

NORTHRIDGE UNIVERSITY SHOPPING CENTER

9127 - 9167 Reseda Boulevard | Northridge, CA | 91324

Excellent
Available
Spaces



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE | SERVICES GROUP



Property Description

Northridge University Shopping Center is a well-established neighborhood retail destination strategically located at the signalized intersection of Reseda Blvd. and Nordhoff St., adjacent to California State University, Northridge (CSUN). The center benefits from exceptional visibility, strong daily traffic counts, and a dense surrounding population of students, faculty, professionals, and local residents. Current leasing opportunities range from approximately 818 square feet to 10,600 square feet, accommodating a variety of retail, restaurant, medical, educational, office, and service-oriented uses. A fully improved restaurant space is available for immediate occupancy, offering an efficient and cost-effective opportunity for food operators seeking a premier CSUN-area location. The center's ample parking, established tenant mix, and high-traffic location make it an ideal choice for businesses seeking strong exposure and customer access in one of the San Fernando Valley's most dynamic retail corridors.

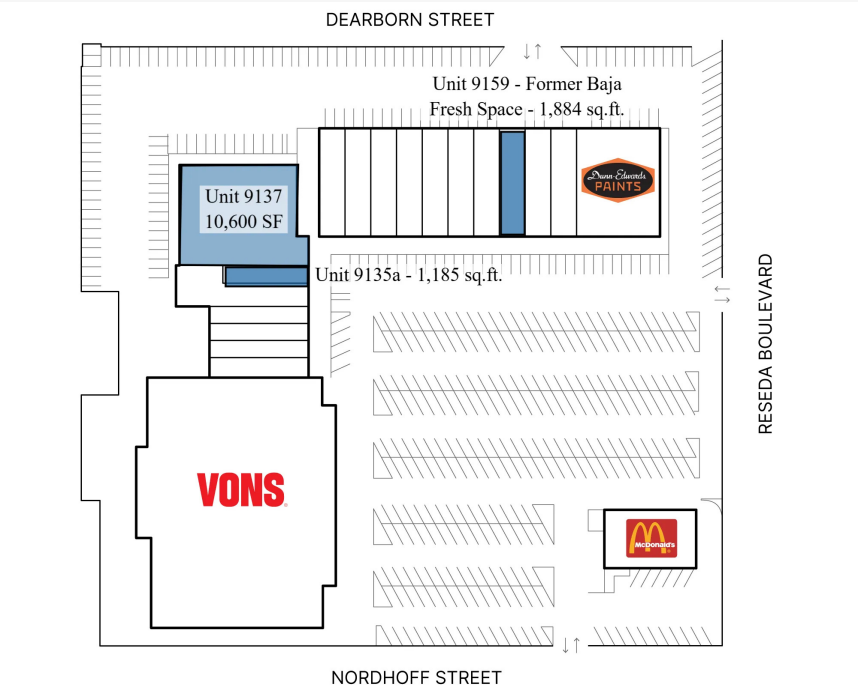
Property Highlights

- Anchored by Von's Grocery Store
- McDonald and Dunn Edwards Paint also in the center
- Variety of available vacant spaces for lease

Offering Summary

Lease Rate:	\$1.95 - \$4.00 SF/month (NNN)
Number of Units:	5
Available SF:	1,185 - 10,600 SF
Lot Size:	194,566 SF
Building Size:	53,954 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	8,726	68,517	201,945
Total Population	25,274	207,469	594,817
Average HH Income	\$112,261	\$123,992	\$116,650



Lease Information

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,185 - 10,600 SF	Lease Rate:	\$1.95 - \$4.00 SF/month

Available / Unavailable Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
9135A	Available	1,185 SF	NNN	\$3.15 SF/month	Former Boba/Coffee Shop with Kitchen/Prep area
9137	Available	10,600 SF	NNN	\$1.95 SF/month	Fully improved former office space that can accommodate medical, office or school use
9159	Available	1,844 SF	NNN	\$4.00 SF/month	Former Restaurant space with kitchen and Hood for grilling

