

Northridge Business Centre



19875 Nordhoff St.
Northridge, CA 91324

William White
(818) 836-6717
Lic: 01985275
willwhite@peakcommercial.com



Armando Oliva
CalDRE#01345824
NMLS#1499359
Pinnacle Estate Properties Inc.
The Realty Academy Inc.
(818) 919-2551 (Mobile)

PINNACLE
ESTATE PROPERTIES, INC.

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Peak Commercial and it should not be made available to any other person or entity without the written consent of Peak Commercial.

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 recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Peak Commercial. This offering memorandum 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. Peak Commercial 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 reliable; however, Peak Commercial has not verified, and will not verify, any of the information contained herein, nor has Peak Commercial 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.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT PEAK COMMERCIAL FOR MORE DETAILS.**

Copyright © 2021 CREOP, LLC. All Rights Reserved.

THE SPACE

Location	19875 Nordhoff St., Northridge, CA, 91324
COUNTY	Los Angeles
APN	2782-037-021
Square Feet	2500
Annual Rent PSF	\$17.28
Lease Type	MG+ ELEC

HIGHLIGHTS

- Great Location
- Ample Parking
- 4 Large Offices
- Multiple Conference Rooms
- Kitchen and 2 bathrooms
- After hours HVAC
- Lower level receptionist area
- Signage



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
19,039	236,613	483,064



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$103,297	\$96,338	\$106,961



NUMBER OF HOUSEHOLDS

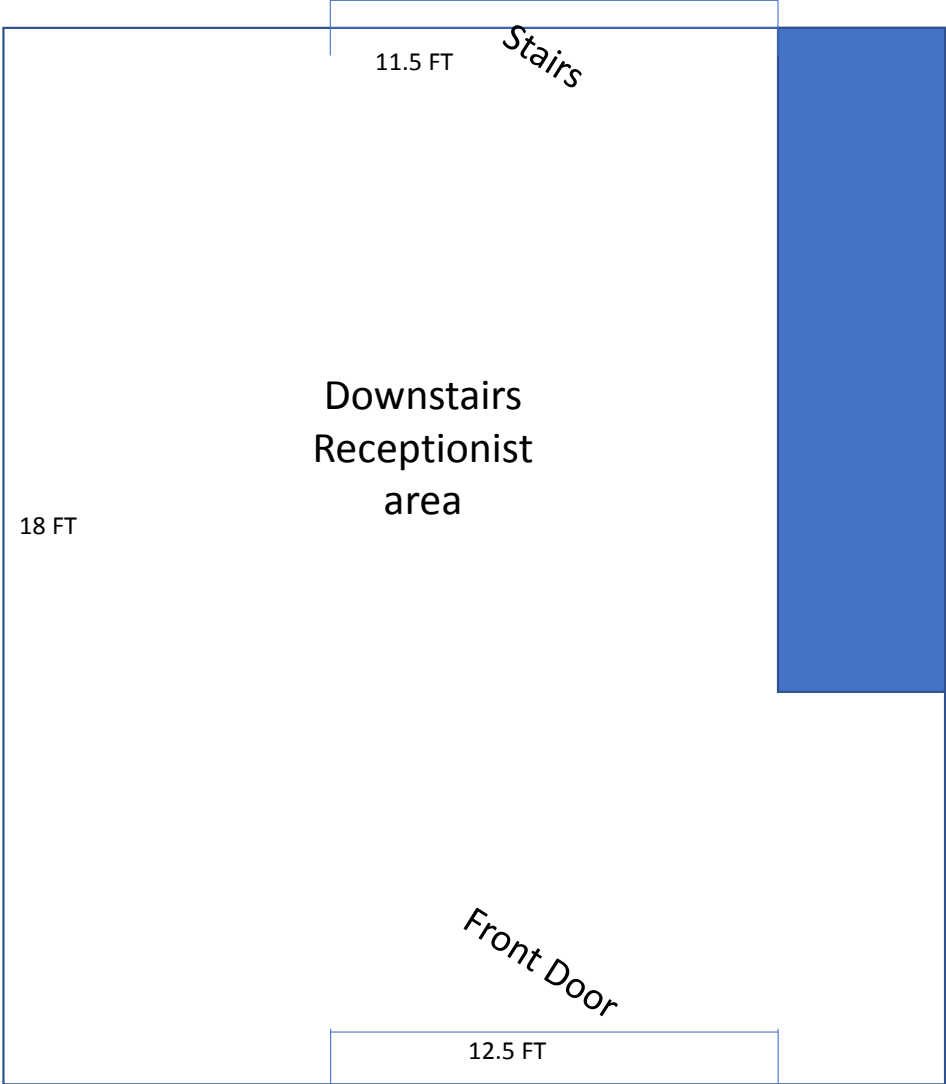
1.00 MILE	3.00 MILE	5.00 MILE
5,934	74,031	163,638

PROPERTY FEATURES

CURRENT OCCUPANCY	92.00 %
TOTAL TENANTS	4
BUILDING SF	10,660
GLA (SF)	2,500
LAND SF	321,081
LAND ACRES	7.37
YEAR BUILT	2006
ZONING TYPE	LAMR2
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6
PARKING RATIO	1.60/1,000

