



18444 PLUMMER ST
NORTHRIDGE, CA

Matt Haas
805.449.1804 ext. 106
mhaas@cypressretail.net
License No. 019702296

Bob Haas
805.449.1804 ext. 103
rhaas@cypressretail.net
License No. 00870324



TABLE OF CONTENTS

- Investment Summary 3
- Investment Highlights 4
- Property Overview 5
- Trade Area Demographics 9
- Area Overview 10
- Contact Us 11

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Investment Summary

Sale Price	\$8,800,000
Price per SF	±\$542.41
Address	18444 Plummer St Northridge, CA 91325
Gross Leasable Area	±16,224 SF
Total Lot Size	±1.46 Acres
Parking	± 69 Spaces
Year Built	1999
Property Type	Freestanding Pad Building

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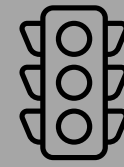
Investment Highlights



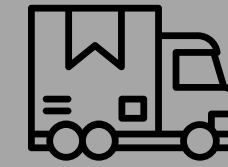
16,224 SF free-standing building situated on a 1.46-acre lot at the prominent intersection of Reseda Blvd and Plummer St.



Redevelopment potential for investors interested in alternative uses. Site has potential for higher density residential or student housing, buyer to verify.



Located at the southeast corner of a busy intersection (68,144 CPD), offering exceptional frontage and high traffic visibility with two existing pylon signs providing high-impact signage.



Features include 69 dedicated parking spaces, an existing drive-thru lane, and a rear loading area, providing excellent accessibility for a variety of potential uses.



Just one block from California State University Northridge, home to over 36,000 students and 4000 staff members, providing a built-in customer base



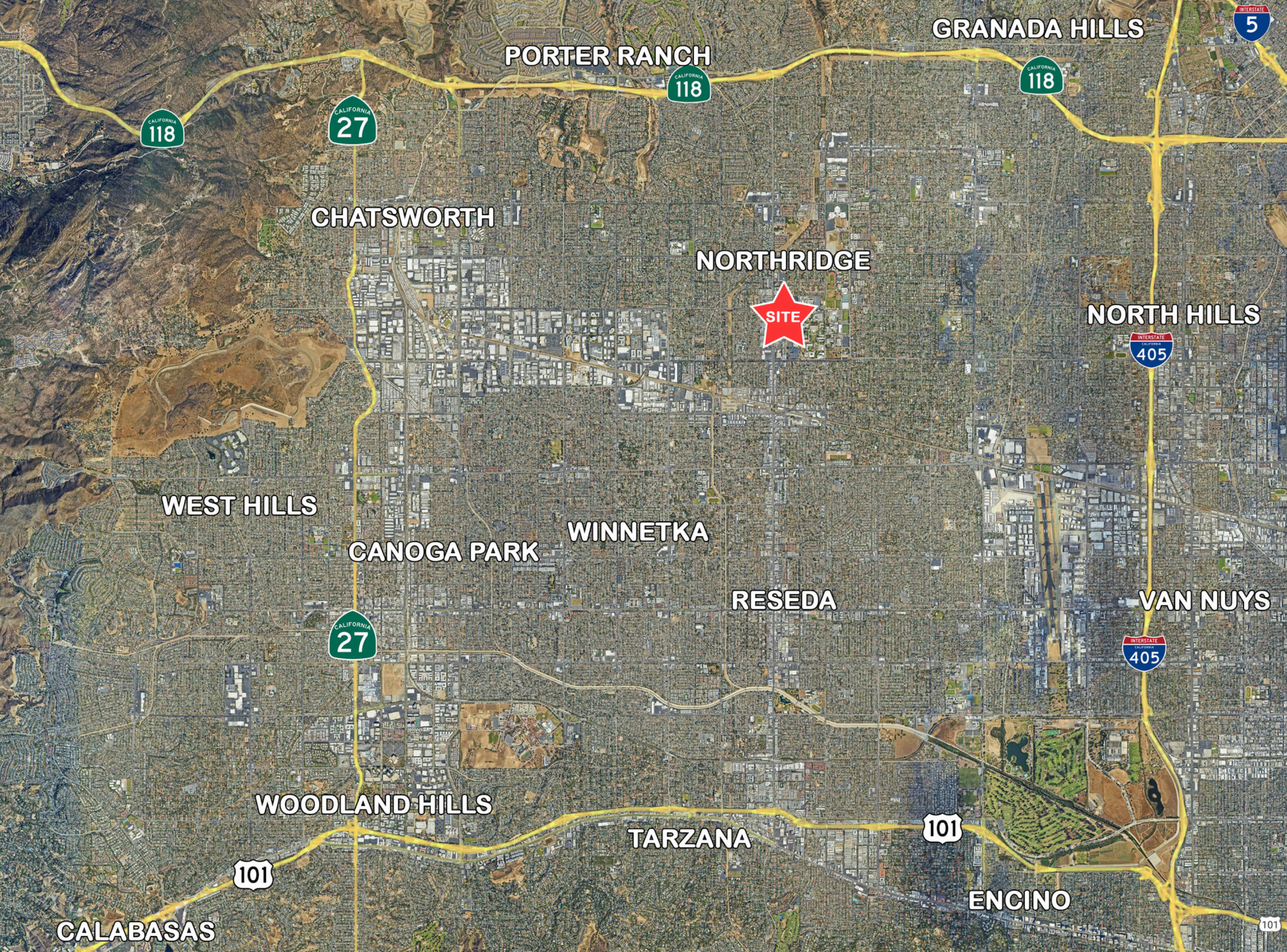
Located in the heart of Northridge's retail corridor, the property is positioned for long-term value appreciation with easy access to key highways and ongoing commercial development in the area.



