

19835 NORDHOFF STREET

OWNER-USER

NORTHRIDGE, CA 91324

9,910 SF INDUSTRIAL OFFICE BUILDING



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE

PEAK
COMMERCIAL

19835 NORDHOFF STREET

OWNER-USER

NORTHRIDGE, CA 91324

RON FEDER
PRESIDENT
(818) 222-0404
Rfeder@rjfeder.com
DRE # 00983855



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Peak Commercial and should not be made available to any other person or entity without the written consent of Peak Commercial. This Marketing Brochure has been prepared to provide summary, unverified 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 Marketing Brochure has been obtained from sources we believe to be 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. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Peak Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Peak Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Peak Commercial, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Peak Commercial, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DESIGN BY CRESC

PEAK
COMMERCIAL



EXECUTIVE SUMMARY

19835 NORDHOFF STREET



19835 NORDHOFF STREET

\$3,195,000

OFFERING PRICE

LAMR2

ZONING

9,910 ±

BUILDING SF

2006

YEAR BUILT

PROPERTY HIGHLIGHTS



- Former Gold's Gym SoCal Group Office



- Owner-User in an Excellent North San Fernando Valley Location



- Rare Turnkey Building, Constructed 2006



- Warehouse ceiling height 25'



- Zoning – MR2, State Enterprise



- Built by Overton Moore



- Server room with split HVAC unit



- ADA Compliant Restrooms



- Adjacent to MGA 24 Campus & Major Amenity Hubs

19835 NORDHOFF STREET

24 CAMPUS

Roughly 24-acre site
255,000 SF of
commercial space
660 Apartments



Chatsworth
Courthouse