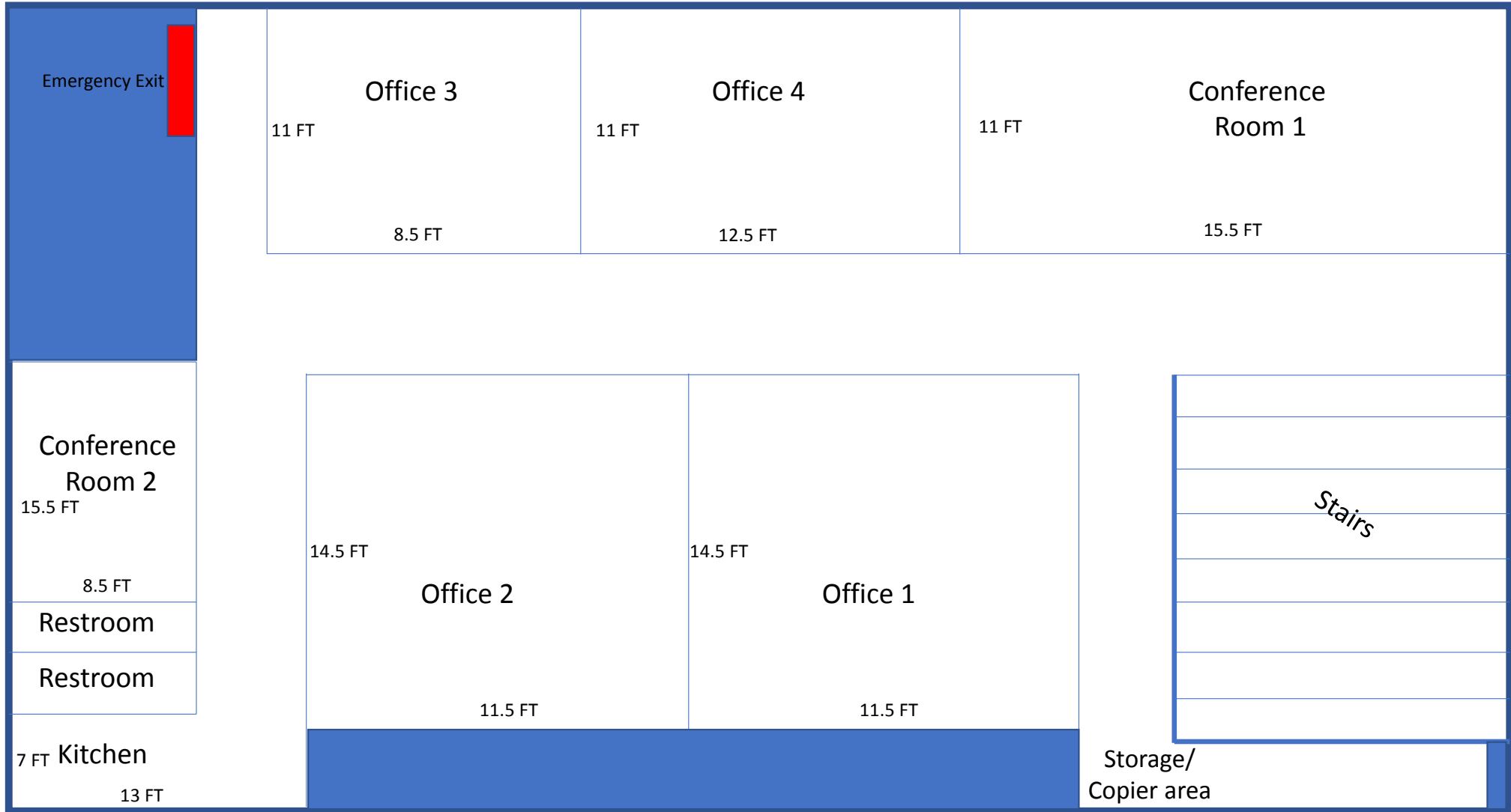


First Floor



- All Measurements are Approximate and layout is Not to Scale

Second Floor



Location

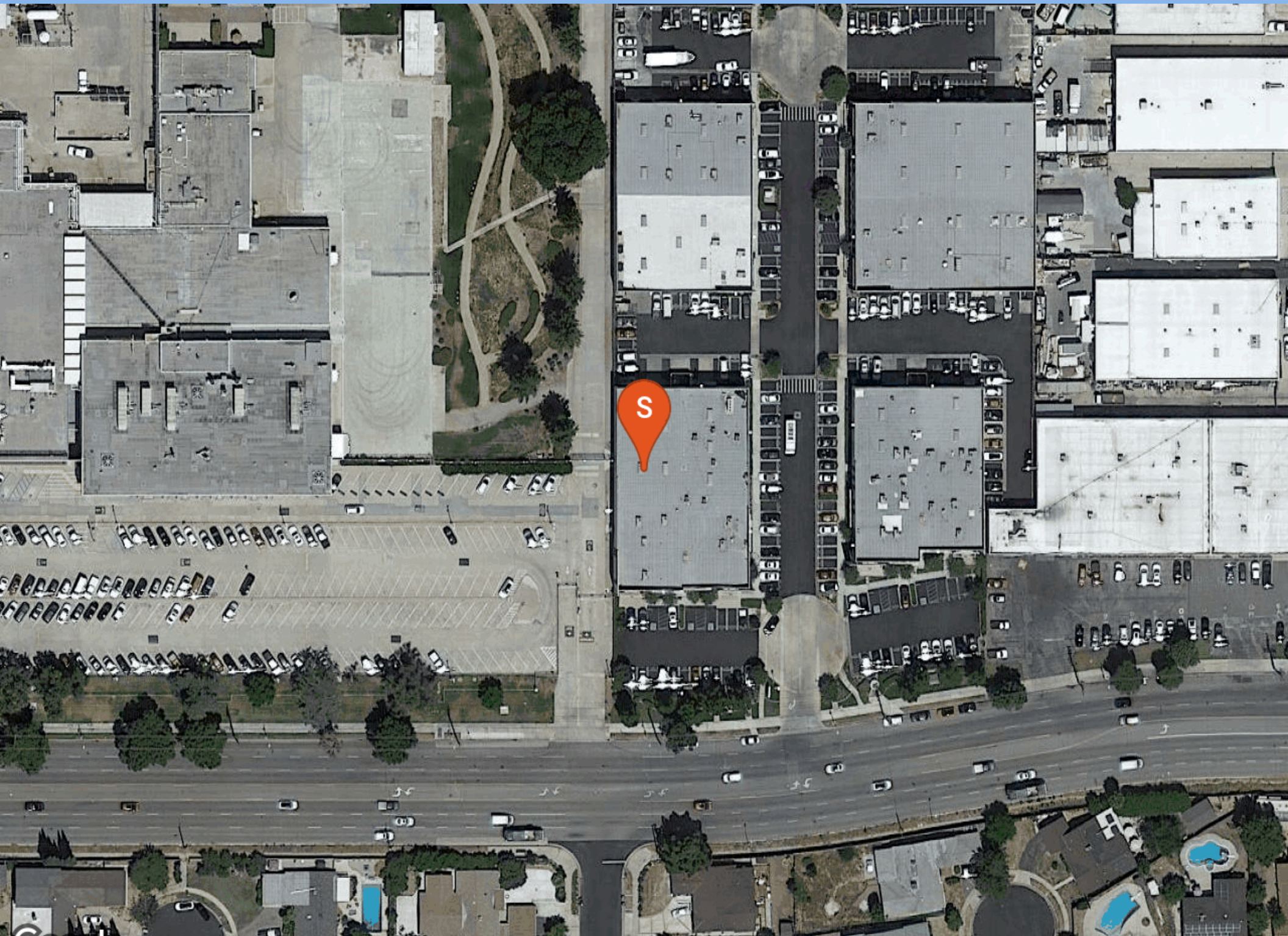
- Positioned on the major thoroughfare of Nordhoff Street, this property comes with high visibility with of amenities