Neighboring tenants include nationally recognized brands such as Starbucks, Vons, Chipotle, Dunkin' Donuts, Dave's Hot Chicken, The Habit, California Chicken Café, and Trader Joe's Coming Soon!

PROPERTY OVERVIEW





TRADE AERIAL



Devonshire-Reseda Shopping Center

- KREI
- LA FITNESS
- Walgreens
- THE COFFEE BEAN & TEA LEAF
- Smart & Final
- Massage Envy
- Chick-fil-A
- CENTINELA FEED & PET SUPPLIES
- OUTBACK
- SUPERCUTS
- Wendy's

Galleria M-A-R-K-E-T

- CVS
- CRUNCH FITNESS
- STARBUCKS COFFEE
- GEN KOREAN BBQ HOUSE

Northridge Fashion Center

- Yard House
- DICK'S SPORTING GOODS
- AMC
- macys
- curacao
- JCPenney
- Apple
- Ashley HOMESTORE
- GOLD'S GYM
- FOREVER 21
- PORTO'S
- RED ROBIN
- california PIZZA KITCHEN
- BUFFALO WILD WINGS
- WOOD RANCH

Northridge University Center

- Stard
- CORNER BAKERY
- ROSS DRESS FOR LESS
- DAVE & BUSTERS
- LOWE'S
- FISH GRILL

Northridge University Center

- VONS
- Maria's ITALIAN KITCHEN
- BAJA FRESH
- McDonald's
- PAINTS

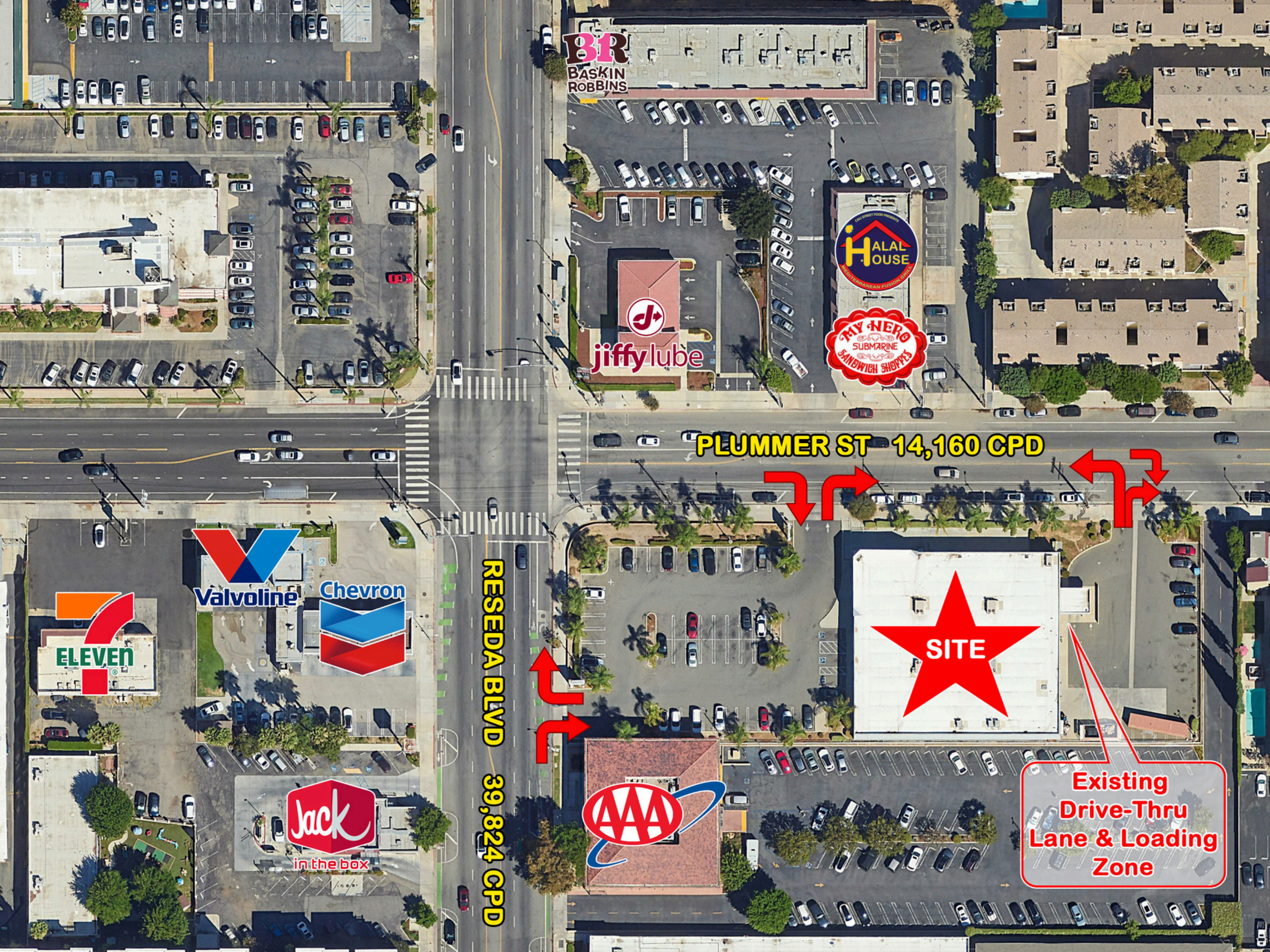
California State University Northridge

36,368 Students

University Plaza

- CALIF. CHICKEN CAFE
- Waba
- YOSHINOYA
- BOBA
- SUBWAY
- Great Clips
- Auto Zone
- BIG 5
- THE OLD FASHIONED

