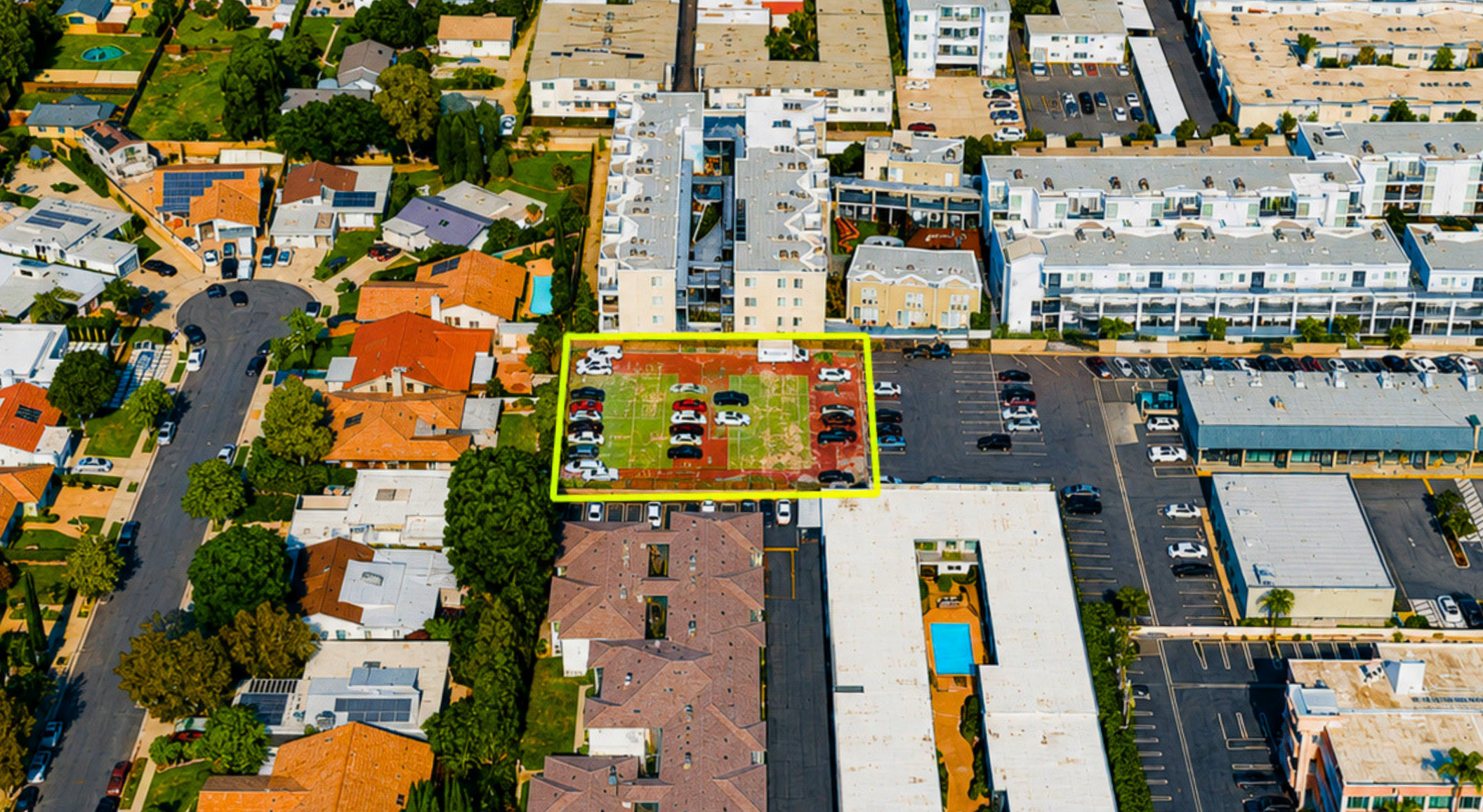




9545 RESEDA BLVD, NORTHRIDGE, CA 91324

PARKING LOT



FOR LEASE

OFFERING MEMORANDUM



○ SITE DESCRIPTION

IKON Properties is pleased to present the parking lot at 9545 Reseda Boulevard, a private, fully gated surface lot in the heart of Northridge accommodating approximately 30 vehicles. Secured behind a controlled-access perimeter, the site offers a rare opportunity for businesses in the corridor to lock down dedicated parking in a submarket where consistent, secure vehicle capacity is increasingly difficult to source.

The lot is configured for practical day-to-day use, with functional ingress and egress and drive aisles that allow for efficient circulation and turnaround. It accommodates a wide range of parking programs — employee parking, customer overflow, fleet staging, and supplemental capacity for operations that have outgrown their existing on-site allotment.

Positioned just off Reseda Boulevard, one of the San Fernando Valley's primary north-south arterials, the property sits within an established and densely built commercial corridor anchored by California State University, Northridge, along with national retailers, restaurants, and a deep base of neighborhood amenities. The surrounding tenant mix — office, retail, medical, professional service, and contractor users — generates steady daytime demand and makes this an ideal solution for occupiers seeking parking within immediate walking distance of their operations.