nearby. These amenities include within walking distance from Medical offices, financial institutions, multitude of restaurants and the Northridge Mall. Also within close proximity are the 118 and 101 Freeways.

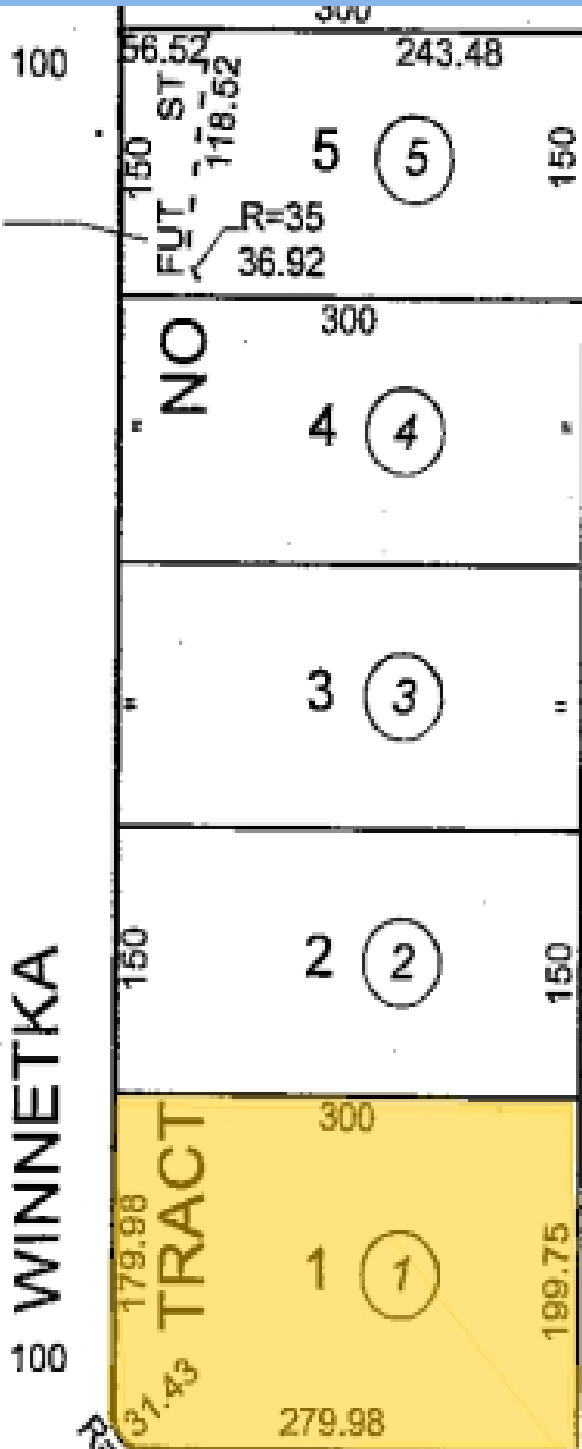
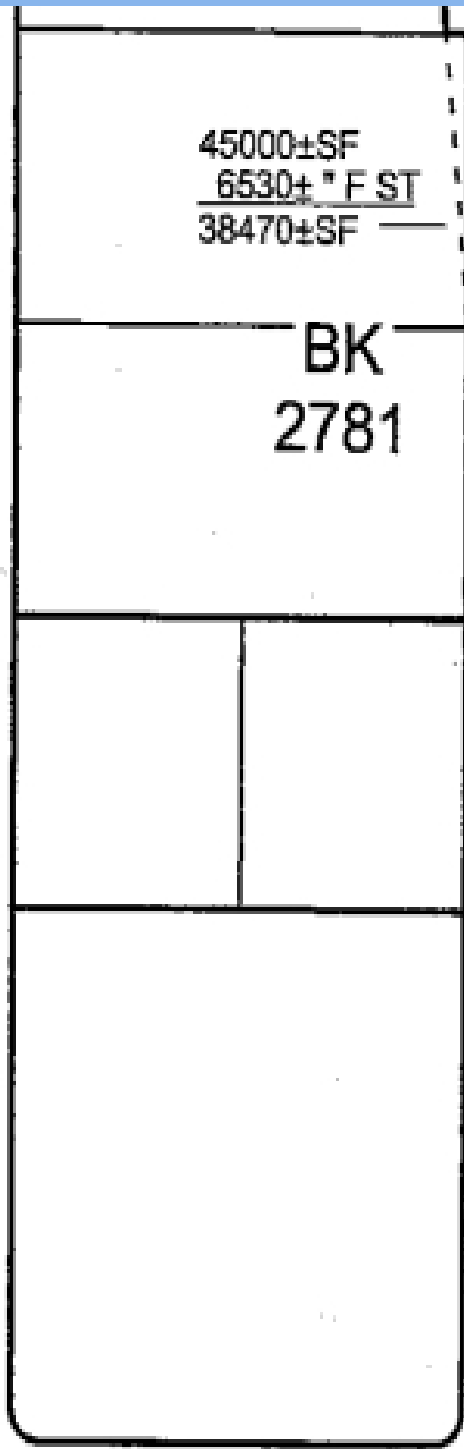
Locator Map