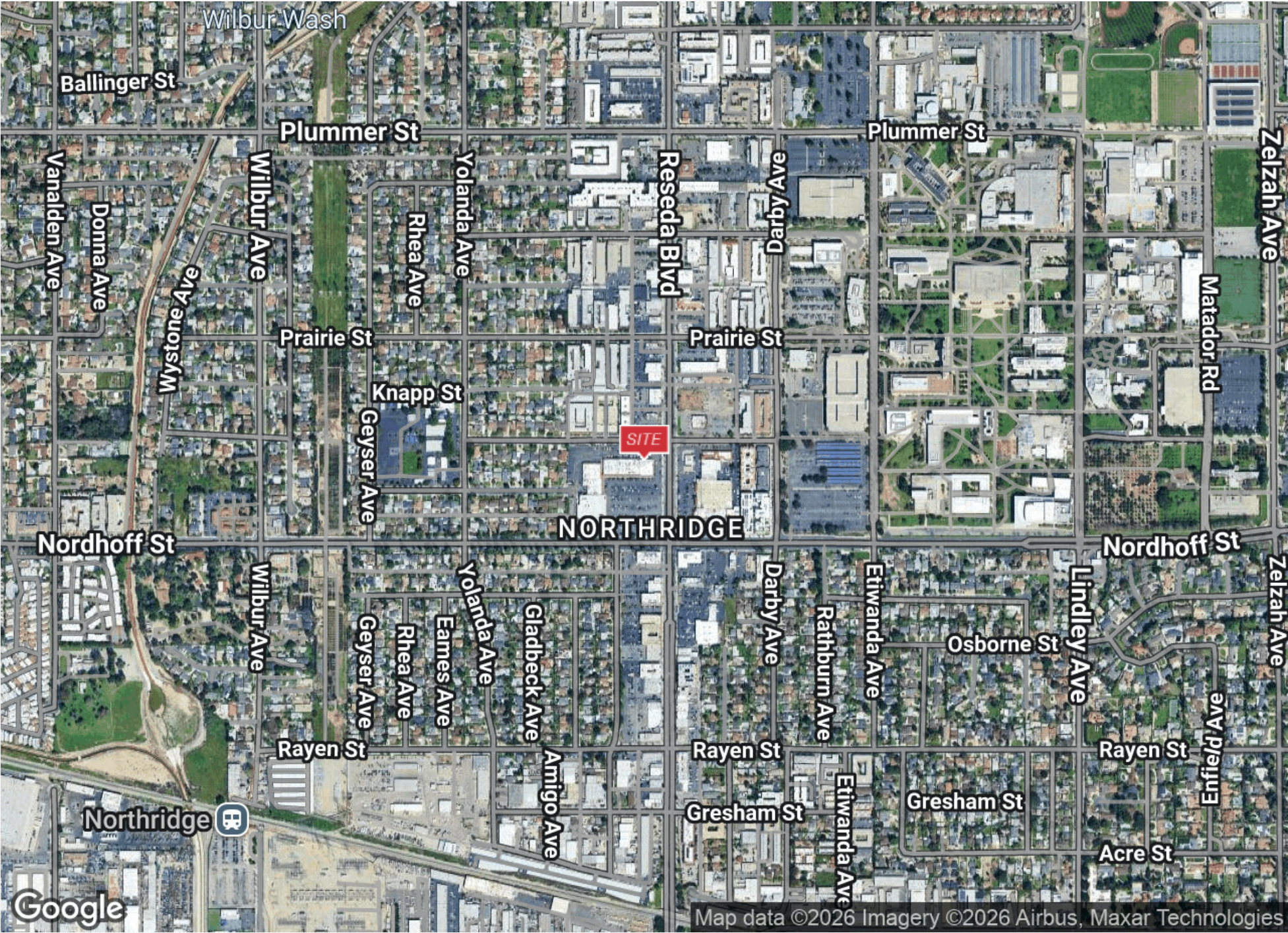
PHOTOS OF THE PROPERTY



AVAILABLE UNITS FOR LEASE



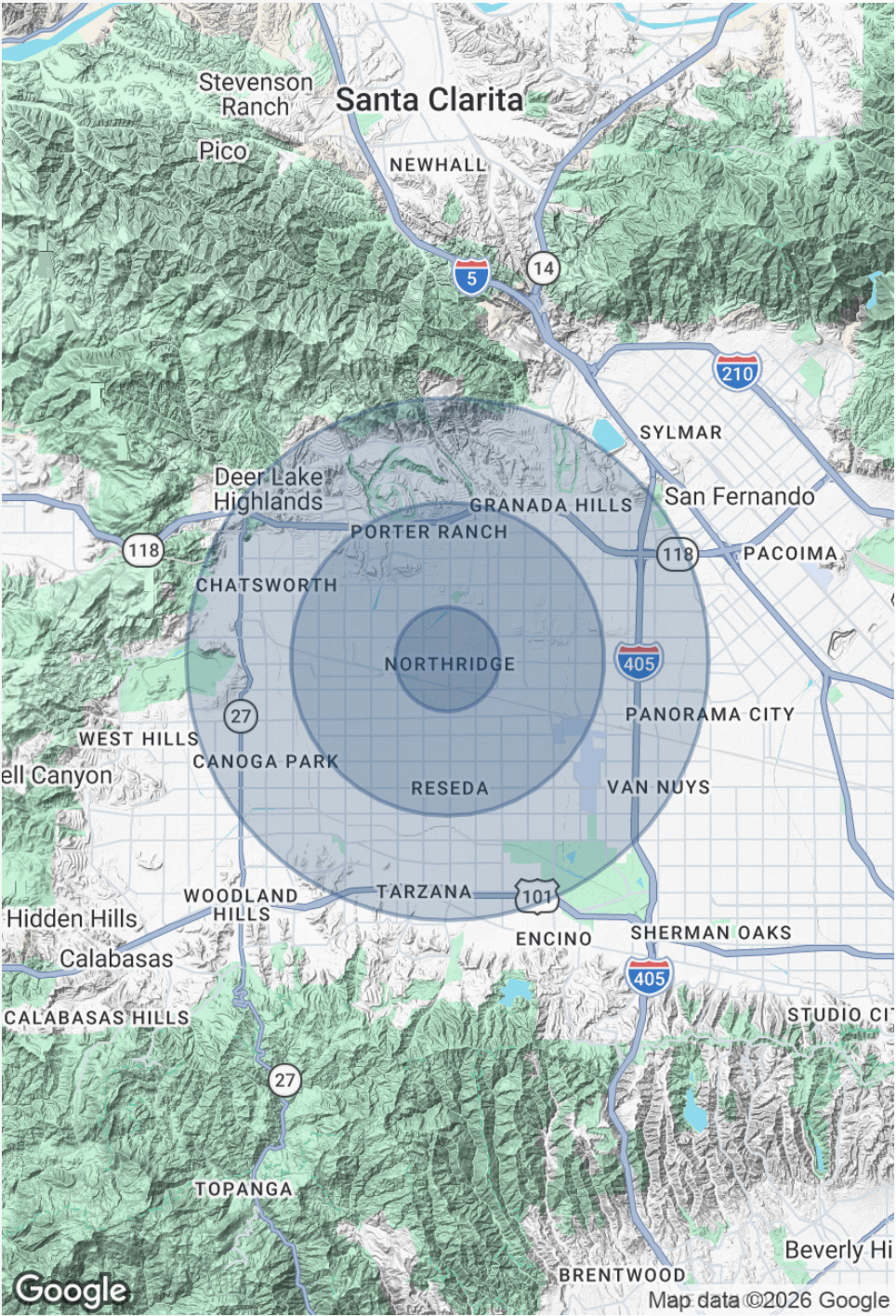




Population	1 Mile	3 Miles	5 Miles
Total Population	25,274	207,469	594,817
Average Age	36.6	40.3	39.6
Average Age (Male)	34.9	39.0	38.5
Average Age (Female)	37.9	41.4	40.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,726	68,517	201,945
# of Persons per HH	2.9	3.0	2.9
Average HH Income	\$112,261	\$123,992	\$116,650
Average House Value	\$842,274	\$844,086	\$835,289

2023 American Community Survey (ACS)





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