



**AVAILABLE** 

# UNIVERSITY PLAZA - FORMER INSURANCE OFFICE

9250 Reseda Blvd., Northridge, CA 91324



**MICHAEL SHARON**  
(818) 572-4050 | [msharon@illicre.com](mailto:msharon@illicre.com)  
DRE#01495419



# PROPERTY FEATURES

9250 Reseda Blvd., Northridge, CA 91324







## APPROX. 750 SF

RETAIL SPACE AVAILABLE

- ✓ Former Topco Insurance office
- ✓ 750 Square foot storefront that features, mostly open floor plan with private office, storage room, restroom.
- ✓ Lots of natural light
- ✓ Approx 92 parking spaces
- ✓ Plus rear parking access
- ✓ Zoning: LAC4

## RENTAL RATE

UNIT 11: \$3.25 PSF + 0.75 PSF NNN PER MONTH

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	26,251	204,825	608,387
 Avg. HH Income	\$114,082	\$125,311	\$116,424
 Daytime Pop	25,574	196,492	590,273
 Traffic Count	± 49,092 CPD ON RESEDA BLVD & PRAIRIE ST		

# AREA AMENITIES

9250 Reseda Blvd., Northridge, CA 91324

- ✓ Located walking distance from Cal State Northridge
- ✓ Heavy day/night pedestrian and automobile traffic
- ✓ High density of commercial and office buildings in the immediate vicinity
- ✓ High residential density and additional new multifamily projects in the area
- ✓ Located at the signalized intersection of Reseda Boulevard and Prairie Street
- ✓ Neighboring tenants include: Dave's Hot Chicken, The Habit Burger, Senor Sol, Chipotle Mexican Grill, Pieology, Waba Grill, California Chicken Café, McDonald's, Baja Fresh, Panda Express, Farmer Boys, Starbucks, Sharkey's, Weinerschnitzel, Jack in the box, Chevron, Shell, ARCO gas station, Von's Market, Smart & Final Extra, Vallarta Supermarket, Chase, Wells Fargo, Bank of America, First Citizens Bank, Hanmi Bank
- ✓ Nearby CSUN, schools, Places of worship, financial services, restaurants, shopping, entertainment
- ✓ Close proximity to the 118 FWY



RETAIL SPACE  
NORTHRIDGE, CA

# INTERIOR PHOTOS

9250 Reseda Blvd., Northridge, CA 91324



RETAIL SPACE  
NORTHRIDGE, CA

# FLOOR PLAN

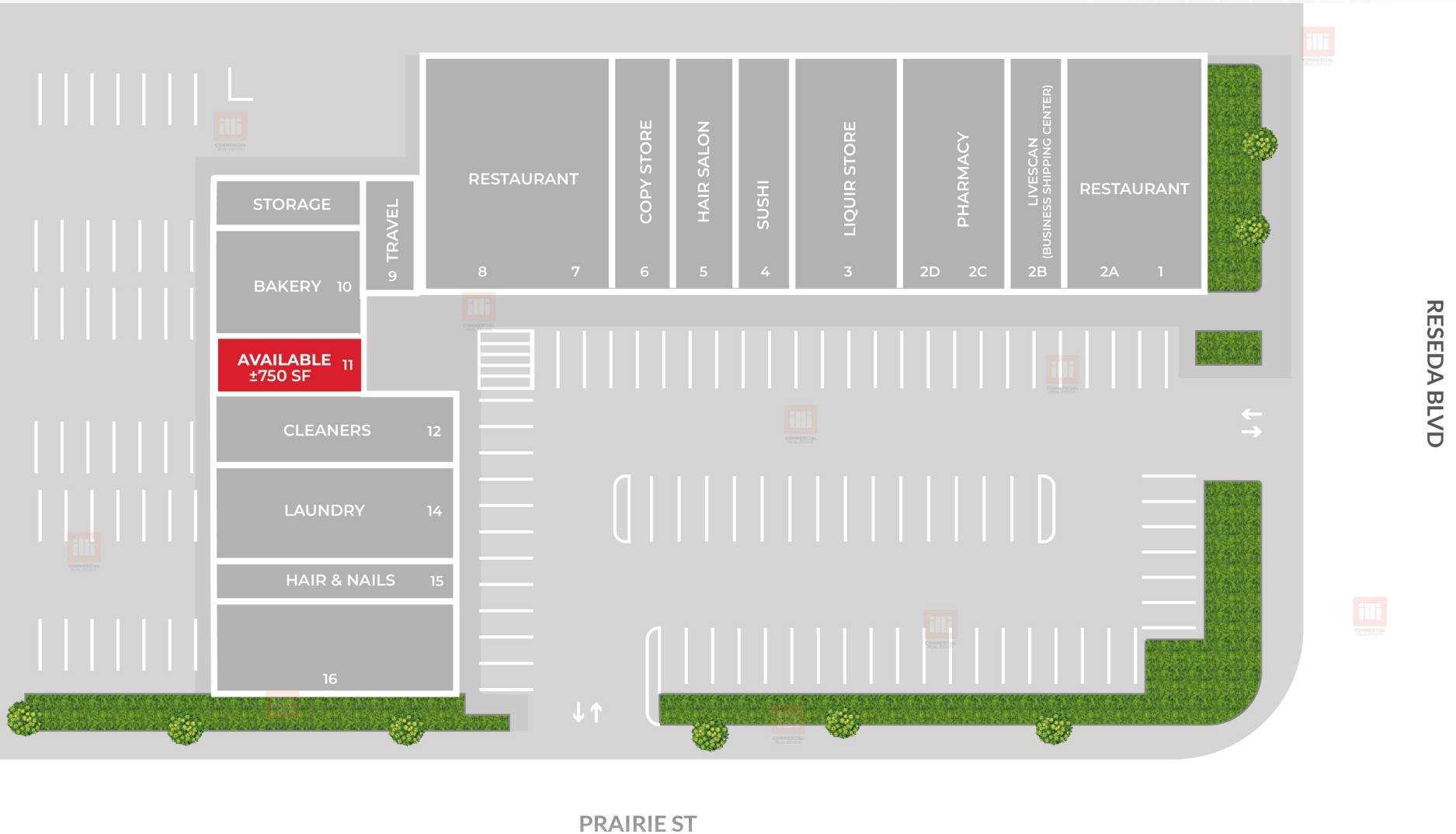
9250 Reseda Blvd., Northridge, CA 91324



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.

# SITE PLAN

9250 Reseda Blvd., Northridge, CA 91324



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.



petco

AVAILABLE

NORTHDRIDGE MIDDLE SCHOOL

CSUN  
CALIFORNIA STATE UNIVERSITY  
NORTHDRIDGE



AERIAL MAP

YOUR SIGN HERE

SUGAR

PORTRAIT STUDIO  
WEDDING & BIRTHDAY  
THE ART PICTURE FRAMING  
310-205-5852



**COMMERCIAL**  
REAL ESTATE



FOR LEASE  
SEE BROKER  
FOR DETAILS



**MICHAEL SHARON**  
SENIOR VICE PRESIDENT

(818) 572-4050 | [msharon@illicre.com](mailto:msharon@illicre.com)

DRE#01495419



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

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.