Regional Map







WINNETKA

R=20

NORDHOFF

N 0°06' E 1246.35

N 89°56'53" W

8.62 Ac

310.63

MB	668	98
----	-----	----

8

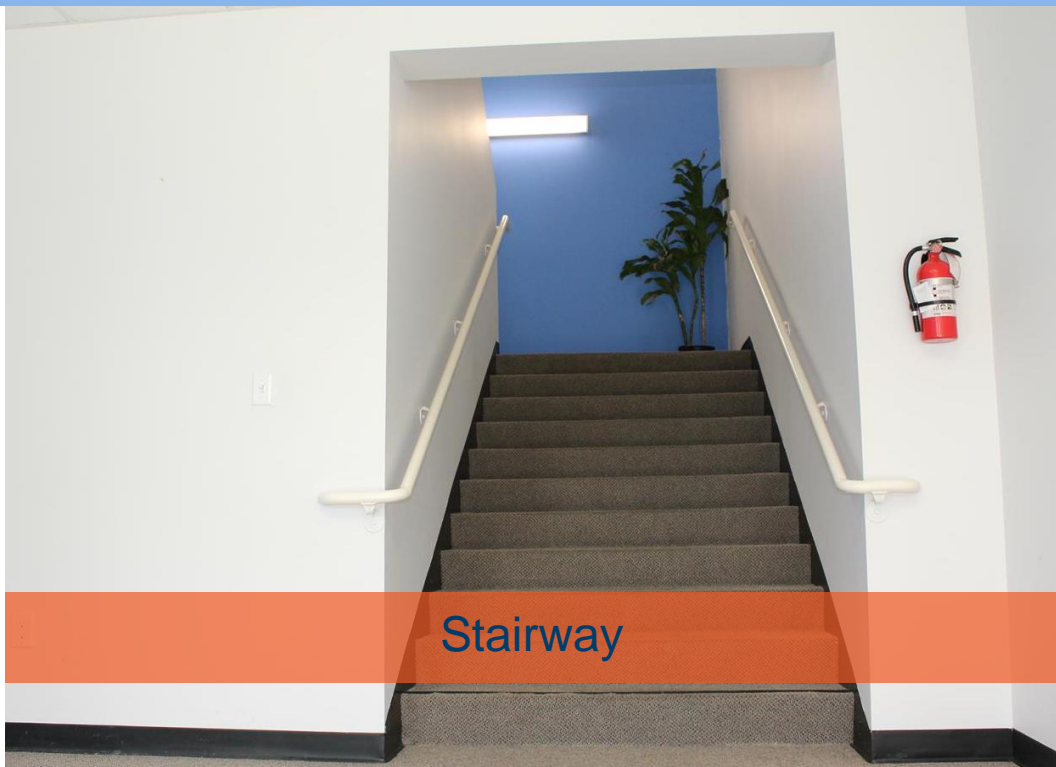
8

1172.56

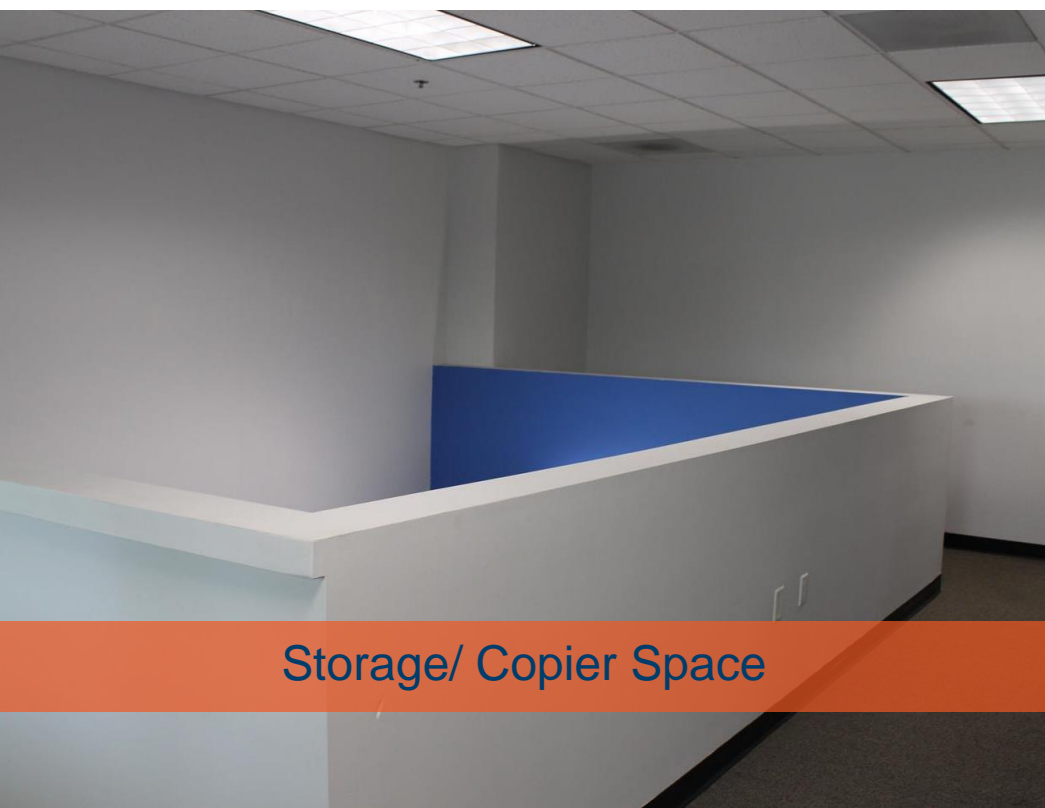
TRACT	NO
-------	----



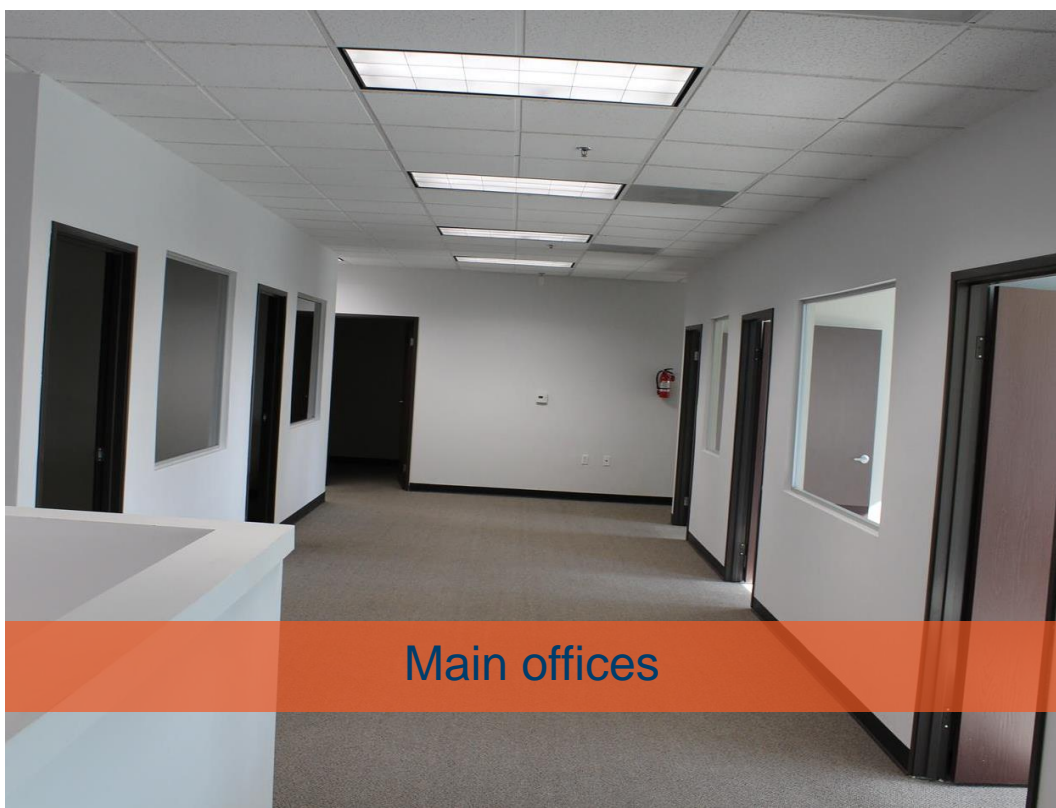
Downstairs (18 X 11.5 FT)



Stairway



Storage/ Copier Space



Main offices



Office #1 (11.5 X 14.5 SF)



Conference Room #1 (15.5 X 11 FT)



Office #2 (11.5 X 14.5 FT)



Offices #3 (8.5 X 11 FT)



Office #4 (12.5 X 11 FT)



Emergency Exit



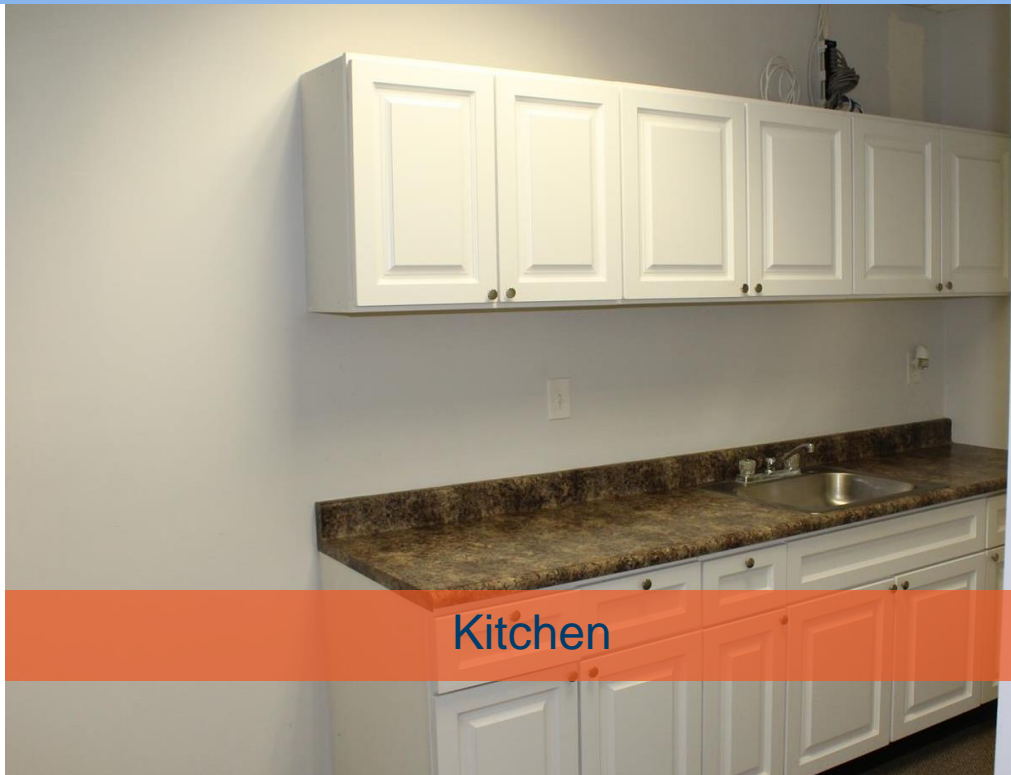
Conference Room #2 (15.5 X 8 FT)



