

FOR LEASE

Major Intersection Retail Center

9020 Tampa Ave, Northridge, CA 91324

THE  GROVE
NORTHRIDGE

Jr. Anchor and Shop Spaces Available Ranging from $\pm 1,280$ - 11,800 SF



WELCOME TO **THE GROVE**
NORTHRIDGE

- Prime location at The Grove Northridge, a heavily trafficked, ±150,325-square-foot shopping center
- Excellent co-tenancy: Big Lots, Mitsuwa Marketplace, 85 Degrees Bakery, FedEx and IHOP
- Strong reflective retail at Nordhoff Plaza (Ulta Beauty, Best Buy, Total Wine, 24-Hour Fitness) and Northridge Fashion Center (1.4 million-square-foot regional mall anchored by JC Penney, Macy's and Ross)
- Close proximity to residential homes and schools, including Cal State Northridge with over ±36,000 students

ADDRESS

9020 Tampa Ave,
Northridge, CA 91324

SIGNALIZED INTERSECTION

Tampa Ave. and Nordhoff St.

AVAILABLE SPACE

Suite 1924 D: ±11,800 SF

Suite 8992: ±3,010 SF

Suite 8976: ±1,280 SF



Statistics

SUCCESS BY THE NUMBERS

✦ **2.6M**

Visits to The Grove
Northridge

✦ **225K**

Daytime Population
within 3 Miles

✦ **70,000**

Cars Per Day Visibility from
Major Intersection



Avg. household income
\$121,937



Total population
229,437



Median age
38.9



Annual retail spending
Over \$865 M



Avg. household income
\$128,486



Total population
537,788



Median age
39.8



Annual retail spending
Over \$2.2 B



2029 Projected Statistics

Looking Ahead



Avg. household income
\$150,652 ↑



Total population
528,854 ↓

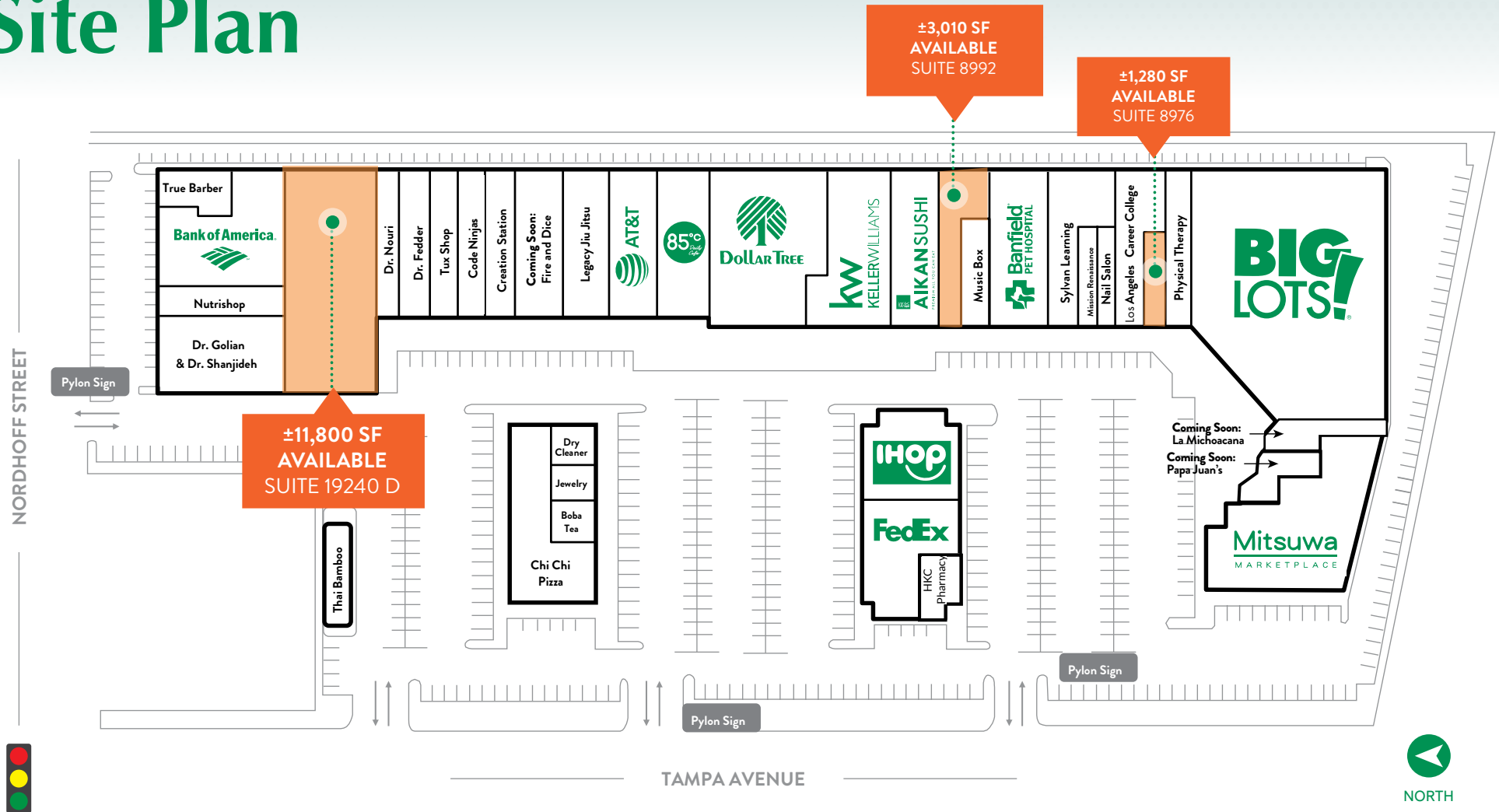


Median age
40.9 ↑

A Bustling Retail Corridor



Site Plan



SUITE	TENANT	SF
