

THE MIX

# Retail/Restaurant Opportunities in Northridge

**KWP**  
REAL ESTATE

8420-8440 Balboa Blvd., Northridge, CA 91329

*±750,000 SF of Industrial/Office Space  
More than ±3,000 Employees*



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### AVAILABLE

Former Salon: ±1,275 SF

Restaurant: ±1,274 SF

Can be combined to ±2,549 SF

Rent: Call broker for detail

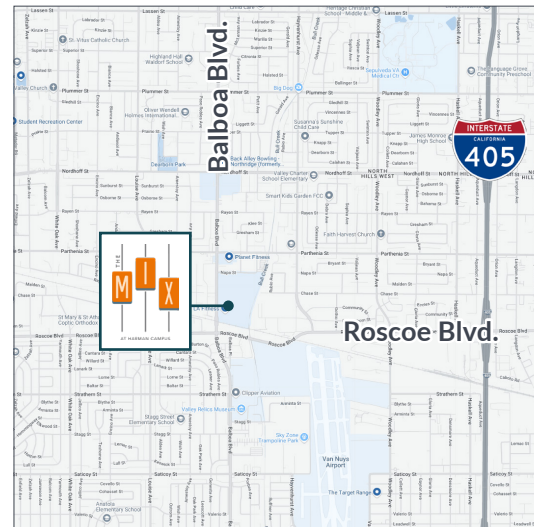
NNN: ±1.32 PSF/Mo. (estimated)

Parking: 163 parking spaces

### PROPERTY HIGHLIGHTS

- Strong Co Tenants with LA Fitness, Chipotle, Jersey Mikes, Five Guys, Makenna Coffee, etc.
- Fantastic shaded patio seating area for customers
- First class newly constructed project
- Close proximity to both Cal State Northridge and Van Nuys Airport
- Office/Industrial Users – 750,000 SF and >3,000 employees
- Located on main thoroughfare with ±96,466 CPD at Balboa Blvd and Roscoe Blvd.
- Strong demographics with HHI of ±\$139,659 and a dense population of ±17,644 within 1 mile
- Available immediately with strong existing improvements

*Prospective tenants are hereby advised that all uses are subject to City approval*



### TRADE AREA



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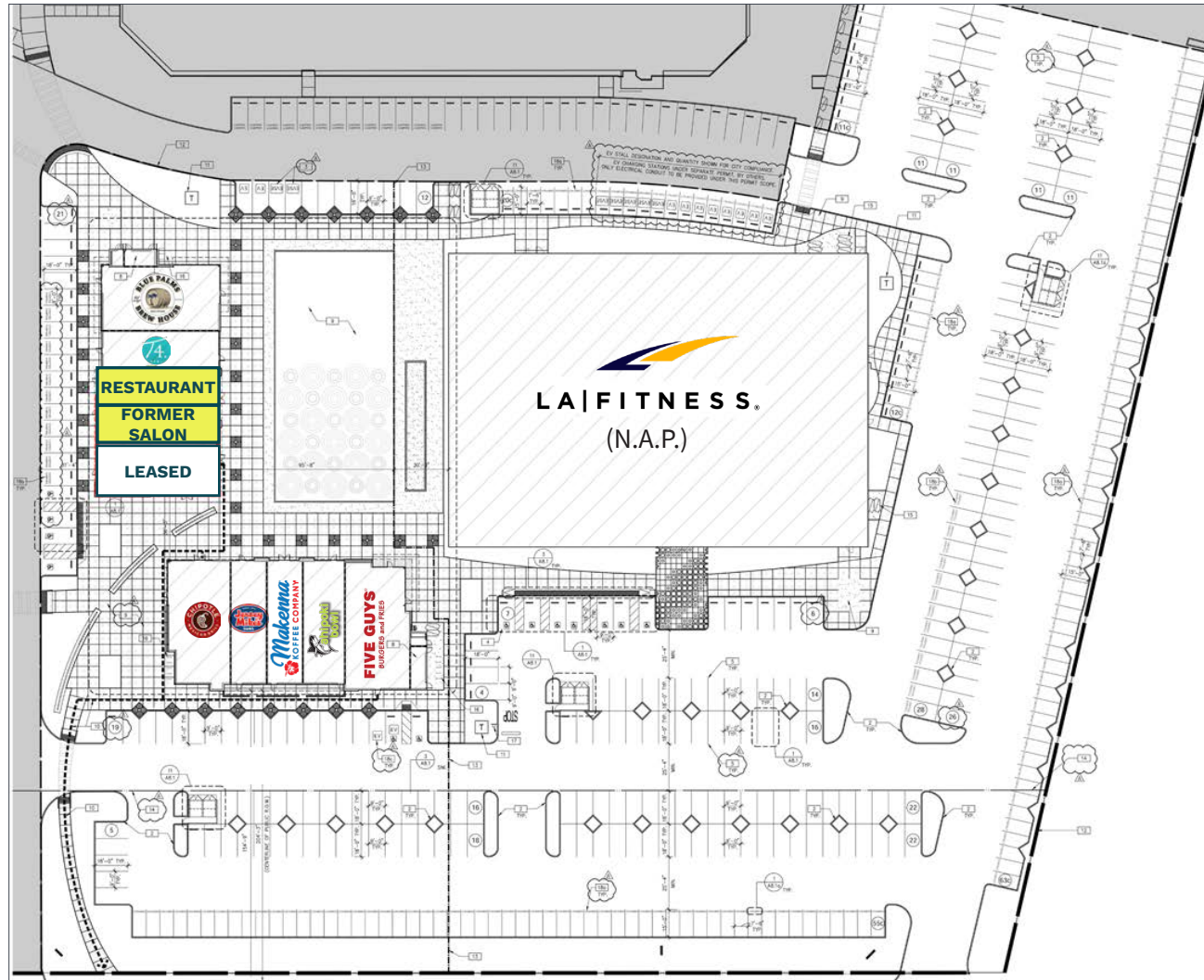


