



8916 CORBIN AVE, NORTHRIDGE, CA 91324

RETAIL



FOR LEASE
OFFERING MEMORANDUM



SITE DESCRIPTION

Ikon Properties is proud to present a unique opportunity to lease 8916 Corbin Avenue, Northridge, CA 91324, a well-positioned commercial property located in the heart of Northridge, one of the San Fernando Valley's most established retail and business districts. Situated along Corbin Avenue near the signalized intersection of Nordhoff Street, the property benefits from outstanding visibility, convenient access, and strong surrounding commercial activity, making it an excellent opportunity for a variety of retail, showroom, office, or service-oriented businesses.

The property offers a functional commercial layout designed to accommodate a wide range of business operations. Its flexible configuration provides an excellent opportunity for tenants seeking professional space in a highly accessible location with strong street exposure and convenient customer access. The surrounding corridor is home to a diverse mix of national retailers, neighborhood-serving businesses, restaurants, professional offices, and automotive uses, creating a well-established commercial environment with consistent consumer traffic.

Strategically located just minutes from California State University, Northridge (CSUN) and within close proximity to the Ronald Reagan (SR-118) Freeway, the property provides excellent regional connectivity throughout Northridge, Chatsworth, Reseda, Porter Ranch, Granada Hills, and the greater San Fernando Valley. The area continues to experience strong commercial demand driven by a dense residential population, established employment centers, and a thriving local business community.

With excellent accessibility, prominent frontage, and a desirable location within one of the Valley's most active commercial corridors, 8916 Corbin Avenue presents an outstanding leasing opportunity for businesses seeking long-term success in a high-demand market.

The tenant is responsible for verifying all information contained herein.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY HIGHLIGHTS

- **±8,822 SF commercial building available for lease** in the heart of Northridge's established commercial corridor.
- **Prime Corbin Avenue location** just south of Nordhoff Street with convenient access to Reseda Boulevard, Tampa Avenue, and California State Route 118.
- **Strategically positioned within a thriving commercial corridor** featuring a strong concentration of national retailers and service-oriented businesses just minutes away.
- **Situated in a well-established commercial submarket** known for its strong tenant demand and diverse business mix
- **Ideal opportunity for a variety of commercial users** seeking a well-positioned location in one of the San Fernando Valley's most established business districts.



*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



BUILDING
68' x 78'
8,822 SF (Approx.)



CEILING HEIGHT
12 foot ceiling



BATHROOMS
2 Bathrooms



YARD SPACE
80' x 130'
10,400 SF (Approx.)



OFFICES
4 Offices +
Storage



ROLL UP DOOR
12' x 12'