AREA SNAPSHOT



BR
BASKIN
ROBBINS

J
jiffylube

HALAL
HOUSE

MY NERO
SUBMARINE
SANDWICH SHOPPES

PLUMMER ST 14,160 CPD

RESEDA BLVD 39,824 CPD

Valvoline **Chevron**

ELEVEN

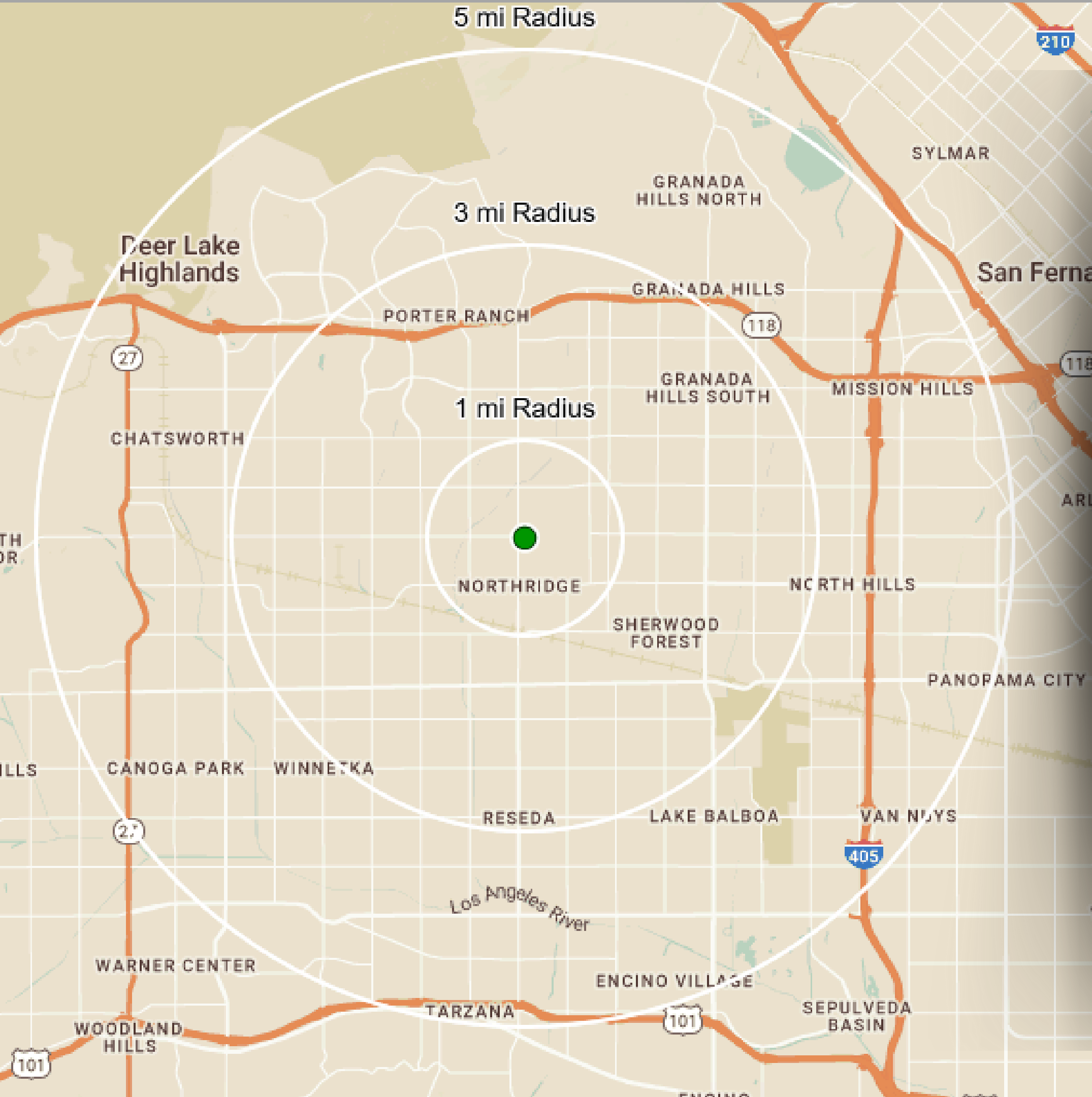
Jack
in the box

AAA

SITE

**Existing
Drive-Thru
Lane & Loading
Zone**

**SITE
ACCESS**



Trade Area Demographics

	1 Mile	3 miles	5 Miles
Estimated Population	25,470	190,647	565,315
Avg. Household Income	\$128,766	\$137,563	\$126,097
Total Employees	8,272	79,742	201,224

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Area Overview

Background

Northridge, located in the San Fernando Valley of Los Angeles, spans about 9.5 square miles and has a population of roughly 70,000. It's home to California State University, Northridge (CSUN) and is bordered by Granada Hills, Porter Ranch, Chatsworth, and Reseda. The area is well-connected by the 405 and 118 freeways, offering easy access to greater Los Angeles.

Economy

Northridge's economy is bolstered by a diverse range of industries, including retail, healthcare, and professional services. The area's business environment is strengthened by its blend of suburban living and access to urban amenities. Additionally, California State University, Northridge (1 Block East) plays a major role, contributing \$1.9 billion annually to the region.

Area Retailers/Draws

The **Northridge Fashion Center** (1.3 miles West) serves as a significant shopping destination, housing over 150 stores, including **Macy's**, **Dicks Sporting Goods**, **YardHouse**, as well as an **AMC** for moviegoers.

The area is also home to various National retailers, including **Target**, **Ashley's Furniture**, **Ross**, **Vons** and **Trader Joe's (Coming Soon)**, along with numerous cafes and restaurants, all of which contribute to the vibrant atmosphere of Northridge.

