

RETAIL / OFFICE FOR LEASE

8640-8656 Lindley Avenue, Northridge, CA 91325

Northridge Plaza



AVAILABILITY:

8646 900 SF \$2,500/mo MG ex. dog grooming
 # 8648 1,200 SF \$2,800/mo MG Retail/Office space

Lease Term: 2-5 Years
 Possession: Immediate
 Adjustment: 3% annual increase
 Signage: Excellent building signage

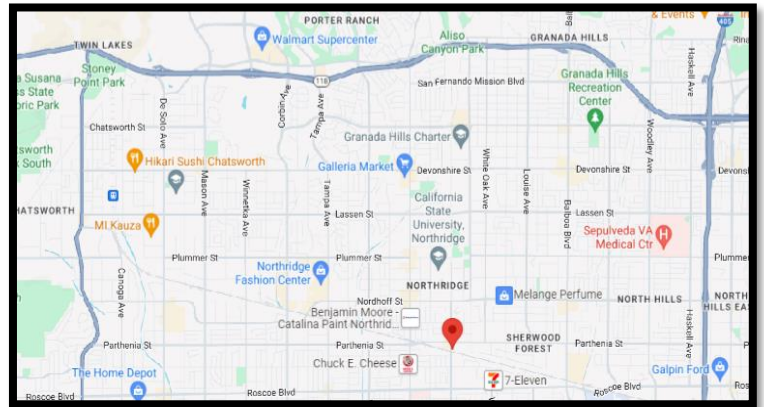
*MG (modified gross): Tenant pays for own utilities, own trash service and above standard water & sewer usage.

PROPERTY FEATURES:

- Established Dog Grooming space with improvement & equipment
- Great for Retail, Service or Office use / Good Parking
- Excellent Exposure and Signage on Main Street
- Located in the busy commercial area of Northridge
- Near CSUN College & Valley Performing Art Center
- Heavy Traffic Area with good Demographics
- Over 40,000 students and faculty at CSUN campus
- Close to all major retailers, restaurants, banks & Northridge Mall
- No Cannabis related uses permitted

DEMOGRAPHICS (2024)	1 Mile	3 Miles	5 Miles
Population	24,802	214,435	644,665
Average Household Income (\$)	100,732	108,076	102,197
Number of Employees (daytime)	16,837	97,231	261,115
Traffic Volume (2025)	30,922 cars per day		

*Source: CoStar Analytical



TOLD Partners Group
 Commercial Real Estate Services DRE 02317247

FOR FURTHER INFORMATION
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