

The Mix at Harman Campus

Retail / Restaurant Space for Lease



8420-8440 Balboa Blvd., Northridge, CA 91329

40-Acre Mixed-Use Office/R&D Campus with over 3,000 Employees



Available

Former Salon: ±1,275 SF

Restaurant: ±1,274 SF

Can be combined to ±2,549 SF

Rent Call broker for details

NNN (PSF/Mo.): ±\$1.32 (estimated)

Parking: 163 parking spaces

Features

- ▶ Strong co-tenants with LA Fitness, Chipotle, Jersey Mike's, Five Guys, Makenna Coffee, and more
- ▶ Fantastic shaded patio seating area for customers
- ▶ Close proximity to both Cal State Northridge and Van Nuys Airport
- ▶ 40-acre mixed-use office/R&D campus with ±3,000 employees
- ▶ Located on main thoroughfare with ±96,466 CPD at Balboa Blvd. and Roscoe Blvd.
- ▶ Strong demographics with HHI of ±\$139,659 and a dense population of ±17,644 within 1 mile
- ▶ Strong existing improvements

Prospective tenants are hereby advised that all uses are subject to City approval



The Mix at Harman Campus

Catering to industrial, flex/R&D, office, and retail users, The Mix is the San Fernando Valley's true mixed-use campus. Centrally located with easy access to the region's major freeways, railways, and airports, The Mix serves the greater Los Angeles region. The campus provides on-site amenities such as restaurants, gym, conference rooms, and outdoor seating across 40 landscaped acres.