California State University, Northridge (CSUN) generating steady demand from over 38,000 students and 4,000 faculty and staff. This supports local businesses and creates consistent consumer activity. CSUN's art galleries, theaters, and events open to the public, including concerts and exhibitions also enhance the local cultural scene.

Their latest addition being the Younes and Soraya Nazarian Center for Performing Arts!



Contact Us



Matt Haas

Vice President

License No. 019702296



805.449.1804 ext.106



mhaas@cypressretail.net



Bob Haas

Founding Principal

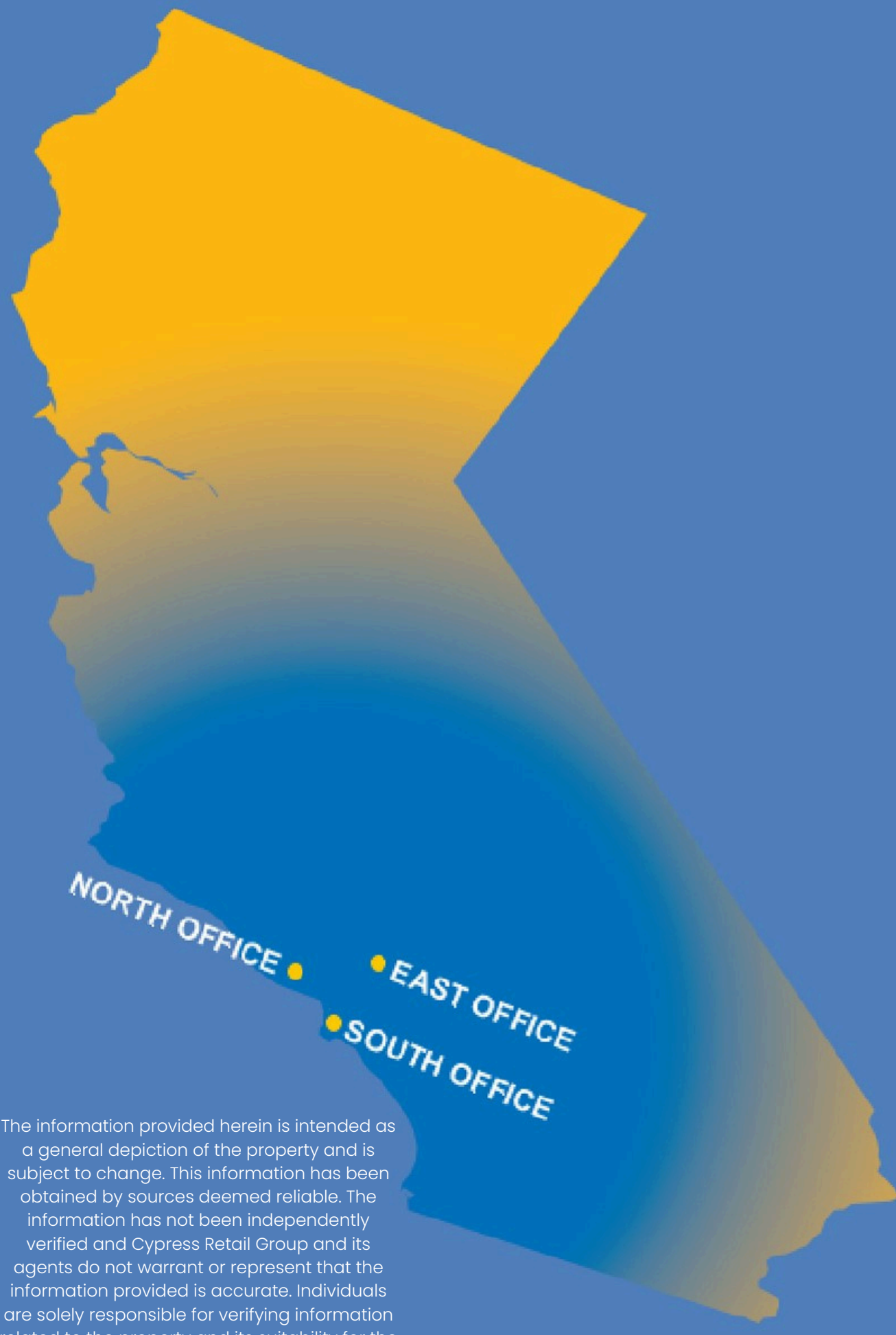
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