

20,160 SF FOR LEASE

Northridge, California

NAICapital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

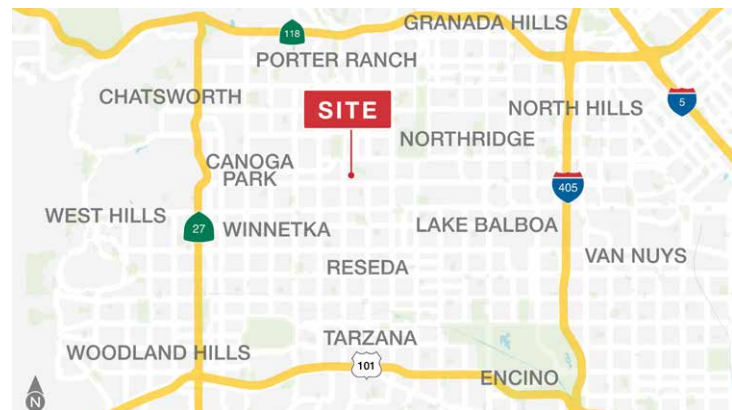


8750 TAMPA AVENUE

NORTHRIDGE, CALIFORNIA

PROPERTY HIGHLIGHTS:

- 20,160 SF anchor retail space available for lease - Costco adjacent.
- Area tenants include Best Buy, 24 Hour Fitness, Target and Kohl's.
- Northridge Fashion Center (1.5 million SF regional mall) one block to the north.
- 4/1000 parking ratio.
- Available 3rd-4th Quarter 2024.
- Contact broker for economics.



DEMOGRAPHICS	1 MILES	2 MILES	3 MILES
TOTAL POPULATION	20,248	100,321	230,107
AVG. HH INCOME	\$130,091	\$129,693	\$128,045
NO. OF EMPLOYEES	15,426	44,677	94,022

TRAFFIC COUNT

Parthenia St.	30.1K CPD
Tampa Ave.	23.2K CPD
TOTAL:	53.3K CPD

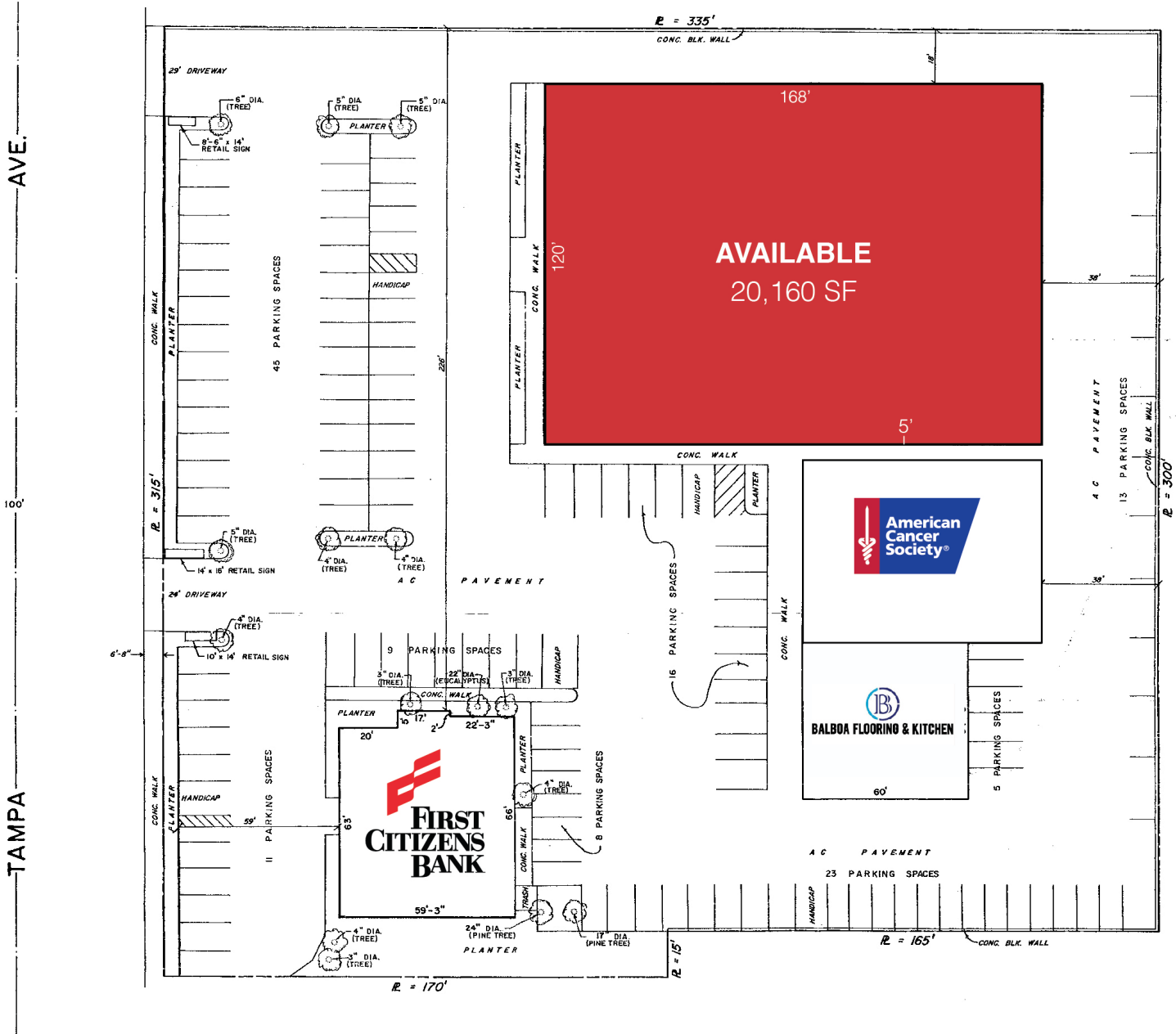
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20,160 SF FOR LEASE SITE PLAN



100' TAMP

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