North LA County
Regional Office

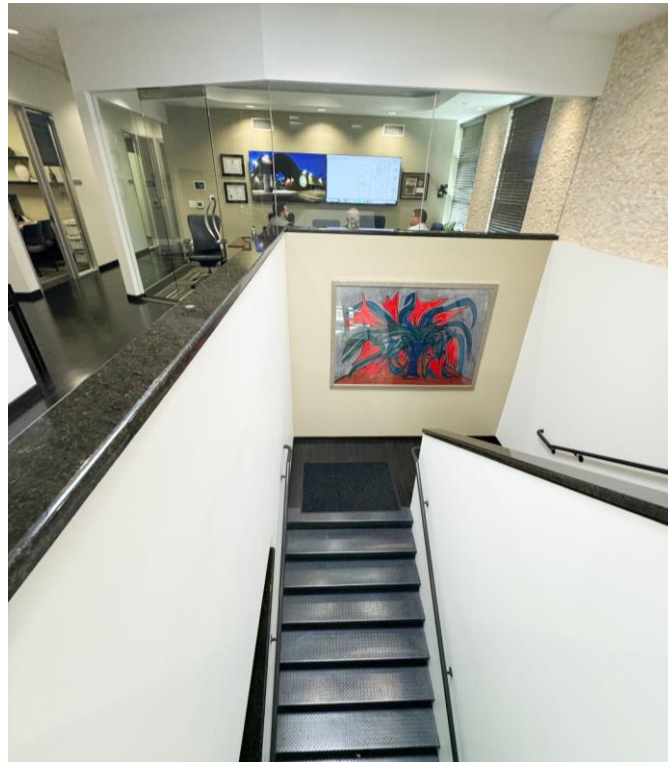
Chatsworth
Business Center



19835 NORDHOFF STREET



INTERIOR GALLERY



INTERIOR GALLERY





19835 NORDHOFF STREET



9,910 SF OWNER-USER



FLOORPLANS

19835 NORDHOFF STREET

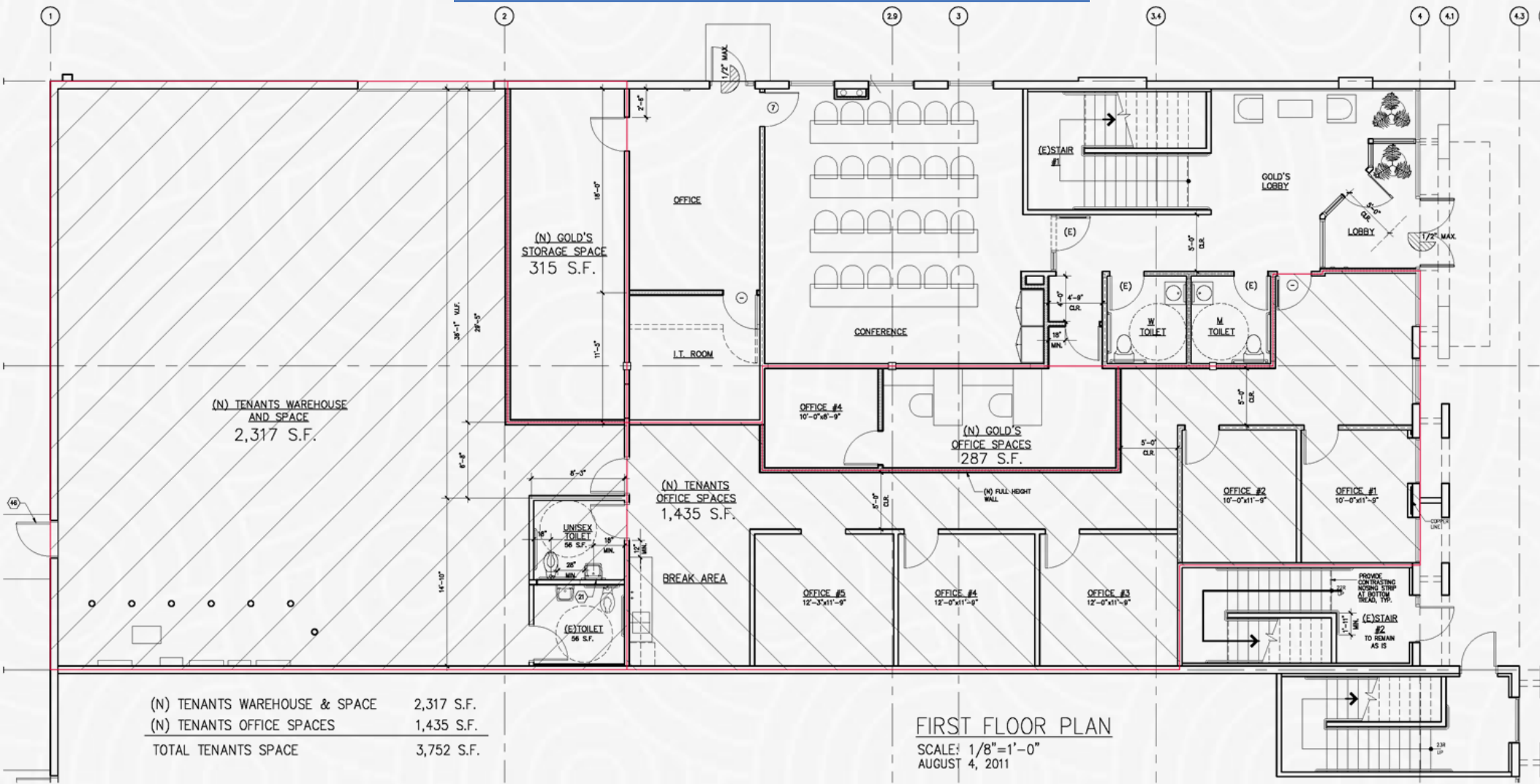
SITE PLAN

19835 NORDHOFF STREET



FIRST FLOOR PLAN

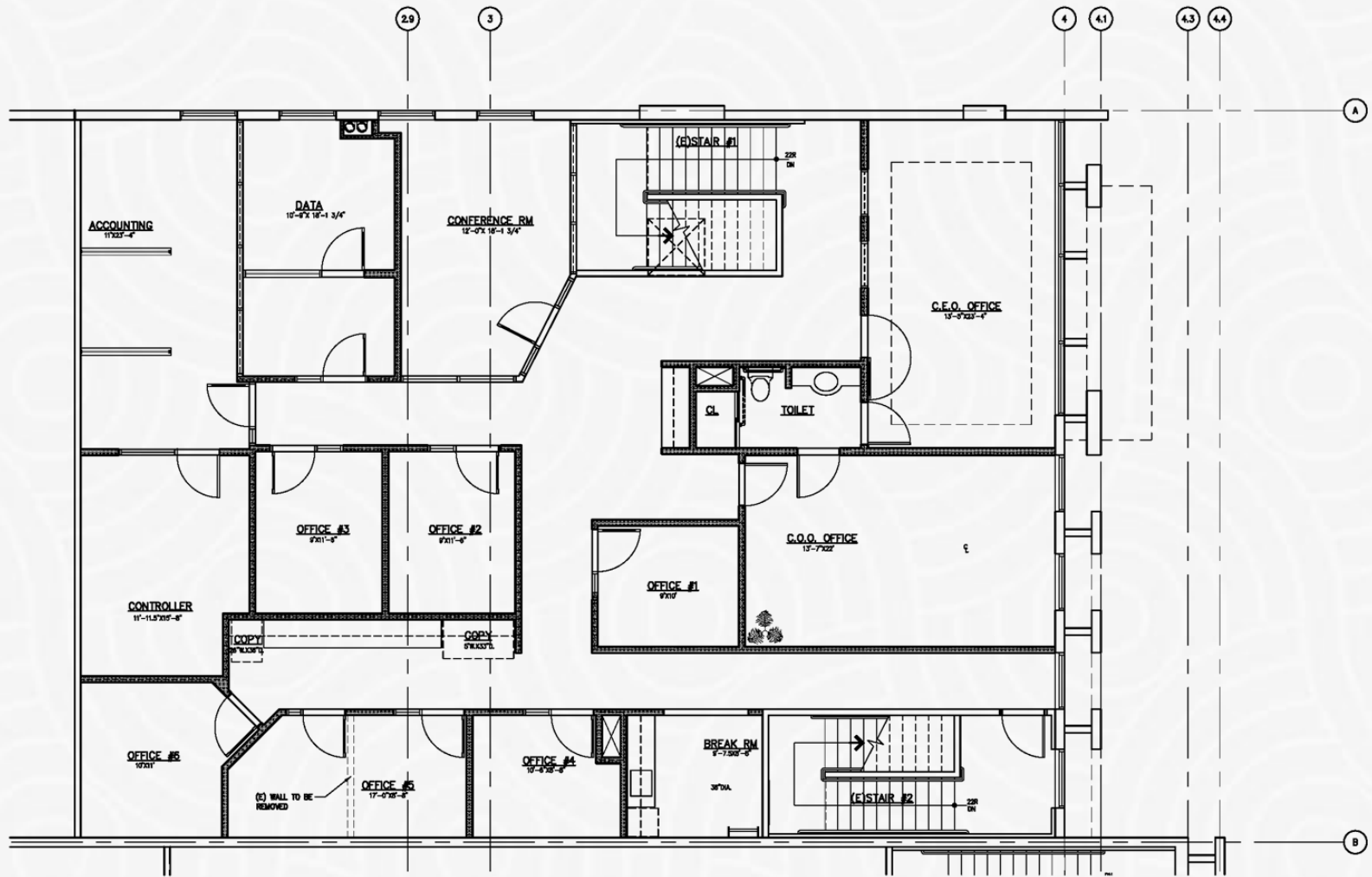
19835 NORDHOFF STREET



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
AUGUST 4, 2011

SECOND FLOOR PLAN

19835 NORDHOFF STREET



An aerial photograph of a commercial or industrial area, featuring numerous large, flat-roofed buildings and parking lots. The scene is set against a backdrop of rolling hills and a clear blue sky with scattered clouds. A semi-transparent blue gradient is applied to the bottom half of the image, serving as a background for the text.

