

# College Block Shopping Center

Northridge, CA

FOR LEASE

Ground Lease Opportunity, Approx. 1 Acre Lot | NEC Reseda & Vincennes



For Leasing Information, Contact:

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# PROPERTY HIGHLIGHTS

- Ground lease opportunity on approx. 1 acre of land at the NEC of the signalized Reseda Blvd/Vincennes St intersection
- One block west of approx. 39,816 students and more than 4,000 employees at California State University Northridge (CSUN)
- College Block Shopping Center co-tenants and areawide tenants include Starbucks, Vons, Chipotle, Dave’s Hot Chicken, The Habit, Rite Aid, Dunkin’ Donuts, My Gym, and NY Pizza Factory

| Demographics             | 1-Mile    | 3-Miles   | 5-Miles   |
|--------------------------|-----------|-----------|-----------|
| Estimated Population     | 23,078    | 192,810   | 567,212   |
| Average Household Income | \$100,007 | \$112,460 | \$107,183 |
| Daytime Population       | 8,204     | 83,846    | 217,075   |



## Surrounding Retailers



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PLUMMER ST



CSUN  
Parking  
Structure

VINCENNES ST



DARBY AVE

CSUN  
Transit  
Center



California State University  
**Northridge**  
39,816 Students

PRAIRIE ST

YOLANDA AVE



chil's

DEARBORN ST

SUBWAY

Auto  
Zone

BIG 5  
SPORTING GOODS

CALIF.  
CHICKEN CAFE




YOSHINOYA

metro PCS BOBA

T-Mobile Great Clips



BAJA FRESH

Maria's  
ITALIAN KITCHEN



VONS



38,436 CPD

NORDHOFF ST

45,490 CPD



WELLS  
FARGO

SHARKY'S  
WOODFIRED MEXICAN GRILL



FarmerBoys



Urbane Cafe

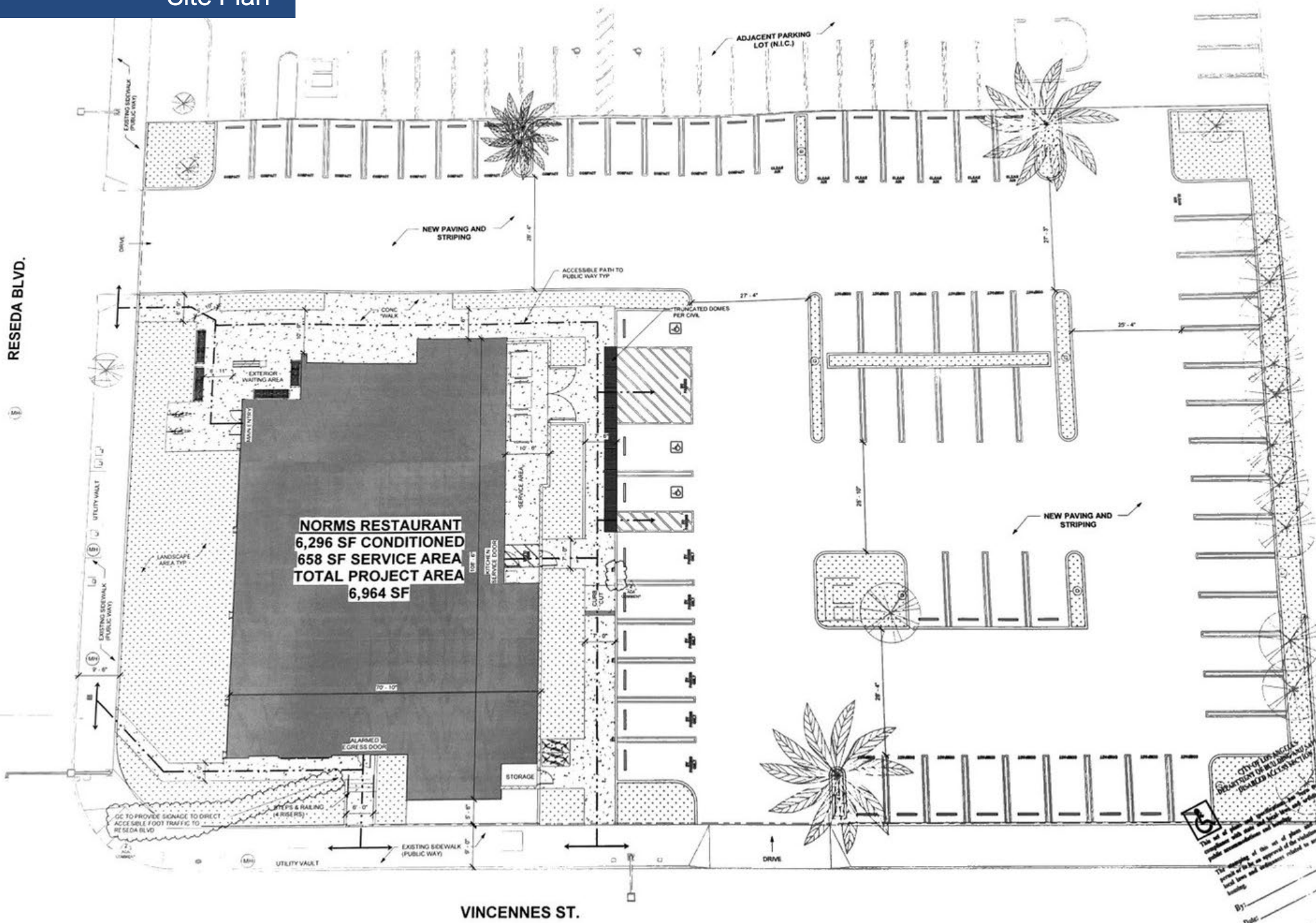
FLAME BROILOER  
SIMPLY HEALTHY




ETIWANDA AVE

LINDLY AVE

# Former Tenant's Site Plan



**NORMS RESTAURANT**  
**6,296 SF CONDITIONED**  
**658 SF SERVICE AREA**  
**TOTAL PROJECT AREA**  
**6,964 SF**

VINCENNES ST.

RESEDA BLVD.

CITY OF LOS ANGELES  
 DEPARTMENT OF PUBLIC WORKS  
 PLANNED ACCESSIBILITY

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The signature of the set of plans  
 shall be a condition of the issuance of  
 a permit and shall be subject to the  
 terms and conditions of the standard  
 license agreement.

By: \_\_\_\_\_  
 Date: \_\_\_\_\_



CYPRESS RETAIL GROUP

## Contact Us

### **Matt Haas**

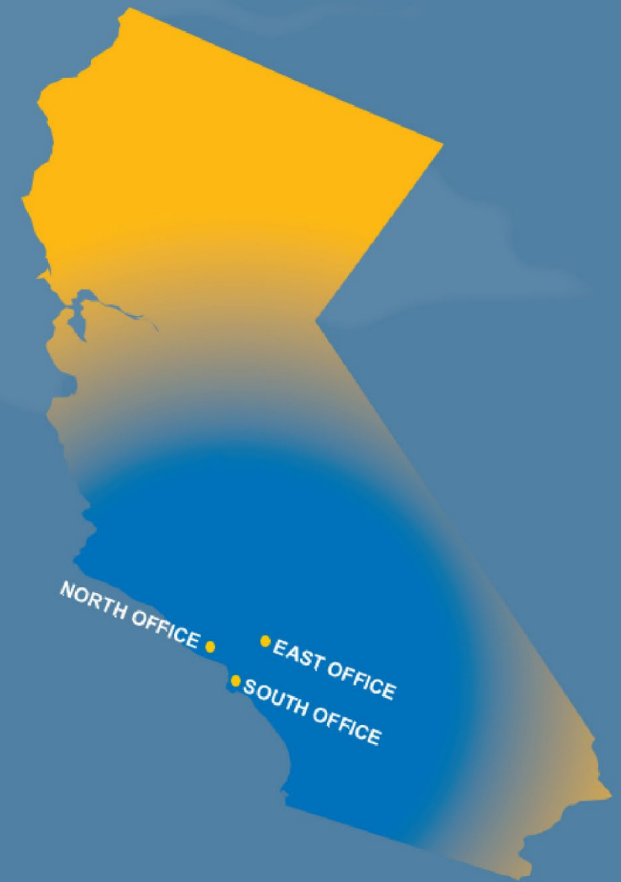
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