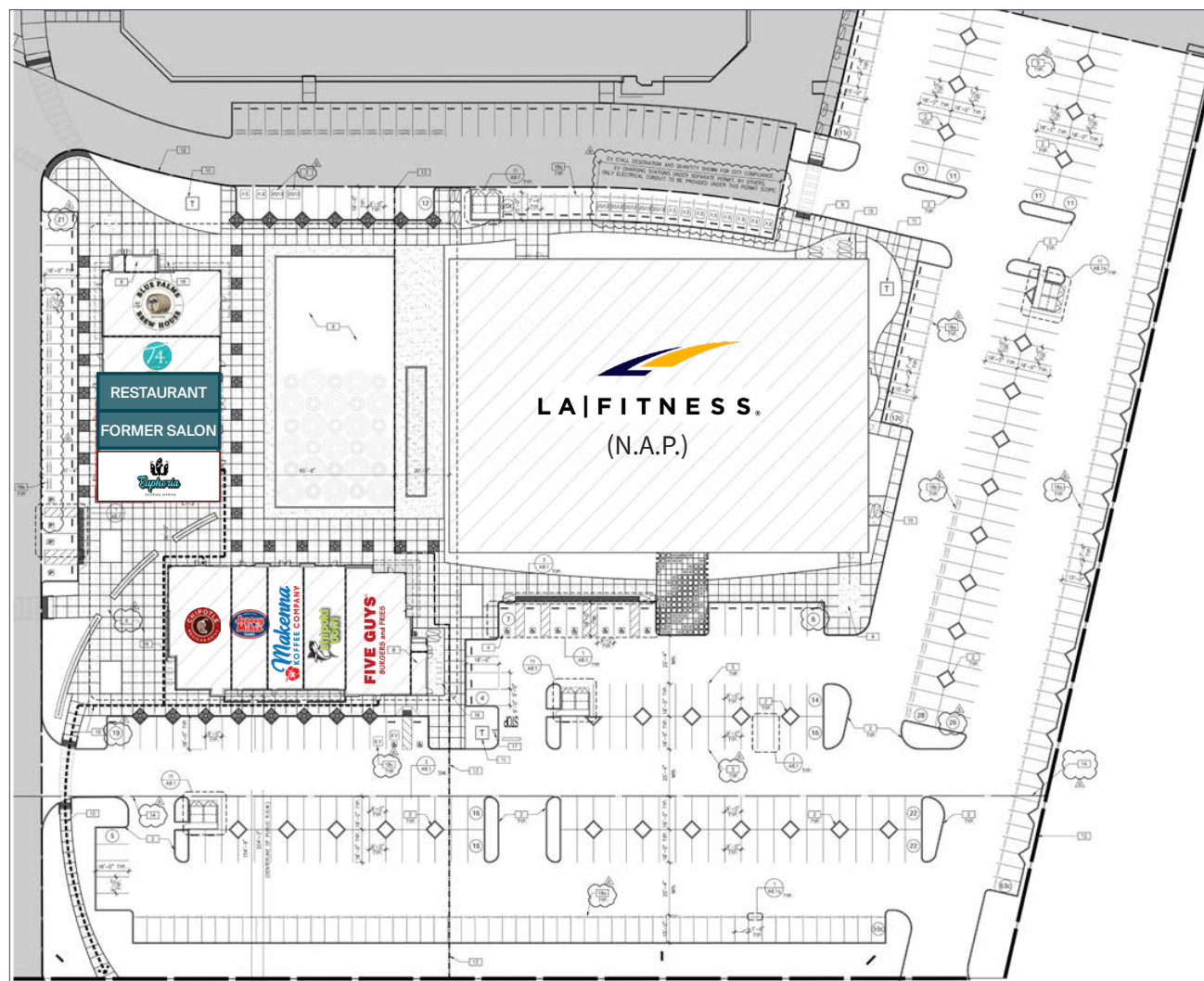


Available at The Mix

Commercial spaces from ±1,274 SF - 2,549 SF



Blue Palms Brew House
Li Cha Tea
Euphoria Delicias Marina
Chipotle
Jersey Mike's
Makenna Coffe Co.
Ahipoki Bowl
Five Guys



BALBOA BLVD.