LOCATION OVERVIEW

19835 NORDHOFF STREET

Northridge, CA

Situated in the San Fernando Valley, Northridge is a vibrant suburban neighborhood of Los Angeles. Northridge is home to California State University Northridge, which offers residents access to a host of educational and cultural opportunities in addition to numerous sporting events. Northridge is brimming with a wide variety of diverse shops, restaurants, and markets. This 9.47 square mile neighborhood is known as the haven away from the city.

DEMOGRAPHICS

POPULATION

70,486

BACHELOR'S DEGREE+

54.9%

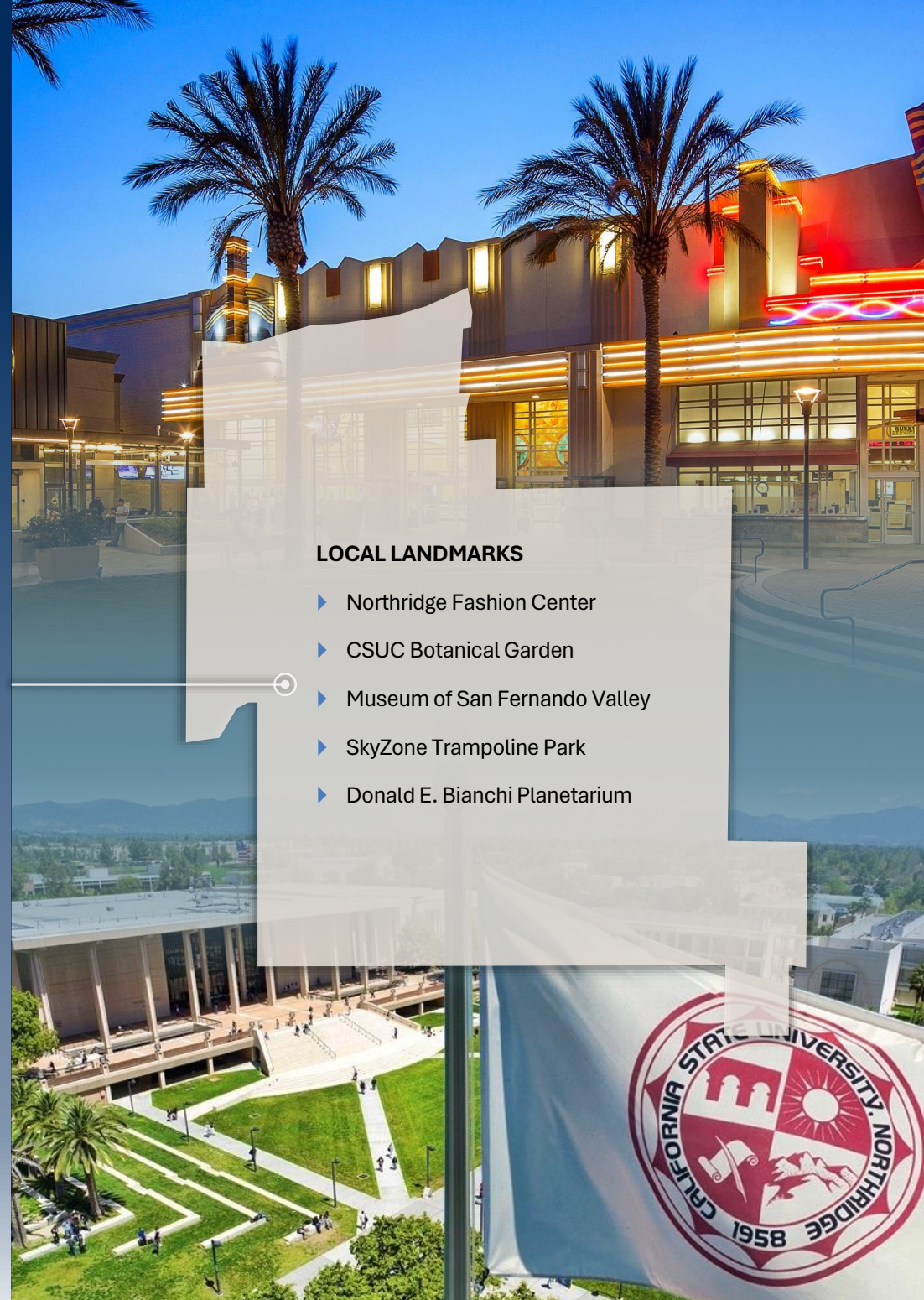
MEDIAN HH INCOME

\$102,356

MEDIAN HOME VALUE

\$1,073,768

Residents don't have to travel far to find any of their everyday needs. The Northridge Fashion Center is a particularly popular mall for shopping, dining, and entertainment as well. Locals enjoy convenience to plenty of parks and recreation centers, where they can engage in year-round outdoor recreation. Getting around from Northridge is a breeze with access to the 118 and 405 freeways as well as the Metrolink's Ventura County Line



LOCAL LANDMARKS

- ▶ Northridge Fashion Center
- ▶ CSUC Botanical Garden
- ▶ Museum of San Fernando Valley
- ▶ SkyZone Trampoline Park
- ▶ Donald E. Bianchi Planetarium

AMENITIES



CSUN

CALIFORNIA
STATE UNIVERSITY
NORTHRIDGE



\$203M
ENDOWMENT



38,551
STUDENTS



2,187
FACULTY

California State University, Northridge is a public university in the Northridge neighborhood of Los Angeles, California. With a total enrollment of 38,551 students (as of Fall 2021), it has the second largest undergraduate population as well as the third largest total student body of the 23-campus California State University system, making it one of the largest comprehensive universities in the United States in terms of enrollment size.