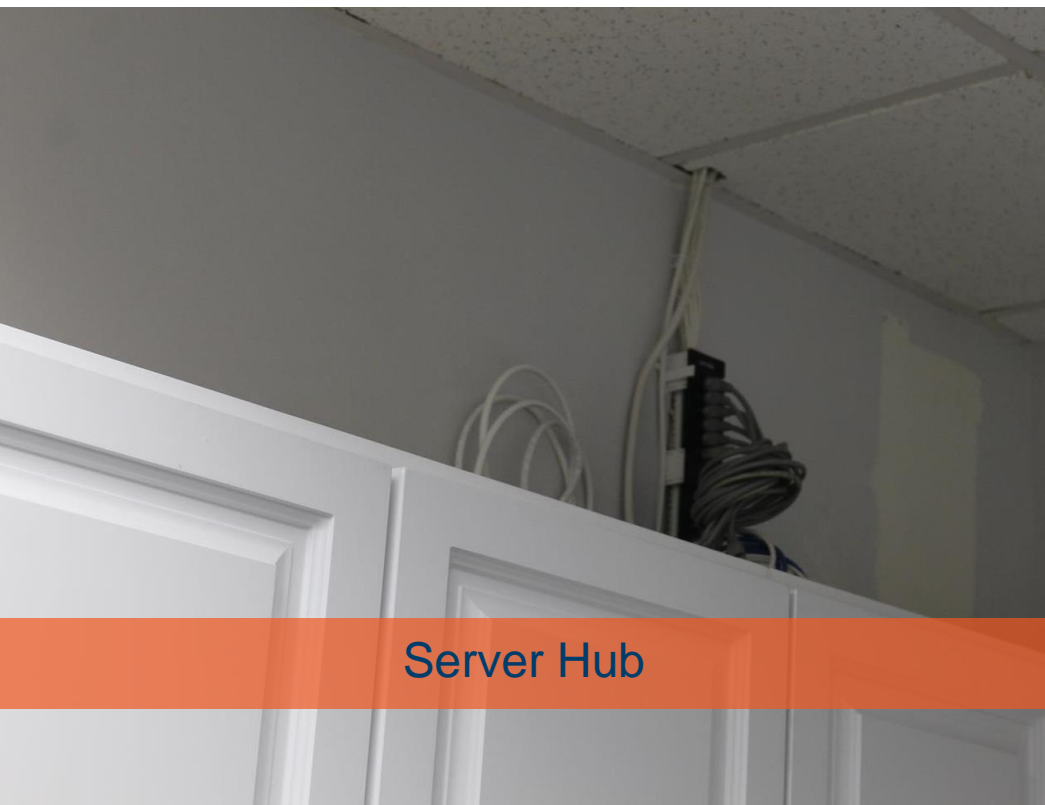
Restroom #1



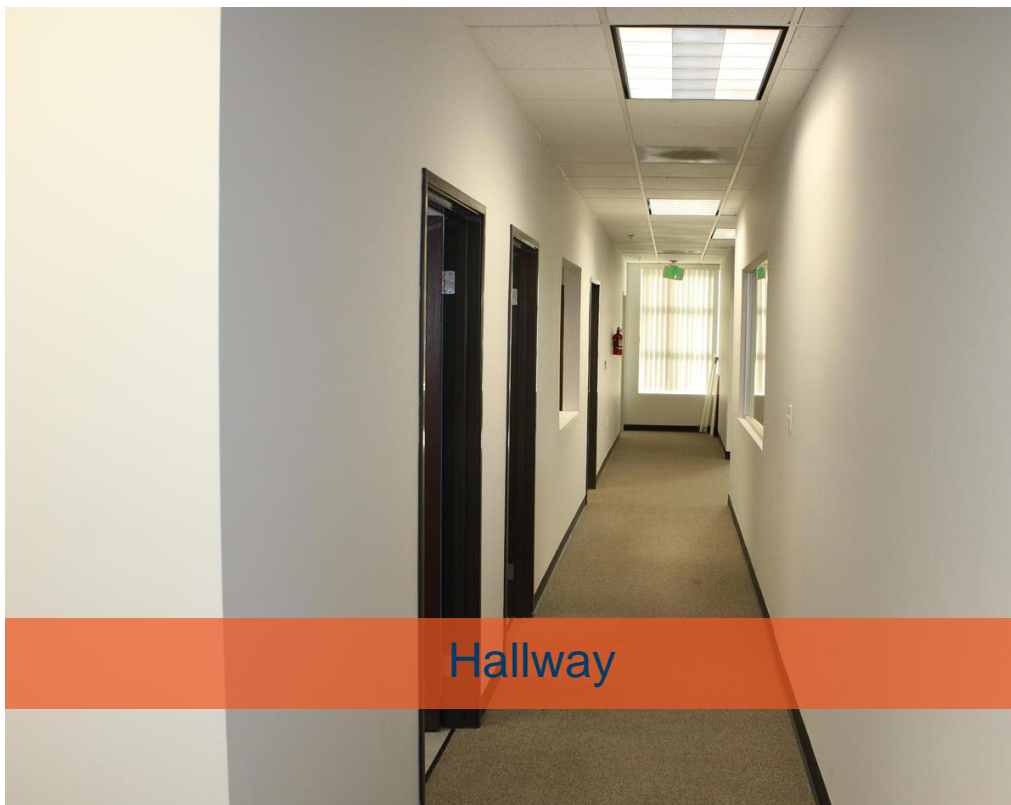
Restrooms



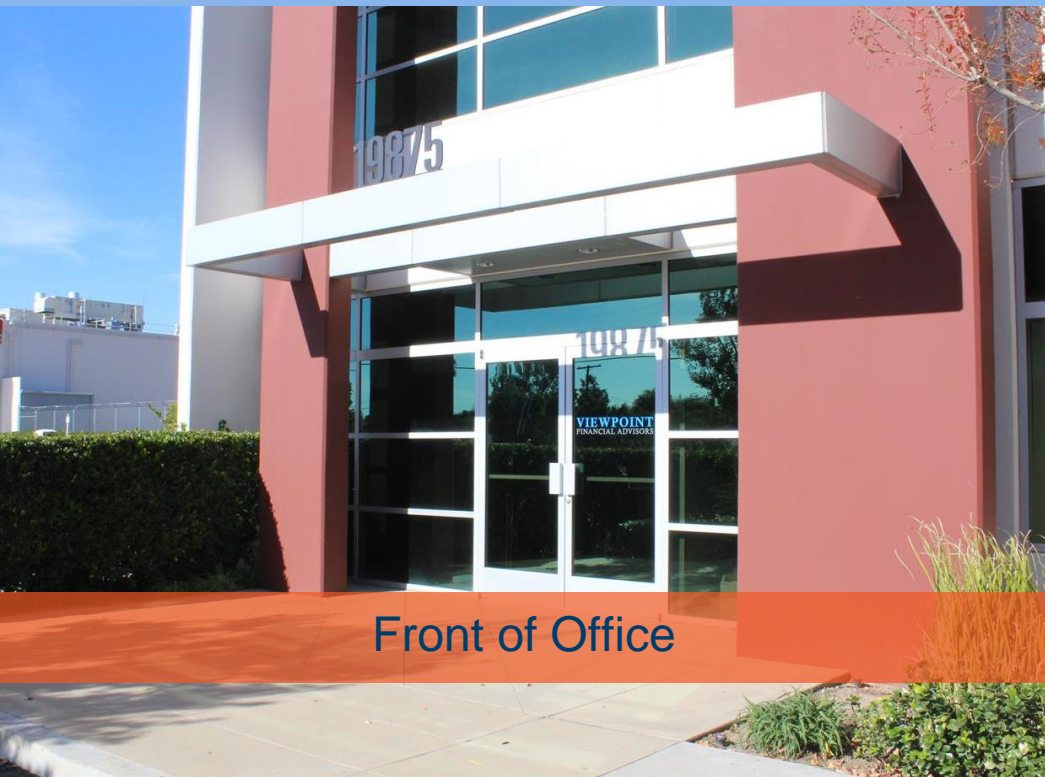
Kitchen



Server Hub



Hallway



Front of Office



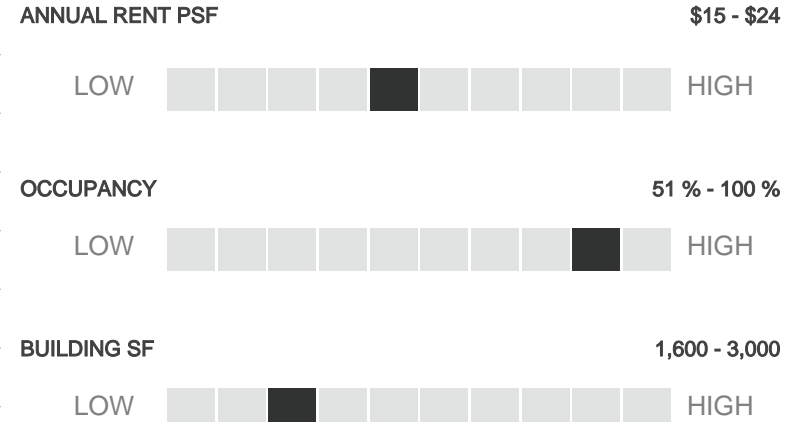
View from parking lot

1



8300 Tampa Ave.
Northridge, CA 91324

SPACE SF	1,900
LAND SF	15,681
YEAR BUILT	1981
OCCUPANCY	92.00 %
LEASE TYPE	Gross
RENT PSF (YEARLY)	\$19.20
RENT PSF (MONTHLY)	\$1.60
DISTANCE	1.6 miles

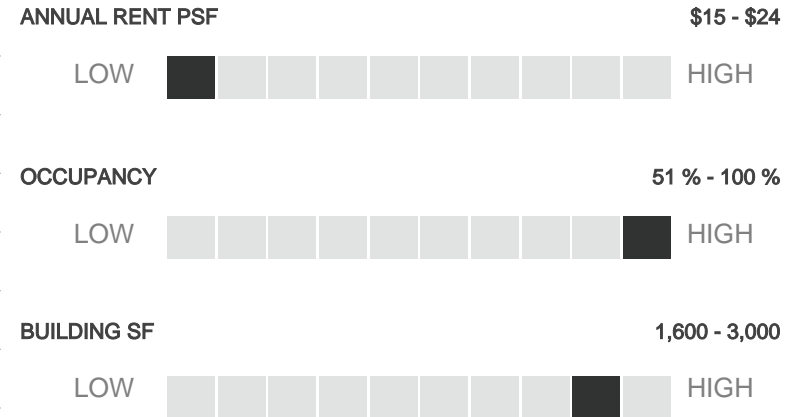


2



9350 Oso Ave.
Chatsworth, CA 91311

SPACE SF	2,800
LAND SF	44,867
YEAR BUILT	1970
OCCUPANCY	100.00 %
LEASE TYPE	Gross
RENT PSF (YEARLY)	\$15.00
RENT PSF (MONTHLY)	\$1.25
DISTANCE	1.1 miles

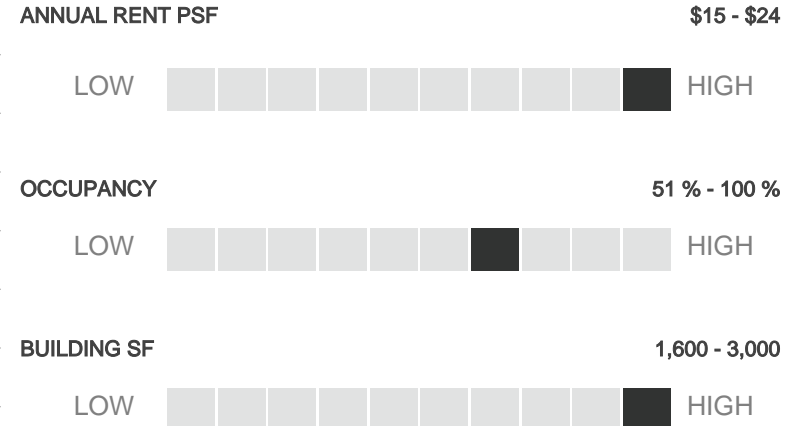


3



20417 Nordhoff St.
Chatsworth, CA 91311

SPACE SF	3,000
LAND SF	52,707
YEAR BUILT	1969
OCCUPANCY	83.00 %
LEASE TYPE	FS
RENT PSF (YEARLY)	\$24.00
RENT PSF (MONTHLY)	\$2.00
DISTANCE	0.8 miles

