



COMMERCIAL OFFICE

9401 RESEDA BLVD

NORTHRIDGE, CA 91324



BARCODE

PROPERTIES

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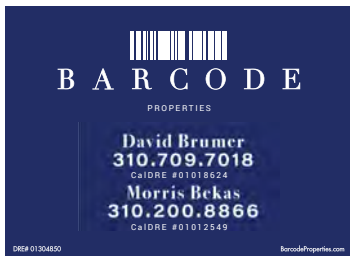
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# 9401 RESEDA BLVD

## EXECUTIVE SUMMARY

9401 Reseda Blvd is a highly visible two-story office building strategically positioned along one of Northridge's primary commercial corridors and just two blocks from California State University, Northridge (CSUN). The property consists of approximately 7,692 square feet and is currently configured with office space on both floors, offering flexibility for investors, owner-users, or future repositioning opportunities.

The asset benefits from a signalized corner location at Reseda Blvd and Vincennes Street, approximately 75 feet of frontage along Reseda Blvd, and exposure to nearly 40,000 vehicles per day. The building includes 16 on-site parking spaces, abundant nearby street parking, and excellent visibility within a well-established commercial corridor serving the greater San Fernando Valley.

Positioned on approximately 0.34 acres, the property is surrounded by a strong mix of educational, retail, medical, and professional office demand drivers. Its proximity to CSUN, Northridge Fashion Center, Northridge Hospital Medical Center, and major transportation routes including the 118, 101, and 405 freeways provides long-term value and accessibility within one of the region's most desirable office submarkets.

# PROPERTY OVERVIEW

Property Address	9401 Reseda Blvd, Northridge, CA 91324
Property Type	Commercial Office
APN	2763-035-018
Zoning	LAC2
Building Size	Approximately 7,692 SF
Stories	Two (2)
Lot Size	Approximately 0.34 Acres
Parking	16 On-Site Parking Spaces
Traffic Count	Approximately 40,000 Vehicles Per Day*
Frontage	±75 FT on Reseda Blvd
Corner Frontage	±115 FT on Vincennes Street
Year Built	1967
Location	Two Blocks from California State University, Northridge
Visibility	Signalized Corner Intersection
Access	Convenient Access to SR-118, US-101 & I-405



