

# PRIME RETAIL BIG BOX OPPORTUNITY

Northridge, California



**8700 Tampa Ave. ■ NEC Tampa Ave. and Parthenia St. ■ Northridge, CA**

## PROPERTY HIGHLIGHTS

- Approximately 46,000 square feet (**divisible**) currently occupied by Sports Authority
  - 44,199 square foot ground floor
  - 1,827 square foot mezzanine
- Major signalized corner
- Directly adjacent to Costco
- Area co-tenants include Best Buy, OfficeMax, 24 Hour Fitness, Bed Bath and Beyond, Target, and Kohl's
- Northridge Fashion Center (1.5 million square foot regional mall) one block to the north
- 187 exclusive parking spaces
- Available September 1, 2012

## TRAFFIC COUNTS

- North/South: 35,324 Estimated Cars Per Day (2008)
- East/West: 37,217 Estimated Cars Per Day (2006)
- **Total: 72,541 Estimated Cars Per Day**

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	18,149	226,435	510,280
Avg. HH Income	\$66,914	\$66,207	\$71,539
Employees	12,879	88,468	224,877



For information, please contact your exclusive listing agent:

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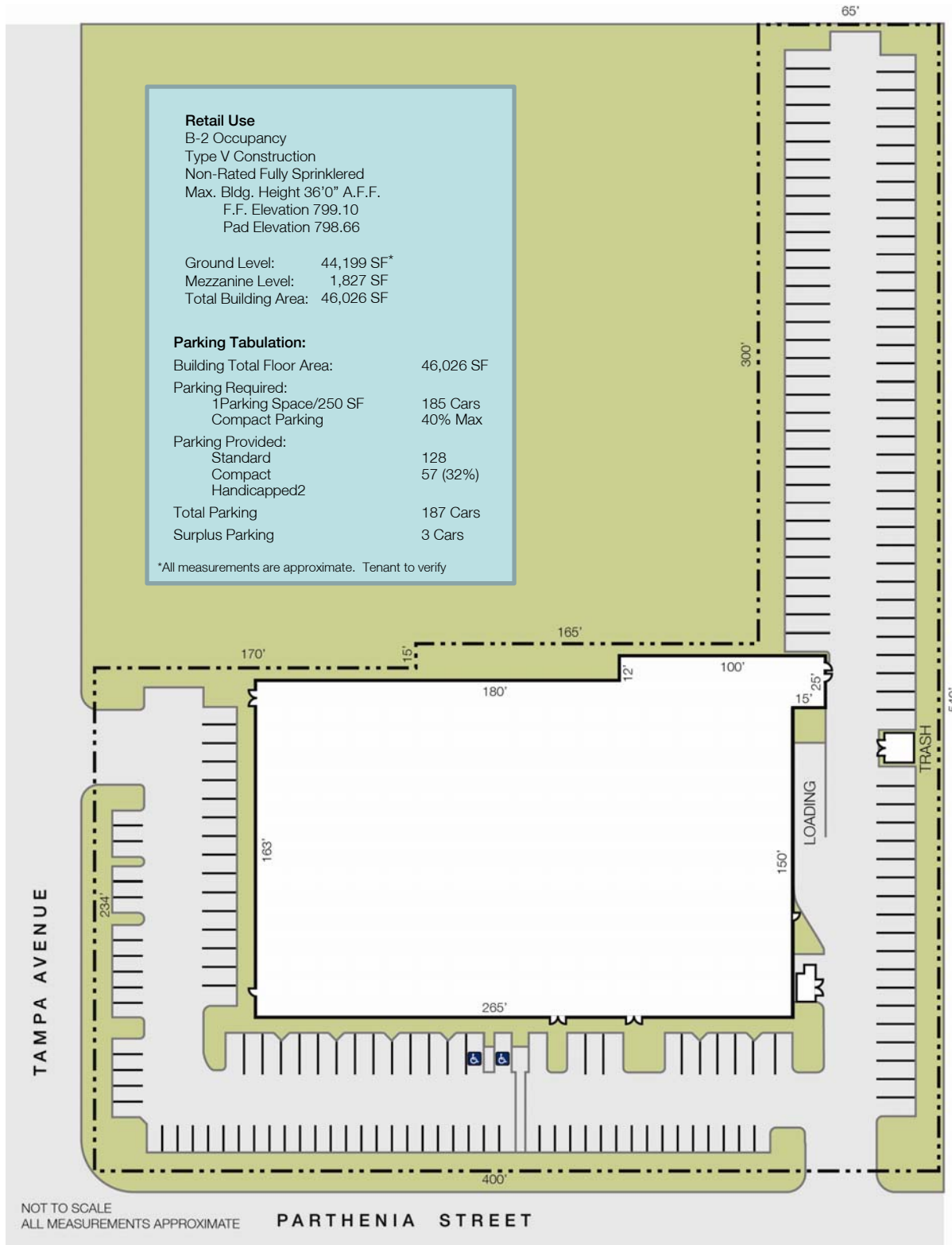
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## SITE PLAN



**NAI Capital**

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