The size of CSUN also has a major impact on the California economy, with an estimated \$1.9 billion in economic output generated by CSUN on a yearly basis. As of Fall 2023, the university has 2,187 faculty, of which 794 (or about 36%) were tenured or on the tenure track.



Adjacent Warner Center

Warner Center boasts high-end demographics, dense immediate population, high barriers to entry and strong market fundamentals. Known as the central business district of the San Fernando Valley, Warner Center is one of Los Angeles' largest urban developments, offering a sweeping complex of office parks, high-rise office towers, apartments, and shopping centers including Westfield Topanga and the Village at Westfield Topanga.

The multi-billion-dollar submarket is home to substantial development, including the \$1.5 billion renovation the Westfield Promenade and the \$3.5 billion Uptown at Warner Center. The Westfield Promenade will include retail, Class A office, two hotels, 14,000 residential units, and an entertainment and sports center. Uptown at Warner Center is a one-of-a-kind development consisting of 47 acres creating a state of the art "live/work/play" environment. The walkable community will feature a combination of retail and residential uses including retail, office, hotel, research & development, assisted living and community center and a 5-acre open park.

WESTFIELD'S PROMENADE 2035 Estimated \$1.5 billion capital infusion



UPTOWN AT WARNER CENTER \$4 billion capital infusion



THE VILLAGE located between the Westfield Topanga and Westfield Promenade



San Fernando Valley

HOME OF INNOVATION

COMMUNITY OVERVIEW

Almost 1.9 million people reside in the San Fernando Valley, which includes the submarkets of Chatsworth / Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by nearly 45,000 new residents through 2021.

