

FOR SALE - RETAIL

Investment or Owner/User

\$1,000,000

3,250 SF± Bldg 6,500 SF ± Lot

8920 Reseda Blvd. (Just South of Nordhoff Blvd.)



8920-22½ Reseda Blvd. Northridge, CA

3 Units – Florist shop to be vacated. Restaurant has been in business over 20 years. Successful wheel and accessories shop wishes to extend its lease. 10-car parking lot in rear. Close to CSUN. APN 2769-002-005; C2; built in 1960. **GOOD UPSIDE:** Current rents are below market.

Unit	Tenant	Size	Rent	Lease Terms
8920	Thai Restaurant	1350±SF	\$1800 +\$50 ann incr	M.G., exp. 3/10+ 4-yrs at market
8922	Florist	1000±SF	\$2500	Available for lease as florist
8922½	Automotive Access.	900±SF	\$1500	M.G., expires. 10/07

Unit	Tenant	Size	Proforma (Market) Rent
8920	Thai Restaurant	1350±SF	\$2,700 NNN (in Apr., 2010)
8922	Vacant at C.O.E.	1000±SF	\$2,000 NNN (for new tenant)
8922½	Automotive Access.	900±SF	\$1,800 NNN (in Nov., 2007)
TOTAL		3,250±SF	\$6,500 NNN = \$78,000 NOI

For further information contact:

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GRIBIN PROPERTIES
Commercial Real Estate

Information from sources deemed reliable but not guaranteed.

All data and measurements should be confirmed by buyer.