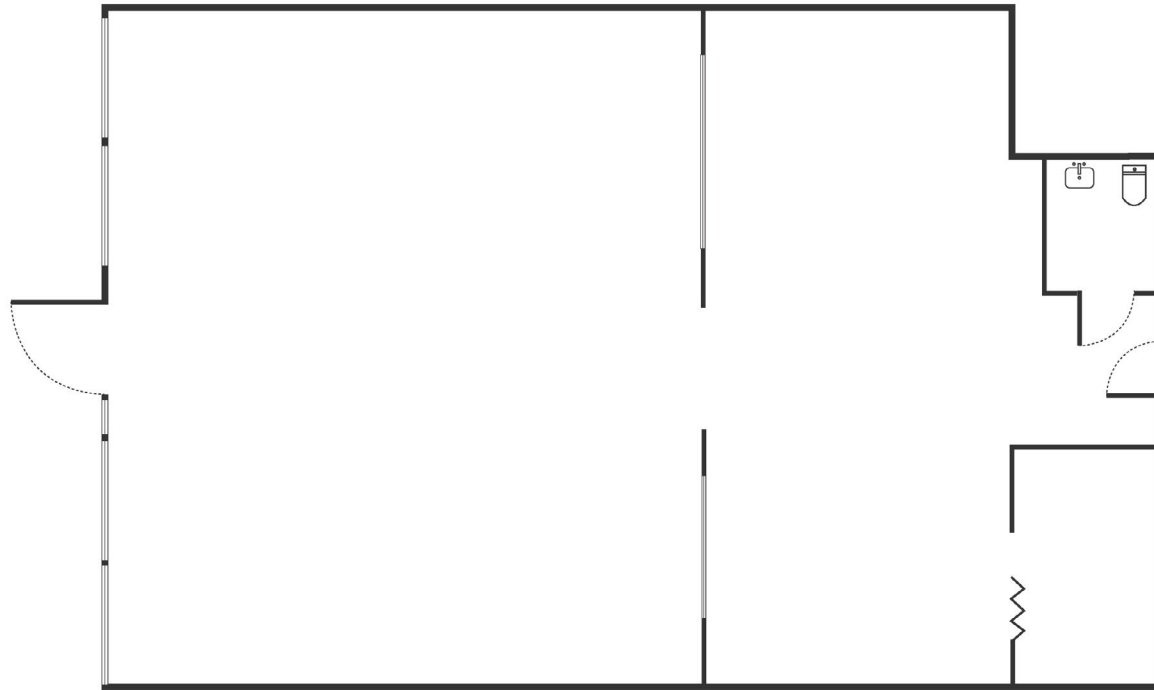
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RETAIL SPACE
NORTHRIDGE, CA

FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



AERIAL MAP



**COMMERCIAL
REAL ESTATE**

MICHAEL SHARON
SENIOR VICE PRESIDENT

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.