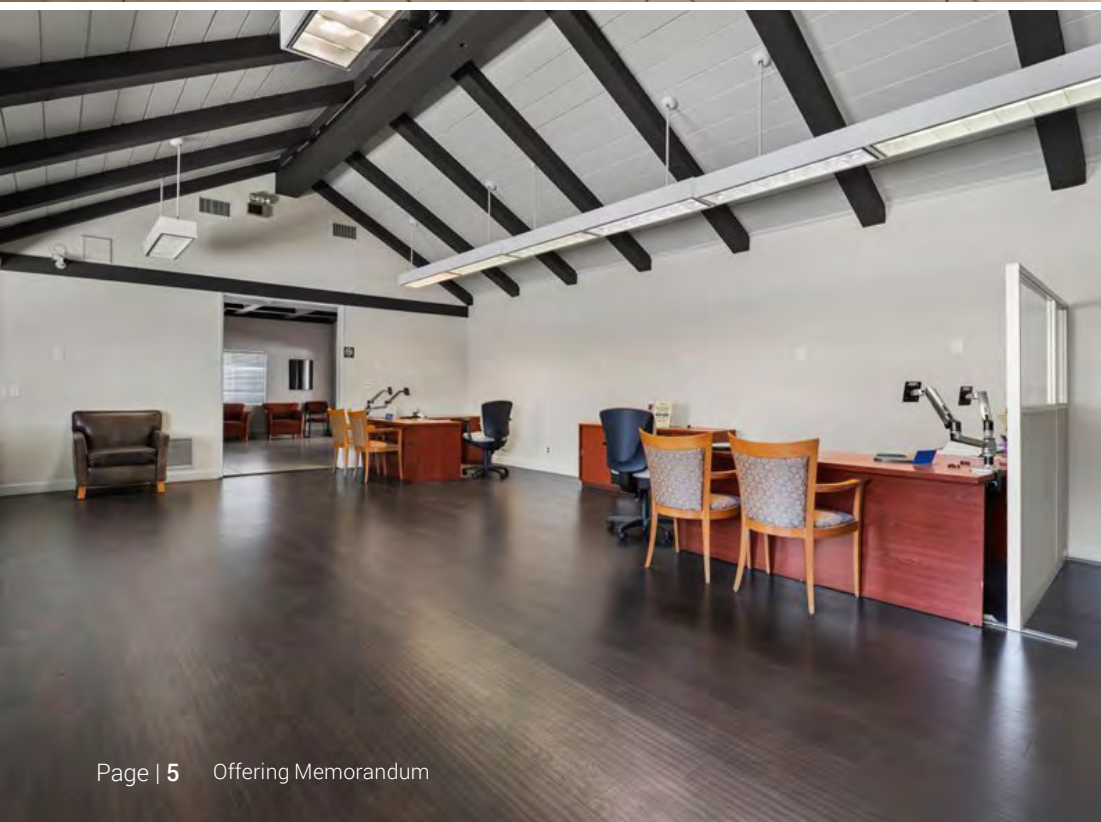
# BUILDING FEATURES

- Approximately 7,692 SF two-story office building
- Functional office layout with space on both floors
- Prominent corner location at Reseda Blvd & Vincennes Street
- Approximately 75 feet of frontage along Reseda Blvd
- Exposure to nearly 40,000 vehicles per day
- 16 on-site parking spaces plus nearby street parking
- Located two blocks from California State University, Northridge
- LAC2 zoning allowing a variety of commercial uses
- Excellent owner-user or investment opportunity
- Potential to modernize and reposition the asset
- Strong accessibility to the 118, 101, and 405 freeways
- Surrounded by retail, medical, educational, and professional office demand drivers

The property is well-positioned for investors and owner-users seeking a highly visible commercial office asset within one of the San Fernando Valley's most established business corridors. Its strategic location, flexible floor plan, strong traffic exposure, and proximity to California State University, Northridge create a compelling opportunity for long-term occupancy, leasing, or value-add repositioning.



# Photo Gallery



# Aerial Map



# San Fernando Valley

HOME OF INNOVATION



Almost 1.9 million people reside in the San Fernando Valley, which includes the submarkets of Chatsworth / NorthridgeNorthwest San Fernando Valley; Van NuysNortheast San Fernando Valley; Woodland Hills; BurbankGlendalePasadena; as well as Sherman OaksNorth HollywoodEncino. The area's population is expected to increase by nearly 45,000 new residents through 2021. Key Valley neighborhoods such as Hidden Hills, Calabasas, Agoura Hills and Woodland Hills each have average household incomes higher than other Los Angeles highprofile communities such as Brentwood, Santa Monica and West Los Angeles.



# Northridge, CA

Situated in the San Fernando Valley, Northridge is a vibrant suburban neighborhood of Los Angeles. Northridge is home to California State University Northridge, which offers residents access to a host of educational and cultural opportunities in addition to numerous sporting events. Northridge is brimming with a wide variety of diverse shops, restaurants, and markets. This 9.47 square mile neighborhood is known as the haven away from the city.

## DEMOGRAPHICS

POPULATION	BACHELOR'S DEGREE+	MEDIAN HH INCOME	MEDIAN HOME VALUE
70,486	54.9%	\$102,356	\$1,073,768

Residents don't have to travel far to find any of their everyday needs. The Northridge Fashion Center is a particularly popular mall for shopping, dining, and entertainment as well. Locals enjoy convenience to plenty of parks and recreation centers, where they can engage in yearround outdoor recreation. Getting around from Northridge is a breeze with access to the 118 and 405 freeways as well as the Metrolink's Ventura County Line

## LOCAL LANDMARKS

- Northridge Fashion Center
- CSUN Botanical Garden
- Museum of the San Fernando Valley
- SkyZone Trampoline Park
- Donald E. Bianchi Planetarium





**CALIFORNIA  
STATE UNIVERSITY  
NORTHRIDGE**



**\$203M**  
ENDOWMENT



**38,551**  
STUDENTS



**2,187**  
FACULTY

California State University, Northridge is a public university in the Northridge neighborhood of Los Angeles, California. With a total enrollment of 38,551 students (as of Fall 2021), it has the second largest undergraduate population as well as the third largest total student body of the 23 campus California State University system, making it one of the largest comprehensive universities in the United States in terms of enrollment size.

The size of CSUN also has a major impact on the California economy, with an estimated \$1.9 billion in economic output generated by CSUN on a yearly basis. As of Fall 2023, the university has 2,187 faculty, of which 794 (or about 36%) were tenured or on the tenure track.





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