

FOR SALE

Price Reduced - FIRE SALE

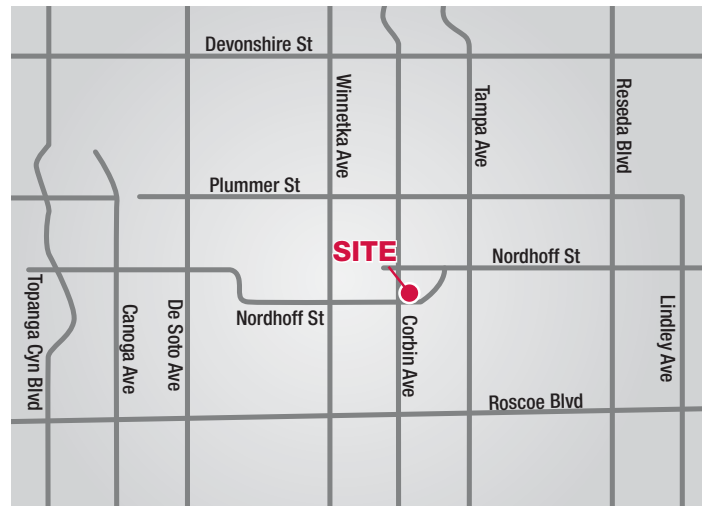
Prime Corner ■ Northridge, CA



DO NOT DISTURB EMPLOYEES - DRIVE BY ONLY

Highlights:

- Priced for Quick Sale
- 27,700 SF of Land
- Existing Gas Station with Plans & Permits for Remodel
- Plans Include 3,000 SF C-Store and 65' Tunnel Car Wash
- Approved for Beer and Wine
- Over 50,000 ADTC
- Corner of Nordhoff Way
- Across the Street from Target, Kohl's and Bob's Big Boy
- Price: ~~\$2,750,000~~ **BIG REDUCTION** - call for details



Commercial Real Estate Services, Worldwide.

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Contact Exclusive Listing Agents with any Questions:

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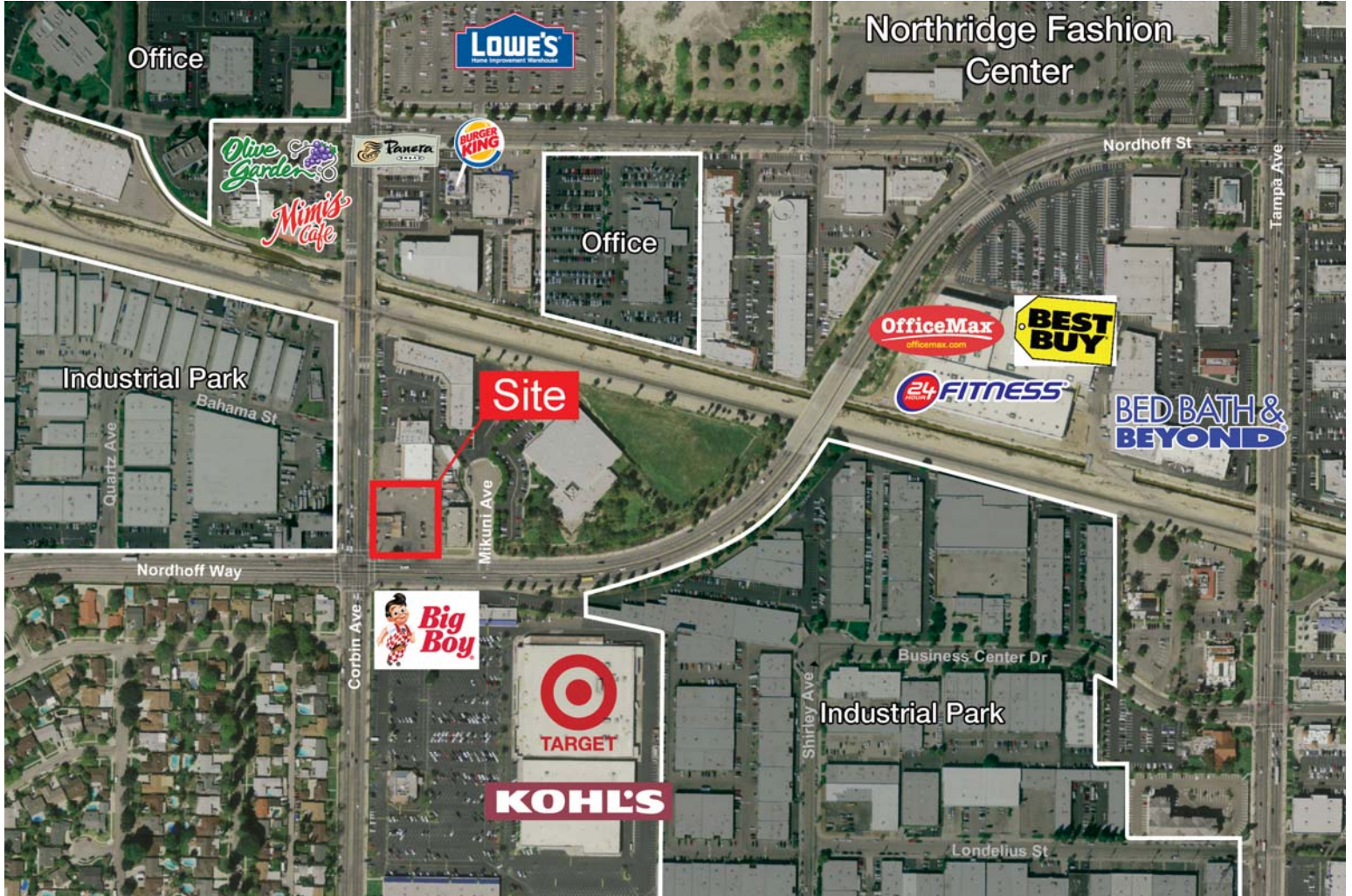
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FOR SALE