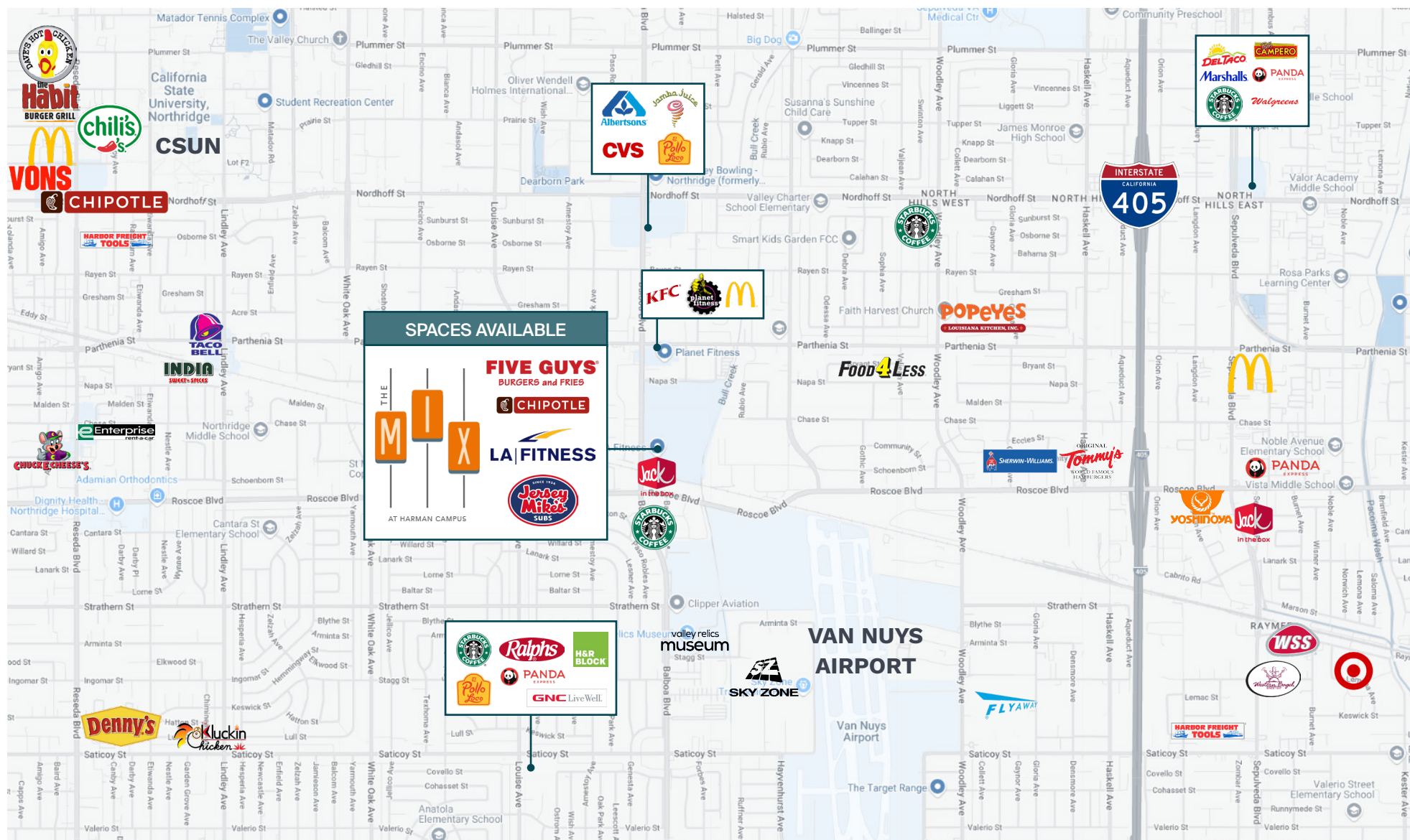
Site Attributes

The campus provides on-site amenities such as restaurants, gym, conference rooms, and outdoor seating across 40 landscaped acres.



Amenity Map

Surrounded by major credit tenants in the heart of the San Fernando Valley



Northridge Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	5,427	17,693	94,316
2030 Projected Population	5,323	17,292	92,710
2020 Census Population	5,344	17,300	93,572
2010 Census Population	5,006	16,820	92,719
Projected Annual Growth 2025 to 2030	-0.4%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2025	0.5%	0.3%	0.1%
2025 Median Age	39.1	41.5	38.1
HOUSEHOLDS			
2025 Estimated Households	2,002	6,067	30,055
2030 Projected Households	1,983	5,984	29,717
2020 Census Households	1,921	5,906	29,187
2010 Census Households	1,667	5,492	27,914
Projected Annual Growth 2025 to 2030	-0.2%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	1.3%	0.7%	0.5%
RACE & ETHNICITY			
2025 Estimated White	36.5%	40.0%	33.8%
2025 Estimated Black or African American	6.8%	5.7%	6.4%
2025 Estimated Asian or Pacific Islander	16.8%	15.8%	14.9%
2025 Estimated American Indian or Native Alaskan	0.9%	1.0%	1.4%
2025 Estimated Other Races	39.0%	37.5%	43.4%
2025 Estimated Hispanic	43.2%	42.5%	50.4%
INCOME			
2025 Estimated Average Household Income	\$106,732	\$134,222	\$126,689
2025 Estimated Median Household Income	\$85,615	\$106,674	\$100,037
2025 Estimated Per Capita Income	\$39,467	\$46,254	\$40,792
EDUCATION			
2025 Estimated High School Graduate	23.6%	21.4%	22.5%
2025 Estimated Some College	21.7%	20.7%	17.7%
2025 Estimated Associates Degree Only	10.4%	9.5%	7.2%
2025 Estimated Bachelors Degree Only	20.8%	22.7%	22.6%
2025 Estimated Graduate Degree	10.6%	12.3%	10.6%
BUSINESS			
2025 Estimated Total Businesses	383	1,062	4,854
2025 Estimated Total Employees	3,893	8,779	41,291
2025 Estimated Employee Population per Business	10.2	8.3	8.5
2025 Estimated Residential Population per Business	14.2	16.7	19.4

Your trusted *partners*

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