

FOR SALE

19861

NORDHOFF ST

NORTHRIDGE, CA
19861

INVESTMENT CONTACTS

BENNETT ROBINSON

Vice Chairman
+1 818 907 4608
bennett.robinson@cbre.com
Lic #00984312

MICHAEL BOGLE

Senior Vice President
+1 818 907 4746
michael.bogle@cbre.com
Lic #01797136

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

We are pleased to present an exceptional industrial opportunity located at 19861 Nordhoff Street in the heart of Northridge, California. Situated on one of the San Fernando Valley's most vital commercial thoroughfares, this 8,716 square-foot facility offers a rare blend of functional industrial space and high-visibility location.

The property is designed to accommodate a variety of light manufacturing, warehouse, or distribution uses, benefiting from its strategic placement near major transportation arteries, including the 118 and 101 Freeways. With the Northridge industrial submarket maintaining tight vacancy rates, this asset represents a prime opportunity for an investor to acquire a stable, well-positioned property in a supply-constrained environment. This facility offers the ideal foundation for owner-users, combining critical infrastructure with the logistical connectivity needed to capitalize on today's market demands.

PROPERTY FEATURES

- › **Strategic Connectivity:** Unrivaled access to the 118 and 101 Freeways, ensuring efficient distribution throughout the Greater Los Angeles area.
- › **Prime Commercial Visibility:** Located on a high-traffic arterial road, providing excellent corporate branding opportunities and exposure.
- › **Versatile Industrial Utility:** A highly functional footprint adaptable for a diverse range of light manufacturing, R&D, or warehouse applications.



PROPERTY OVERVIEW

Available SF	8,716 SF
Office SF	5,211 SF
Clear Height	18 ft
Grade Level Door	One (1) - 12'x14'
Power	400 A, 277/480 V, 3 Ø, 4 W
Sprinklered	Yes
Asking Price	\$3,300,000
Asking Price PSF	\$378.61
Zoning	MR2

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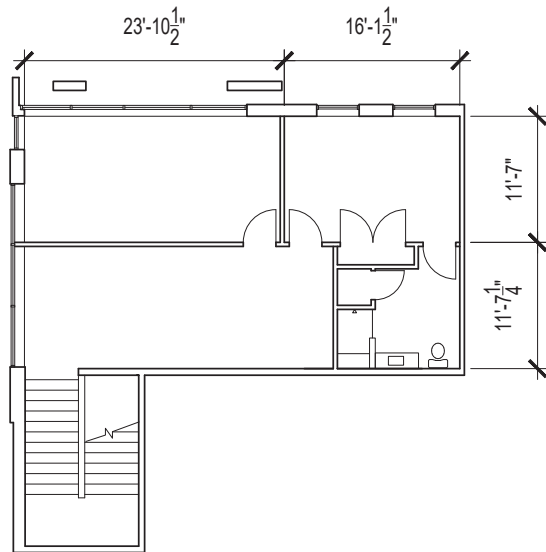
NORDHOFF ST