# 8900 Corbin ■ Northridge, CA

## Area Map



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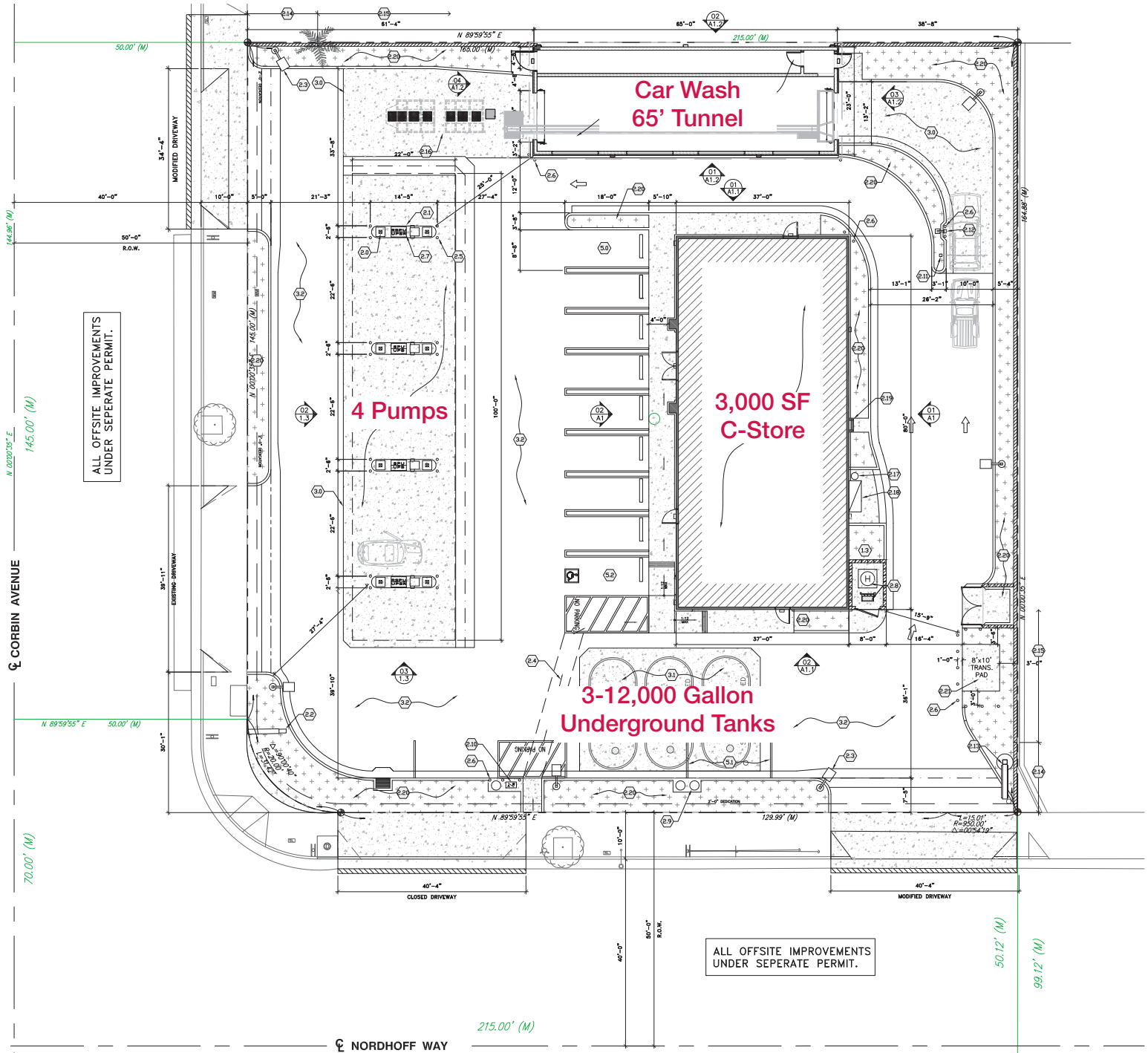
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Site Plan