AFFLUENT SYNERGY

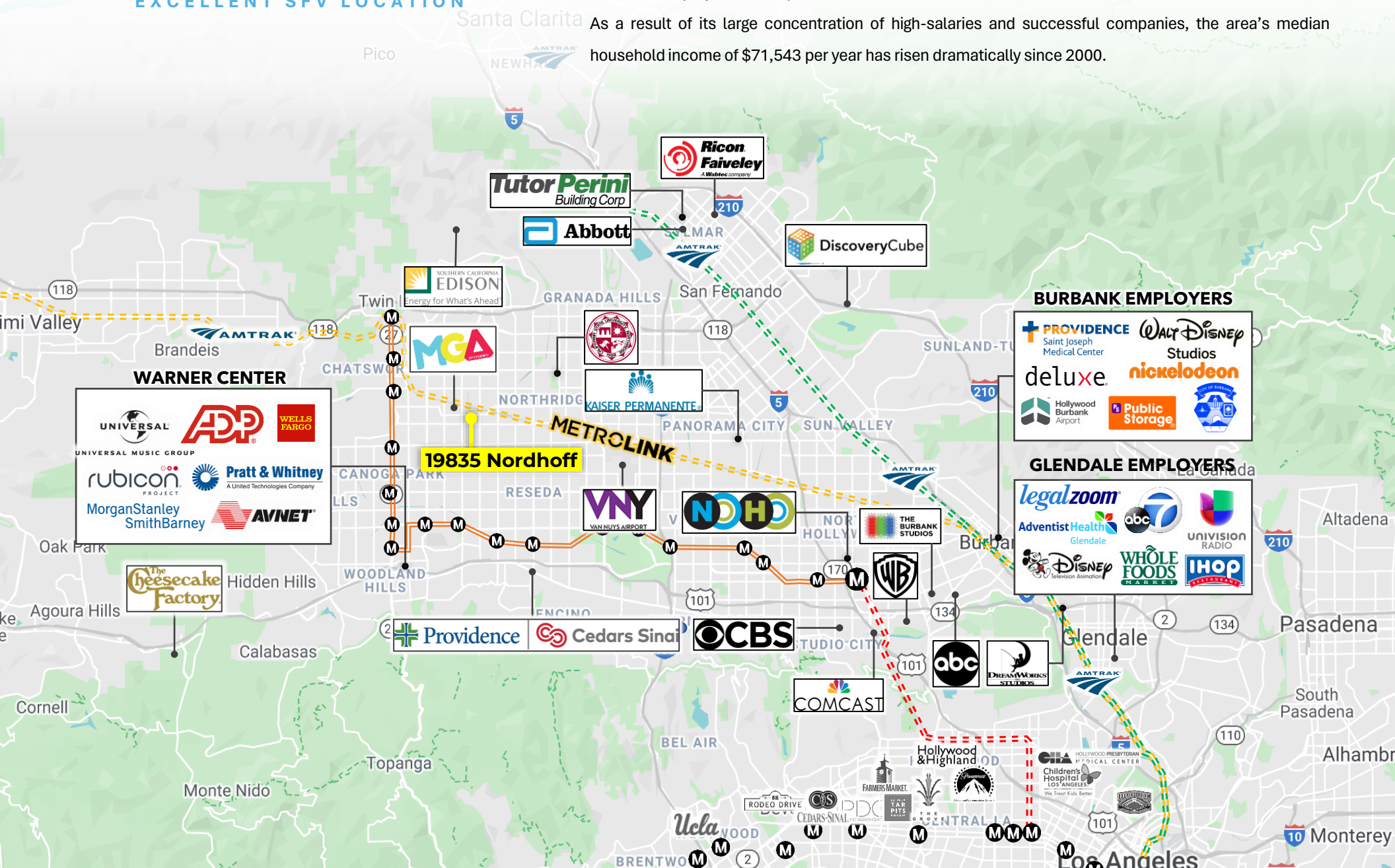
Key Valley neighborhoods such as Hidden Hills, Calabasas, Agoura Hills and Woodland Hills each have average household incomes higher than other Los Angeles high-profile communities such as Brentwood, Santa Monica and West Los Angeles.



Demand Drivers

EXCELLENT SFV LOCATION

There is a diverse economy whose GDP is fueled by the Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing sectors among others. Moreover, the region offers more affordable commercial space than other major U.S. regions. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$71,543 per year has risen dramatically since 2000.



19835 NORDHOFF STREET

OWNER-USER

NORTHRIDGE, CA 91324

RON FEDER

PRESIDENT

(818) 222-0404

Rfeder@rjfeder.com

DRE # 00983855



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE

PEAK
COMMERCIAL