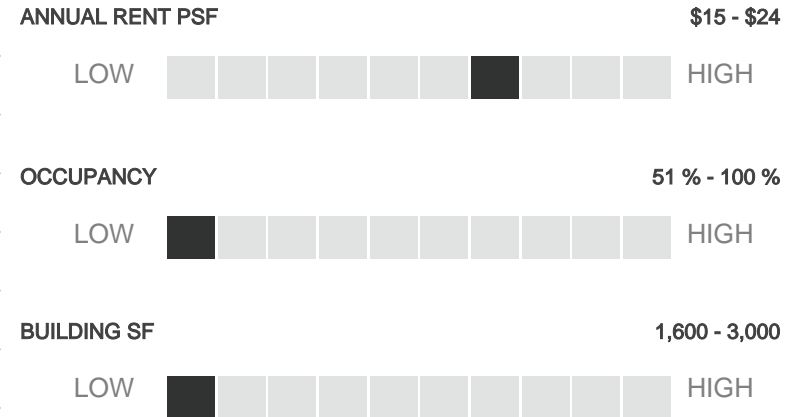


4



19350 Business Center Dr.
Northridge, CA 91324

SPACE SF	1,600
LAND SF	34,412
YEAR BUILT	1979
OCCUPANCY	51.00 %
LEASE TYPE	Gross
RENT PSF (YEARLY)	\$21.00
RENT PSF (MONTHLY)	\$1.75
DISTANCE	1.3 miles



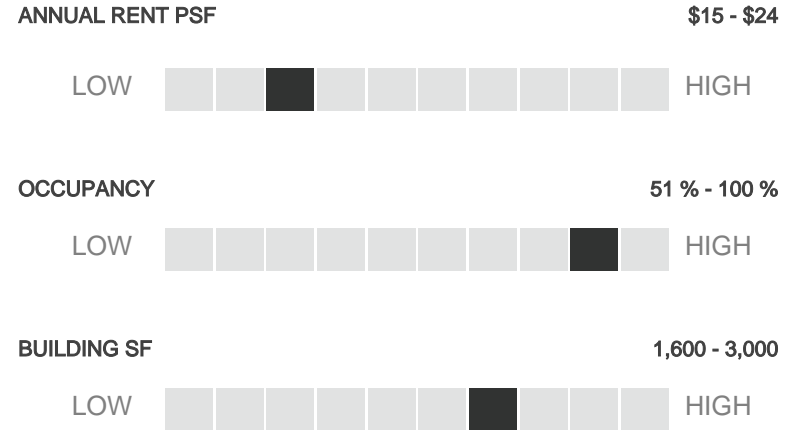
S

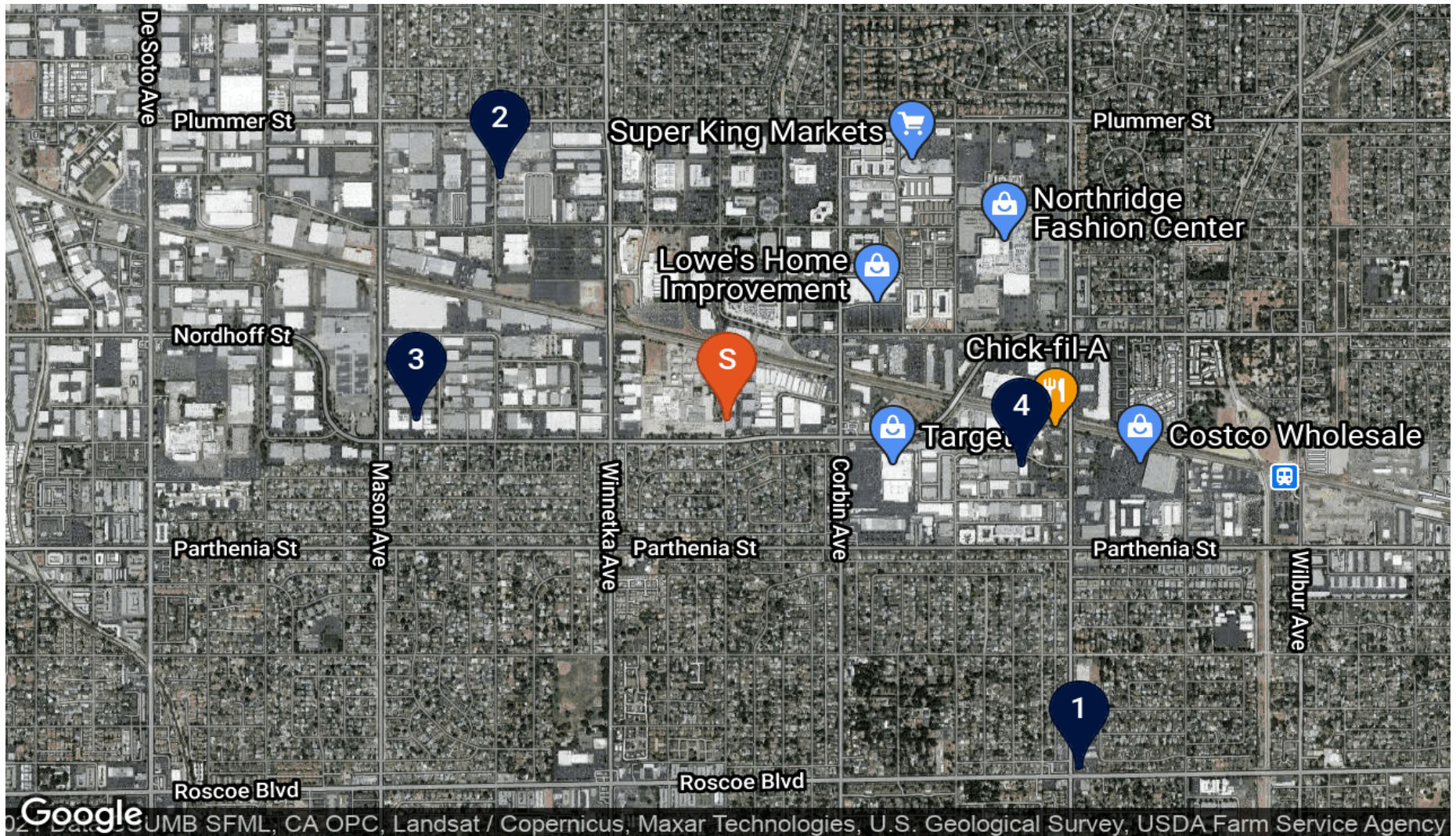


Northridge Business Centre

19875 Nordhoff St.
Northridge, CA 91324

SPACE SF	2,500
YEAR BUILT	2006
OCCUPANCY	92.00 %
RENT PSF (YEARLY)	\$17.28
RENT PSF (MONTHLY)	\$1.44





#	Address	City
S	19875 Nordhoff St.	Northridge
1	8300 Tampa Ave.	Northridge
2	9350 Oso Ave.	Chatsworth
3	20417 Nordhoff St.	Chatsworth
4	19350 Business Center Dr.	Northridge

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,635	213,713	427,059
2010 Population	16,554	227,108	460,756
2020 Population	19,039	236,613	483,064
2025 Population	20,341	241,346	493,423
2020 African American	755	11,440	21,442
2020 American Indian	79	1,402	2,524
2020 Asian	3,348	42,219	83,861
2020 Hispanic	8,264	108,069	177,942
2020 Other Race	3,994	50,287	79,100
2020 White	9,811	117,971	268,385
2020 Multiracial	1,034	12,929	27,042
2020-2025: Population: Growth Rate	6.65 %	2.00 %	2.15 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	475	6,786	13,593
\$15,000-\$24,999	326	4,845	9,689
\$25,000-\$34,999	306	5,824	10,801
\$35,000-\$49,999	527	7,842	15,714
\$50,000-\$74,999	984	12,934	26,544
\$75,000-\$99,999	924	9,968	21,586
\$100,000-\$149,999	1,249	13,215	31,376
\$150,000-\$199,999	560	6,188	16,255
\$200,000 or greater	583	6,428	18,075
Median HH Income	\$82,718	\$71,778	\$80,085
Average HH Income	\$103,297	\$96,338	\$106,961