19240A	True Barber	1,697
19240B	Bank of America	5,473
19240C1	NutriShop	1,513
19240C2	Dr. Golian & Dr. Shanjideh	3,050
19240D	Available	11,800
8940	Mitsuwa Marketplace	9,600
8942	Papa Juans (Coming Soon)	1,324
8944	La Michoacan (Coming Soon)	930
8960	Big Lots	26,860
8974	Physical Therapy	2,280

SUITE	TENANT	SF
8976	Available	1,280
8978	Los Angeles Career College	2,700
8980	Nail Salon	1,300
8982	Mission Renaissance	1,040
8984	Sylvan Learning	4,150
8986	Banfield Pet Hospital	4,400
8990	Music Box	1,500
8992	Available	3,010
9000	FedEx	5,677

SUITE	TENANT	SF
9002	HKC Pharmacy	810
9012	iHop	4,754
9034	Aikan Sushi	2,602
9036	Keller Williams	6,400
9040	Dollar Tree Stores	9,072
9046	85C Daily Cafe	3,960
9050	AT&T	4,553
9054	Legacy Jiu Jitsu	4,400
9056	Fire and Dice (Coming Soon)	4,000

SUITE	TENANT	SF
9058	Creation Station	2,091
9060	Code Ninjas	2,140
9064	Tux Shop	1,500
9066	Dr. Fedder	2,633
9068	Dr. Nouri	1,950
9072	Jewelry	456
9074	Boba Tea	1,340
9078	Dry Cleaner	675
9080	Chi-Chi's Pizza	5,025
9084	Thai Bamboo	1,390

Advantages

at The Grove Northridge

✦ Neighborhood

A well-established legacy retail project within the community

✦ Tenant Pool

Strong tenant mix including Dollar Tree, Big Lots!, Banfield Pet Hospital, Bank of America and more

✦ Location

Well located in the second most dominate retail intersection in the Northridge market

✦ Demographics

Proximity to strong retail tenant pool and schools drives large shopper and driver traffic to the shopping center



Gallery





8920 Tampa Ave, Northridge, CA 91324

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