NORTHRIDGE, CA

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PROPERTY DESCRIPTION

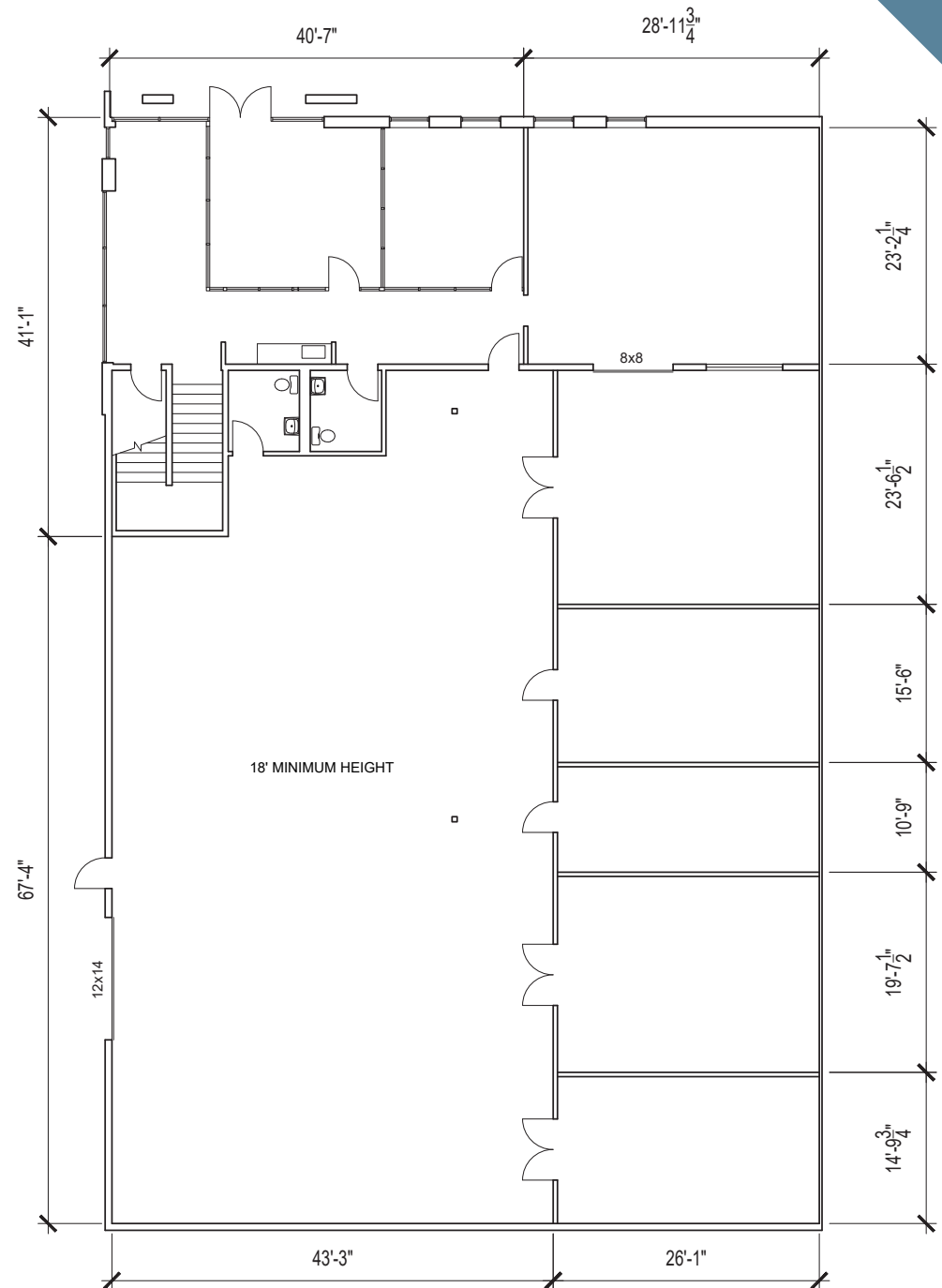
FLOOR PLAN



MEZZANINE

Building SF

Office	4,173 SF
Warehouse	3,505 SF
Mezzanine	1,038 SF
Total	8,716 SF









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NORTHRIDGE, CA

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AREA OVERVIEW

LOCATION OVERVIEW

NORTHRIDGE IS A VIBRANT AND STRATEGICALLY POSITIONED COMMUNITY LOCATED IN THE HEART OF THE SAN FERNANDO VALLEY.

Known for its strong educational anchor, robust residential density, and steady economic growth, Northridge represents a premier location for commercial investment.

STRATEGIC EDUCATIONAL HUB

Northridge is anchored by California State University, Northridge (CSUN), one of the largest campuses in the CSU system. With over 38,000 students and a significant faculty population, the university serves as a reliable economic engine, driving steady demand for surrounding retail, services, and multi-family housing.

ACCESSIBILITY AND ECONOMICS

The area offers superior regional connectivity via the 118 and 405 freeways, providing seamless access to key employment hubs in Warner Center, Burbank, and Downtown Los Angeles. This central location attracts a diverse workforce and ensures high daytime traffic volumes, making Northridge highly desirable for business operations.



RETAIL AND LIFESTYLE BASE

The property is positioned within a dense, high-traffic commercial corridor. Key benefits include:

- **Regional Draw:** Proximity to the Northridge Fashion Center, a major destination for retail and entertainment, bolsters the local commercial ecosystem.
- **Established Corridor:** The Nordhoff Street corridor features a high concentration of national retailers, grocery anchors, and professional services.
- **Residential Stability:** The area is surrounded by established neighborhoods, providing a deep, consistent consumer base.

MARKET OUTLOOK

Northridge remains a key San Fernando Valley submarket with strong fundamentals for long-term appreciation. Driven by the institutional presence of CSUN and excellent regional access, the area offers a compelling combination of market stability and growth potential for investors.

USCIS SAN
FERNANDO
VALLEY

19861
NORDHOFF ST

LOWE'S

NORTHRIDGE
FASHION
CENTER

CALIFORNIA STATE
UNIVERSITY,
NORTHRIDGE

PORTO'S

BEST BUY

LENNON &
COMPANY

SATTERFIELD
AEROSPACE

METALS
TECHNOLOGY

KINDEVA

NORDHOFF ST



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
POPULATION			
2025 Population	18,082	235,854	496,604
2030 Population - Projection	18,194	236,140	497,351
2025-2030 Annual Growth	0.6%	0.2%	0.2%
CONSUMER SPENDING BY INDUSTRY			
Apparel	\$12,730,692	\$151,856,322	\$342,112,065
Entertainment, Hobbies & Pets	\$35,408,430	\$388,344,745	\$928,619,465
Food & Alcohol	\$67,832,252	\$804,680,388	\$1,847,149,530
Household	\$40,353,809	\$441,953,663	\$1,068,616,736
Transportation & Maintenance	\$71,615,440	\$793,289,743	\$1,818,252,097
Heath Care	\$12,065,896	\$137,416,541	\$327,607,113
Education & Daycare	\$17,894,525	\$197,572,333	\$486,780,955
HOUSEHOLD INCOME			
Average Household Income	\$129,048	\$115,122	\$125,971
Median Household Income	\$101,522	\$87,289	\$96,451
HOUSING VALUE			
Median Home Price	\$781,500	\$780,852	\$822,578
Median Year Built	1967	1971	1971

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