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,184	72,019	155,045
2010 Total Households	5,199	72,078	157,684
2020 Total Households	5,934	74,031	163,638
2025 Total Households	6,318	75,119	166,596
2020 Average Household Size	3.17	3.12	2.90
2000 Owner Occupied Housing	3,404	36,616	86,317
2000 Renter Occupied Housing	1,587	33,606	63,869
2020 Owner Occupied Housing	3,438	35,947	87,829
2020 Renter Occupied Housing	2,497	38,084	75,809
2020 Vacant Housing	488	4,926	10,805
2020 Total Housing	6,422	78,957	174,443
2025 Owner Occupied Housing	3,545	36,390	88,993
2025 Renter Occupied Housing	2,773	38,729	77,603
2025 Vacant Housing	518	5,317	11,517
2025 Total Housing	6,836	80,436	178,113
2020-2025: Households: Growth Rate	6.30 %	1.45 %	1.80 %



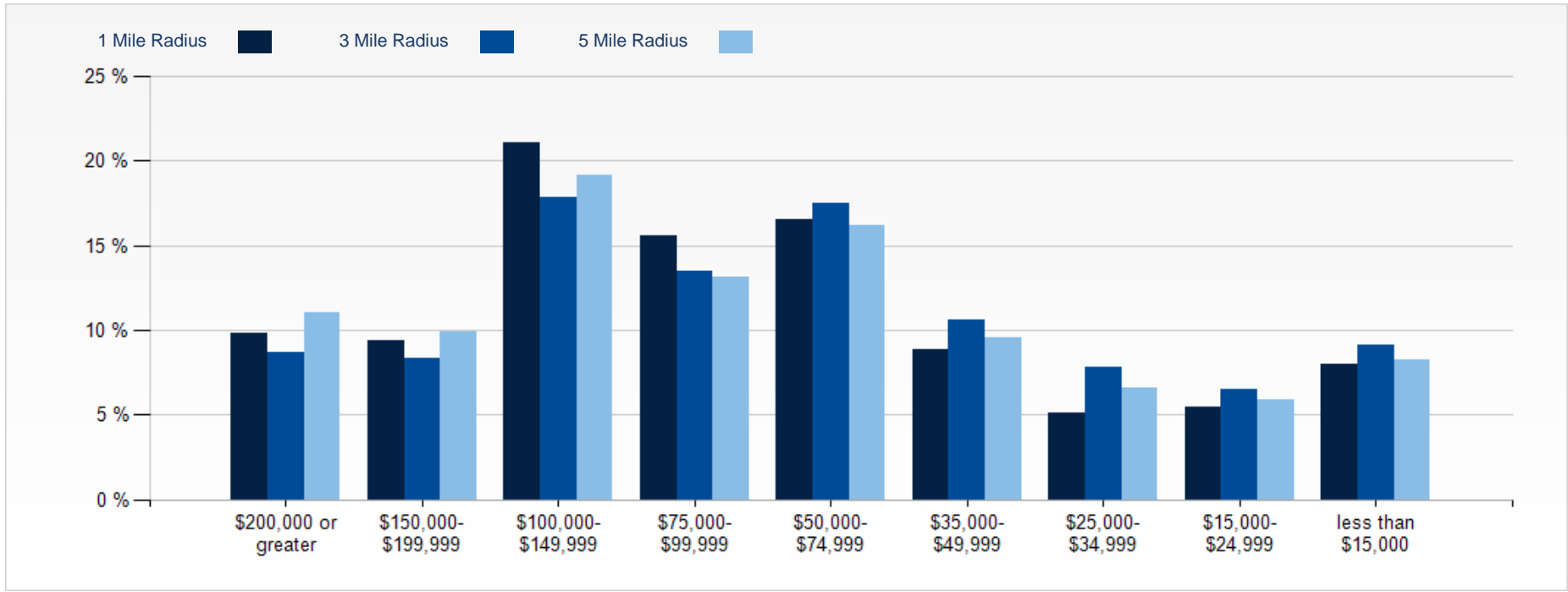
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,472	19,469	37,284
2020 Population Age 35-39	1,258	16,742	34,940
2020 Population Age 40-44	1,112	14,382	30,639
2020 Population Age 45-49	1,189	15,101	31,936
2020 Population Age 50-54	1,333	15,076	32,193
2020 Population Age 55-59	1,326	14,706	32,173
2020 Population Age 60-64	1,185	13,121	29,084
2020 Population Age 65-69	1,025	10,685	24,169
2020 Population Age 70-74	779	8,224	19,132
2020 Population Age 75-79	533	5,522	12,936
2020 Population Age 80-84	383	3,908	9,194
2020 Population Age 85+	457	4,658	10,945
2020 Population Age 18+	15,174	187,159	385,533
2020 Median Age	39	36	39

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,210	\$65,279	\$74,942
Average Household Income 25-34	\$99,607	\$82,667	\$90,283
Median Household Income 35-44	\$97,847	\$82,047	\$93,456
Average Household Income 35-44	\$113,292	\$103,777	\$117,789
Median Household Income 45-54	\$106,232	\$92,556	\$106,100
Average Household Income 45-54	\$128,698	\$118,113	\$134,654
Median Household Income 55-64	\$91,055	\$82,474	\$93,481
Average Household Income 55-64	\$111,452	\$109,794	\$122,512
Median Household Income 65-74	\$65,538	\$62,390	\$69,001
Average Household Income 65-74	\$88,590	\$87,958	\$93,444
Average Household Income 75+	\$63,946	\$60,791	\$62,656

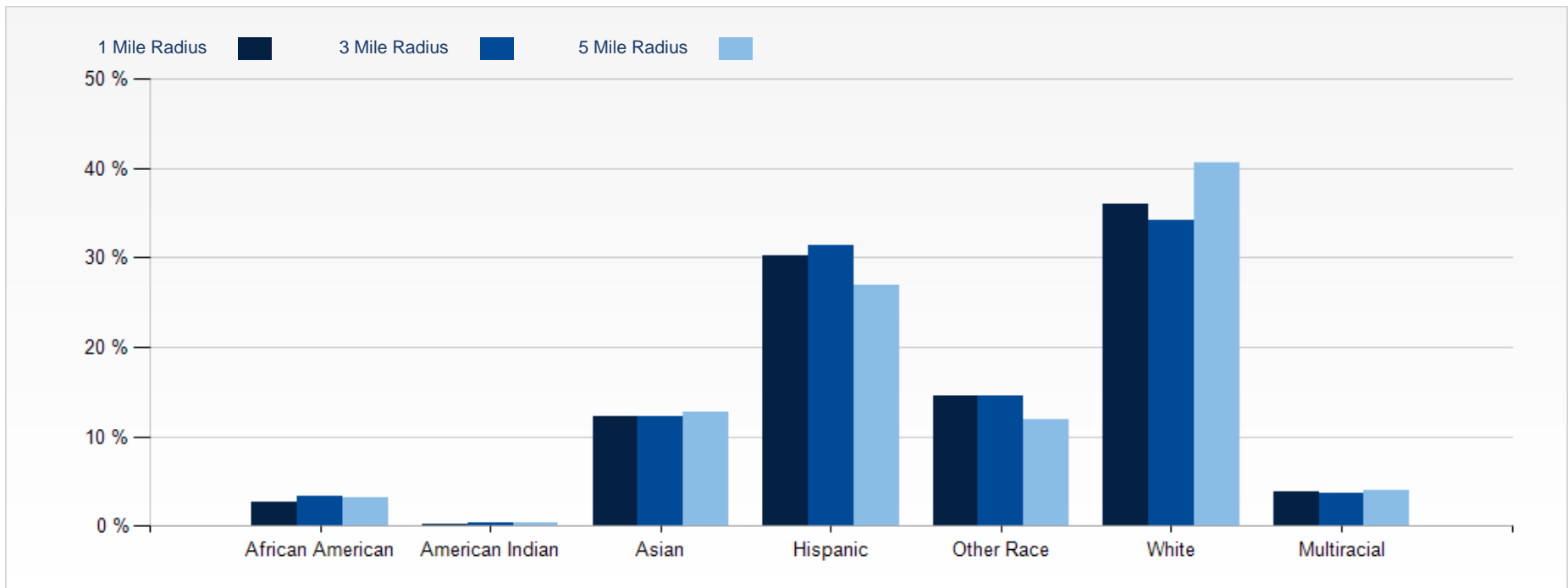
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,543	19,798	37,792
2025 Population Age 35-39	1,518	19,213	38,461
2025 Population Age 40-44	1,361	16,675	35,222
2025 Population Age 45-49	1,179	14,252	30,622
2025 Population Age 50-54	1,284	14,737	31,509
2025 Population Age 55-59	1,347	14,421	31,095
2025 Population Age 60-64	1,250	13,632	29,933
2025 Population Age 65-69	1,198	11,896	26,443
2025 Population Age 70-74	954	9,421	21,581
2025 Population Age 75-79	703	7,140	16,653
2025 Population Age 80-84	488	4,622	10,626
2025 Population Age 85+	501	4,932	11,398
2025 Population Age 18+	16,341	193,204	398,281
2025 Median Age	40	38	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,516	\$72,902	\$81,383
Average Household Income 25-34	\$114,907	\$92,281	\$101,733
Median Household Income 35-44	\$107,102	\$94,366	\$105,582
Average Household Income 35-44	\$131,756	\$121,160	\$137,072
Median Household Income 45-54	\$116,433	\$102,718	\$115,900
Average Household Income 45-54	\$149,453	\$133,557	\$153,305
Median Household Income 55-64	\$103,060	\$90,967	\$103,723
Average Household Income 55-64	\$131,633	\$123,341	\$138,575
Median Household Income 65-74	\$75,507	\$68,800	\$76,784
Average Household Income 65-74	\$107,046	\$101,327	\$107,956
Average Household Income 75+	\$79,847	\$70,447	\$72,767