Fleet parking and vehicle storage uses are subject to landlord approval.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



PROPERTY HIGHLIGHTS

- **±30-Car Private Gated Lot** — Fully fenced and secured surface parking accommodating approximately 30 vehicles
- **Controlled Access** — Gated entry supporting employee, fleet, customer, or overflow parking under a single secured perimeter
- **Prime Northridge Position** — Situated just off Reseda Boulevard, one of the Valley's most heavily trafficked north-south corridors
- **Efficient Site Layout** — Functional ingress and egress with ample drive aisles for smooth vehicle circulation and turnaround
- **Broad User Appeal** — Well suited for adjacent office, retail, medical, professional service, and contractor operations seeking dedicated parking
- **Established Commercial Corridor** — Surrounded by CSUN, national retailers, restaurants, and dense neighborhood amenities driving consistent daytime activity

PROPERTY TYPE
Parking Lot

RATE
\$4,100/mo

AVAILABLE SPACE
±15,525

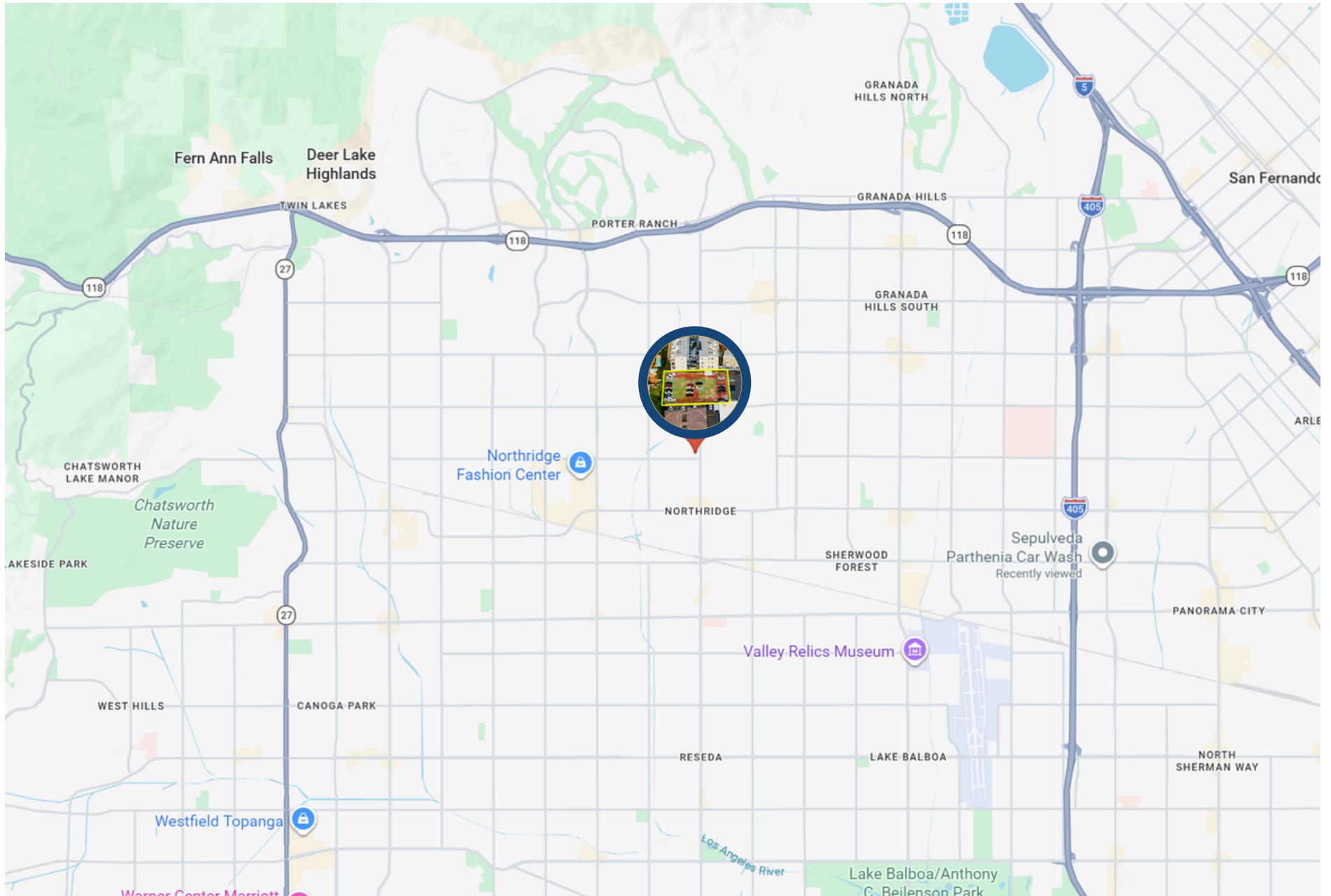
YEAR BUILT
1973

ZONING
LAC2

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LOCATION MAP





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