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## 8900 Corbin ■ Northridge, CA

## Demographics

|                                  | 1 Miles: | 3 Miles: | 5 Miles: |
|----------------------------------|----------|----------|----------|
| <b>Population: 2008</b>          |          |          |          |
| Total Population                 | 16,258   | 225,755  | 470,946  |
| Male Population                  | 49.9%    | 49.6%    | 49.4%    |
| Female Population                | 50.1%    | 50.4%    | 50.6%    |
| Median Age                       | 36.2     | 35.4     | 37.3     |
| Population Density (per sq. mi.) | 5,175.0  | 7,984.5  | 5,996.3  |
| Employees                        | 17,602   | 108,848  | 249,065  |
| Establishments                   | 1,332    | 9,876    | 23,043   |
| <b>Income: 2008</b>              |          |          |          |
| Median HH Income                 | \$68,574 | \$56,685 | \$62,209 |
| Per Capita Income                | \$25,139 | \$24,970 | \$29,542 |
| Average HH Income                | \$82,221 | \$76,287 | \$84,490 |
| <b>Households: 2008</b>          |          |          |          |
| Total Households                 | 4,947    | 71,507   | 159,922  |
| Average Household Size           | 3.26     | 3.09     | 2.90     |
| Household Growth 1990 - 2000     | 3.3%     | 5.0%     | 4.8%     |
| <b>Housing: 2008</b>             |          |          |          |
| Owner Occupied Housing Units     | 64.4%    | 52.5%    | 56.0%    |
| Renter Occupied Housing Units    | 31.4%    | 43.3%    | 39.3%    |
| Vacant Housing Units             | 4.2%     | 4.2%     | 4.7%     |
| <b>Race: 2008</b>                |          |          |          |
| White                            | 54.3%    | 53.4%    | 58.9%    |
| Black                            | 3.4%     | 4.6%     | 4.2%     |
| American Indian, Eskimo, Aleut   | 0.4%     | 0.4%     | 0.3%     |
| Asian                            | 13.8%    | 15.3%    | 14.5%    |
| Hawaiian or Pacific Islander     | 0.2%     | 0.3%     | 0.2%     |
| Other                            | 21.3%    | 19.6%    | 15.2%    |
| Multirace                        | 6.5%     | 6.5%     | 6.6%     |
| <b>Ethnicity: 2008</b>           |          |          |          |
| Hispanic                         | 42.3%    | 40.6%    | 33.6%    |
| Non-Hispanic                     | 57.7%    | 59.5%    | 66.4%    |



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