

# 20,160 SF FOR LEASE

Northridge, California

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

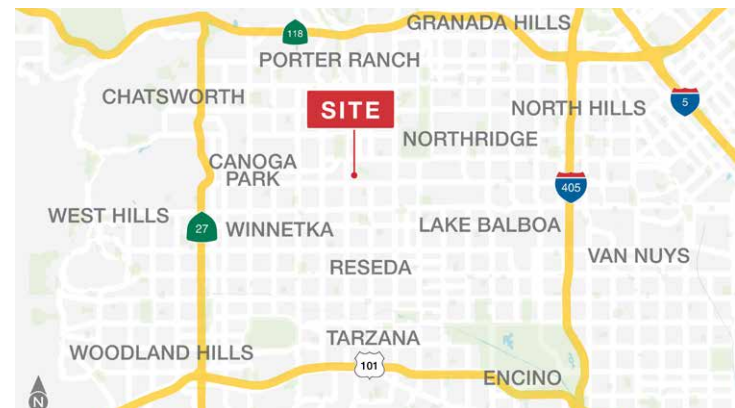


## 8750 TAMPA AVENUE

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
<b>TOTAL:</b>	<b>53.3K CPD</b>

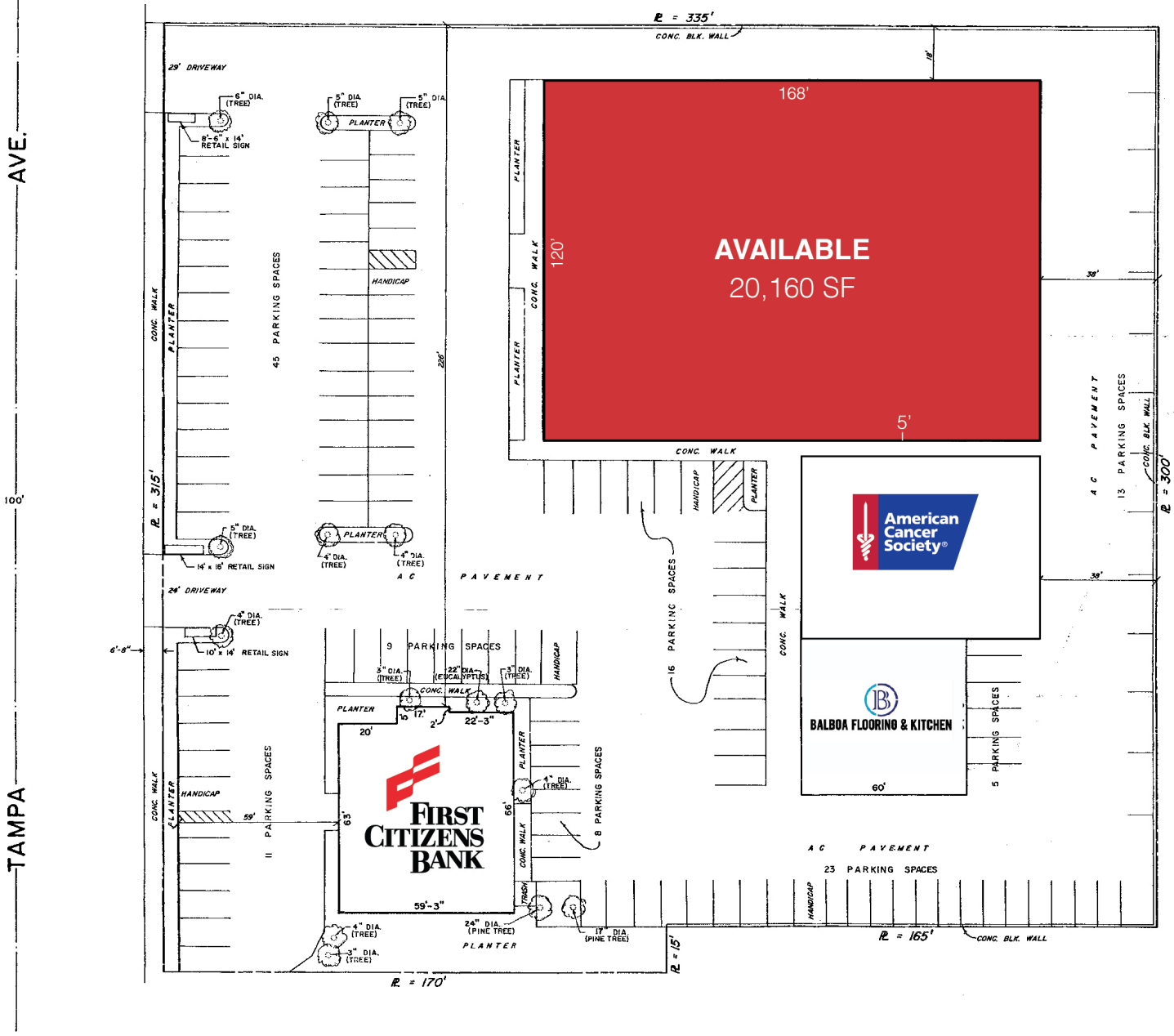
### FOR MORE INFORMATION:

**Steven H. Weiss**  
Executive Vice President  
818 905 2400 Ext. 1634  
sweiss@naicapital.com  
Cal DRE License #0068554

15821 Ventura Blvd.  
Suite #320  
Encino, CA 91436  
818 905 2400  
[naicapital.com](http://naicapital.com)

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# 20,160 SF FOR LEASE SITE PLAN



**FOR MORE INFORMATION:**

**Steven H. Weiss**  
Executive Vice President  
sweiss@naicapital.com  
818.905.2400 Ext. 1634  
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Encino, CA 91436  
818.905.2400  
naicapital.com