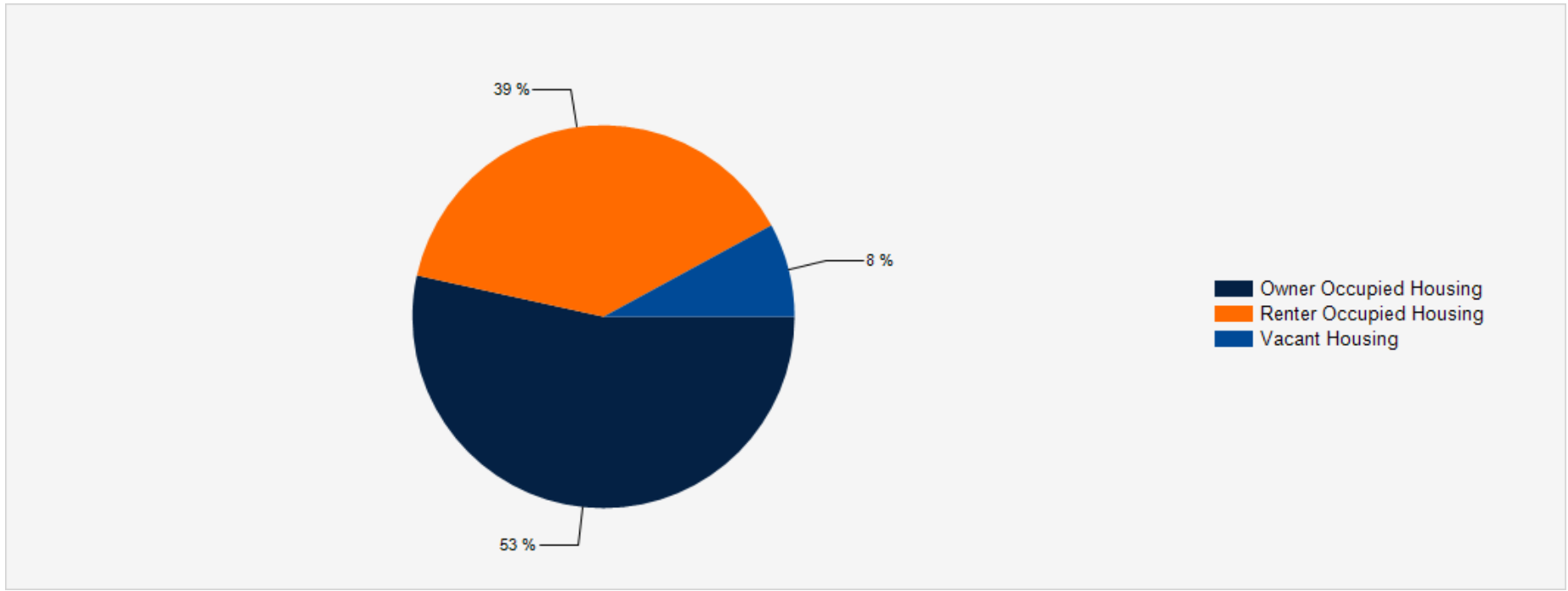
2020 Household Income



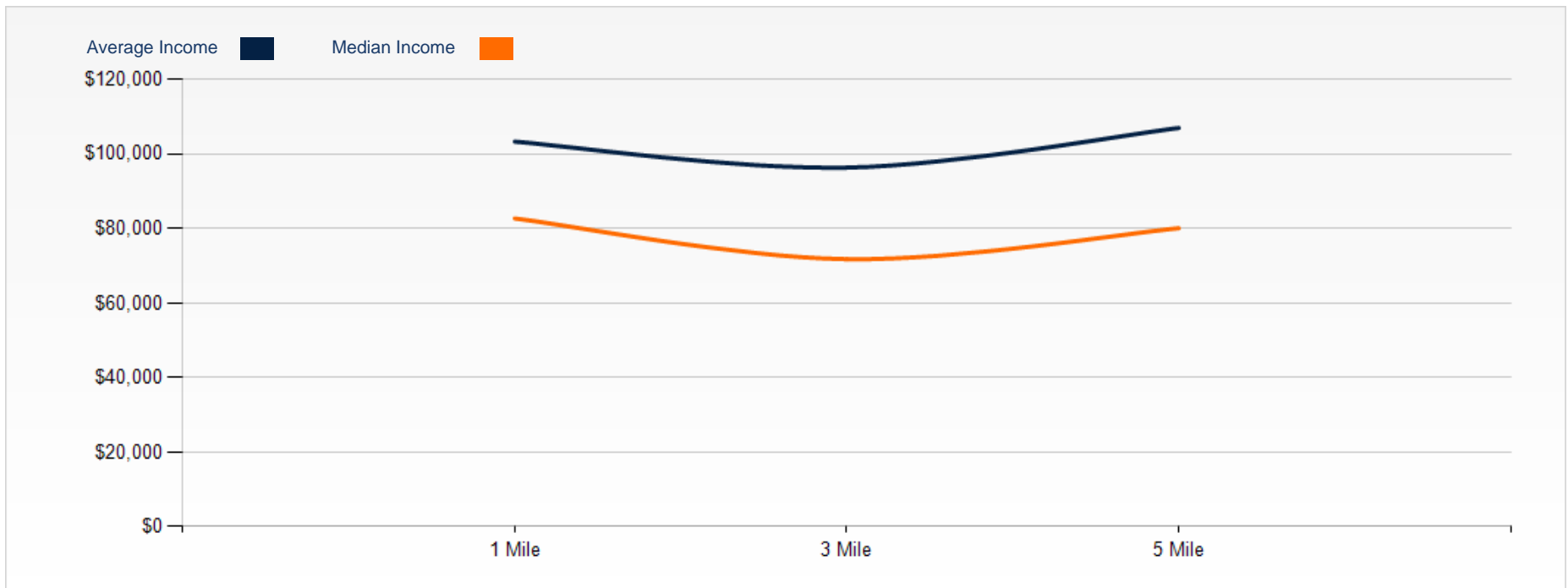
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



Northridge Business Centre

19875

VIEWPOINT
FINANCIAL ADVISORS

Exclusively Marketed by:

William White
(818) 836-6717
Lic: 01985275
willwhite@peakcommercial.com

Armando Oliva
CalDRE#01345824
NMLS#1499359
Pinnacle Estate Properties Inc.
The Realty Academy Inc.
(818) 919-2551 (Mobile)