COOLING
Swamp cooler.
No Central AC.
3 Operational

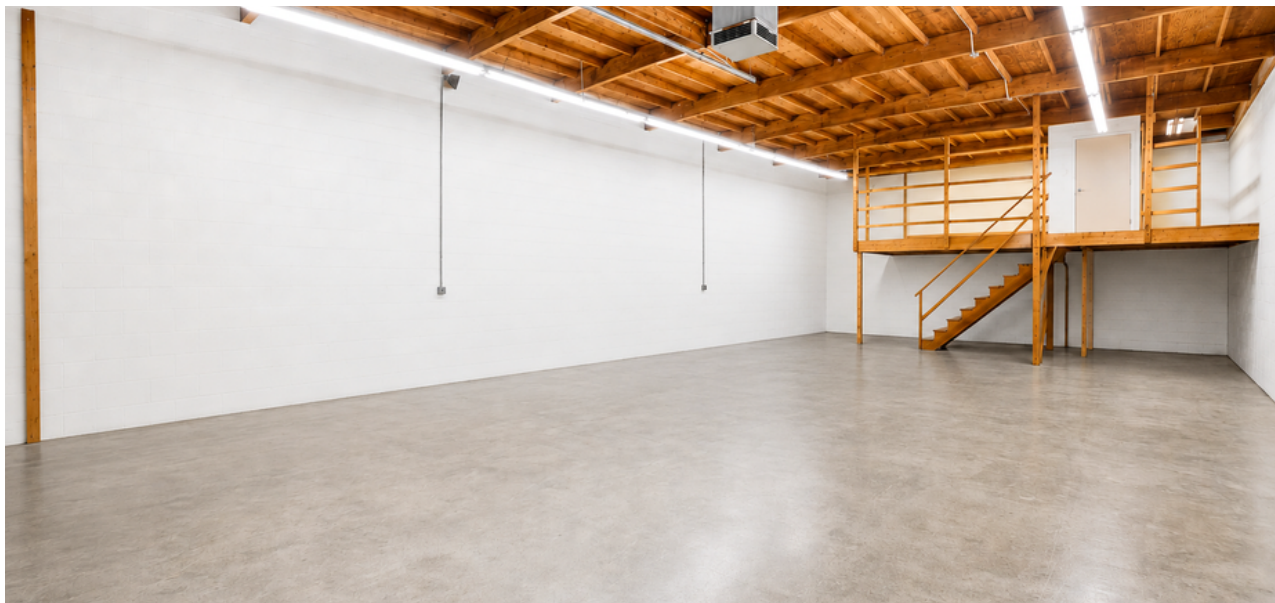


PARKING
27 Spaces including
handicap





PROPERTY PHOTOS



RETAIL MAP

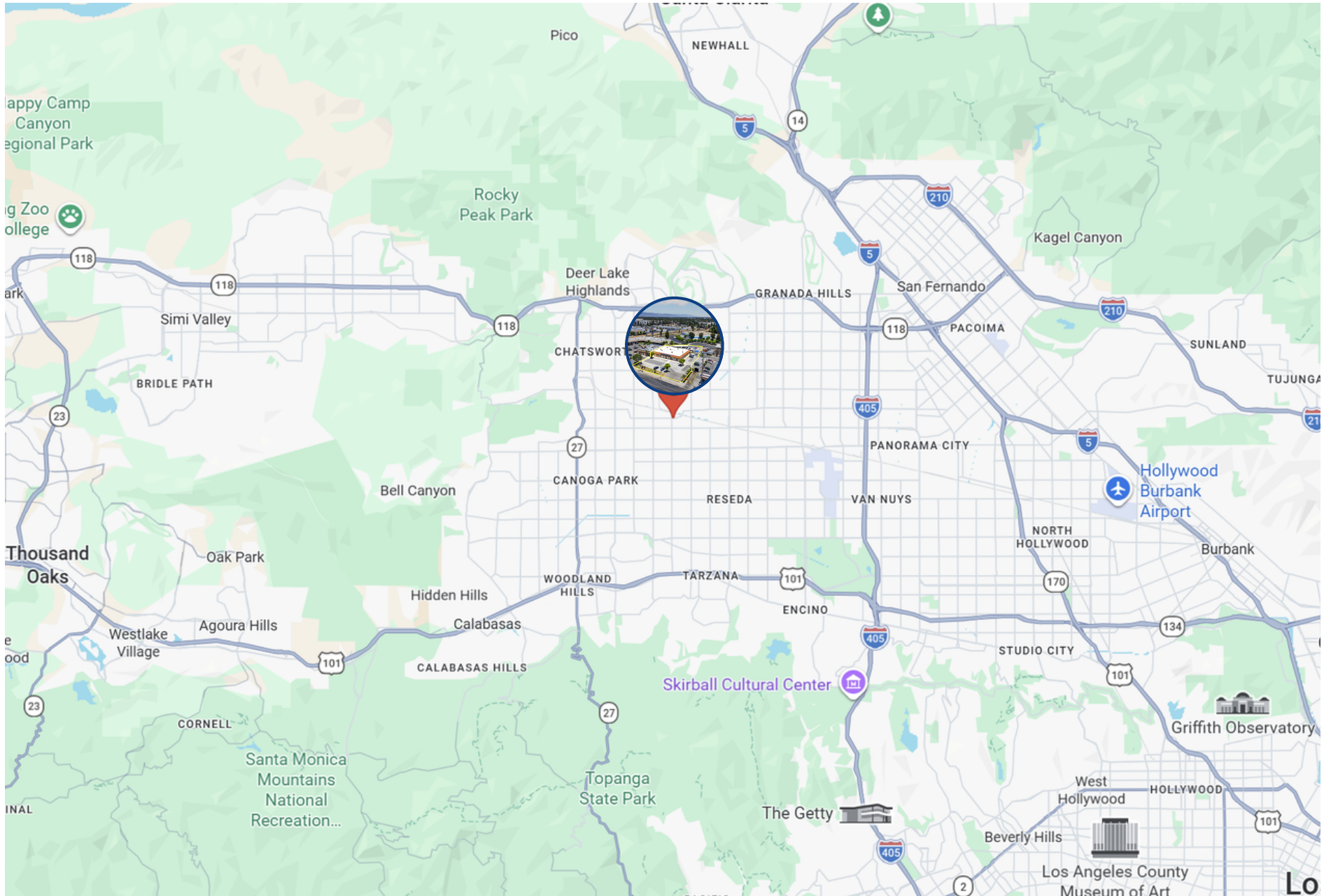


AERIAL MAP

LOCATED IN THE HEART OF NORTHRIDGE'S ESTABLISHED COMMERCIAL DISTRICT, 8916 CORBIN AVENUE OFFERS A STRATEGIC LOCATION JUST SOUTH OF NORDHOFF STREET WITH CONVENIENT ACCESS TO RESEDA BOULEVARD AND TAMPA AVENUE. THE PROPERTY BENEFITS FROM EXCELLENT CONNECTIVITY TO BOTH CALIFORNIA STATE ROUTE 118 (RONALD REAGAN FREEWAY) AND INTERSTATE 405 (SAN DIEGO FREEWAY), PROVIDING EFFICIENT ACCESS THROUGHOUT THE SAN FERNANDO VALLEY AND THE GREATER LOS ANGELES AREA. SURROUNDED BY A DIVERSE MIX OF RETAIL, OFFICE, INDUSTRIAL, EDUCATIONAL, AND SERVICE-ORIENTED BUSINESSES, AND LOCATED JUST MINUTES FROM CALIFORNIA STATE UNIVERSITY, NORTHRIDGE (CSUN), THE PROPERTY IS WELL-POSITIONED FOR A WIDE RANGE OF COMMERCIAL USERS.



LOCATION MAP





The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IKON Properties and it should not be made available to any other person or entity without the written consent of IKON Properties. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. IKON Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe are reliable; however, IKON Properties has not verified, and will not verify, any of the information contained herein, nor has IKON Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





BLAS FERNANDEZ
DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191
blas@ikonpropertiesla.com
ikonpropertiesla.com
LIC NO. 02012036



MIKE FLETES
REAL ESTATE ADVISOR

805.813.2535
mike@mikefletes.com
MikeFletes.com
LIC NO. 01917304



BRIAN VU
SR. INVESTMENT ASSOCIATE

818.913.8819
brian@ikonpropertiesla.com
ikonpropertiesla.com
LIC NO. 02181861