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Balboa Blvd.



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SITE ATTRIBUTES



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**SPACES AVAILABLE**

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- FIVE GUYS** BURGERS and FRIES
- CHIPOTLE**
- LA FITNESS**
- Jersey Mike's SUBS**

AT HARMAN CAMPUS

**Albertsons**

**CVS**

**Jamba Juice**

**Pollo Loco**

**KFC**

**Planet Fitness**

**McDonald's**

**Starbucks Coffee**

**Pollo Loco**

**H&R BLOCK**

**Rite Aid**

**Panda Express**

**Ralphs**

**GNC LiveWell**

**DELTA**

**CAMPERO**

**Marshalls**

**PANDA EXPRESS**

**Starbucks Coffee**

**Walgreens**

**VAN NUYS AIRPORT**

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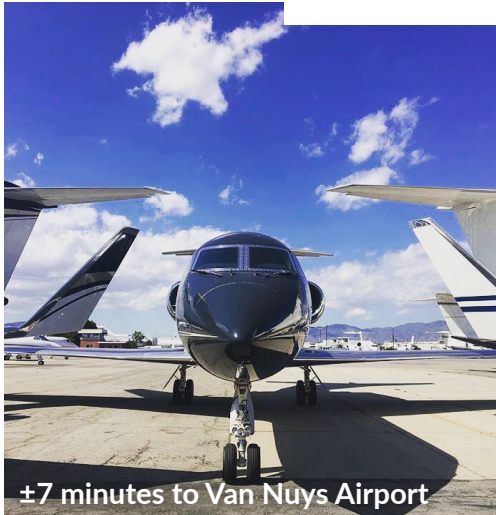


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±6 minutes to CSUN

### AREA DEMOGRAPHICS



±7 minutes to Van Nuys Airport



0.5 Mile      1 Mile      2 Miles

#### POPULATION

<b>2024 Estimated Population</b>	<b>5,095</b>	<b>17,644</b>	<b>90,864</b>
2029 Projected Population	5,080	17,292	89,412
2020 Census Population	5,097	17,584	92,867
2010 Census Population	4,758	17,103	91,424
Projected Annual Growth 2024 to 2029	-	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	0.5%	0.2%	-
2024 Median Age	38.5	41.1	37.8

#### HOUSEHOLDS

2024 Estimated Households	1,857	5,940	29,001
2029 Projected Households	1,879	5,910	28,925
2020 Census Households	1,835	5,977	29,256
2010 Census Households	1,585	5,568	27,925
Projected Annual Growth 2024 to 2029	0.2%	-0.1%	-
Historical Annual Growth 2010 to 2024	1.2%	0.5%	0.3%

#### RACE & ETHNICITY

2024 Estimated White	36.1%	39.8%	34.1%
2024 Estimated Black or African American	7.1%	5.9%	6.2%
2024 Estimated Asian or Pacific Islander	16.4%	15.6%	14.2%
2024 Estimated American Indian or Native Alaskan	0.9%	1.0%	1.5%
2024 Estimated Other Races	39.5%	37.8%	44.0%
2024 Estimated Hispanic	43.8%	42.9%	51.4%

#### INCOME

<b>2024 Estimated Average Household Income</b>	<b>\$111,029</b>	<b>\$139,659</b>	<b>\$119,360</b>
2024 Estimated Median Household Income	\$87,249	\$105,820	\$91,272
2024 Estimated Per Capita Income	\$40,543	\$47,245	\$38,325

#### EDUCATION

2024 Estimated High School Graduate	23.7%	20.7%	21.6%
2024 Estimated Some College	18.9%	20.0%	17.8%
2024 Estimated Associates Degree Only	6.3%	8.2%	7.8%
2024 Estimated Bachelors Degree Only	25.0%	23.9%	21.1%
2024 Estimated Graduate Degree	11.5%	12.2%	10.1%

#### BUSINESS

2024 Estimated Total Businesses	365	1,051	4,631
<b>2024 Estimated Total Employees</b>	<b>3,697</b>	<b>8,514</b>	<b>38,148</b>
2024 Estimated Employee Population per Business	10.1	8.1	8.2
2024 Estimated Residential Population per Business	14.0	16.8	19.6



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