



PINNACLE
ESTATE PROPERTIES, INC.

17646 Lassen St.

17646 Lassen St. #3, Northridge CA 91325

PEAK
COMMERCIAL

THE SPACE

Location	17646 Lassen St. #3, Northridge, CA, 91325
COUNTY	Los Angeles
APN	2755-010-048
Square Feet	1,530
Rent (Monthly)	\$4,200.00

Notes **\$775 CAM /MO Included In Lease Rate**

Water and Trash Included

PROPERTY FEATURES

BUILDING SF	6,505
LAND SF	14,375
LAND ACRES	0.33
YEAR BUILT	1987
ZONING TYPE	LAC1
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
PARKING RATIO	2.31/1000



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
24,008	185,150	574,677



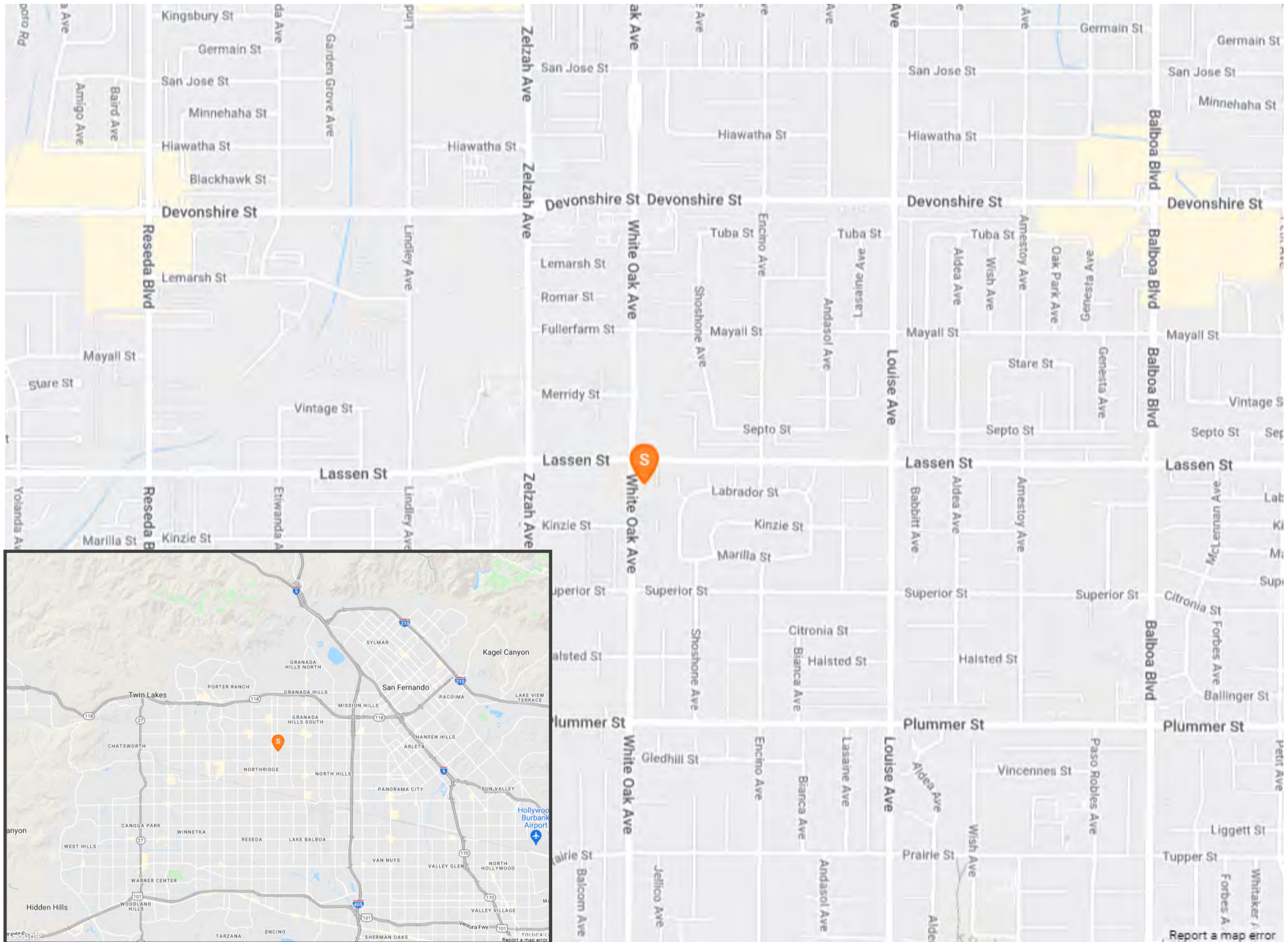
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$104,021	\$117,001	\$99,462



NUMBER OF HOUSEHOLDS

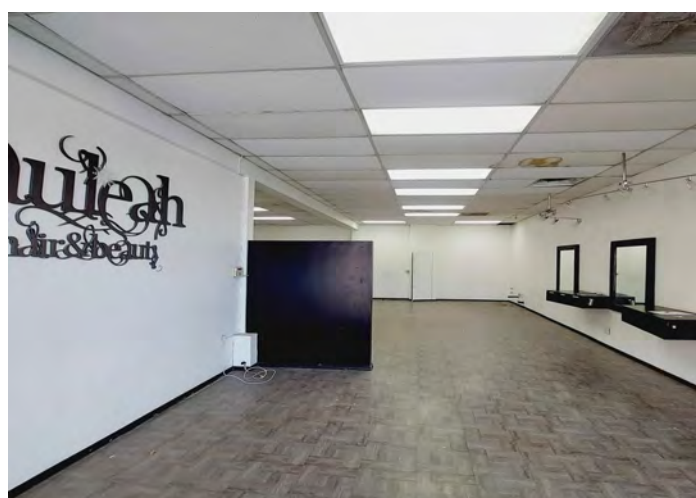
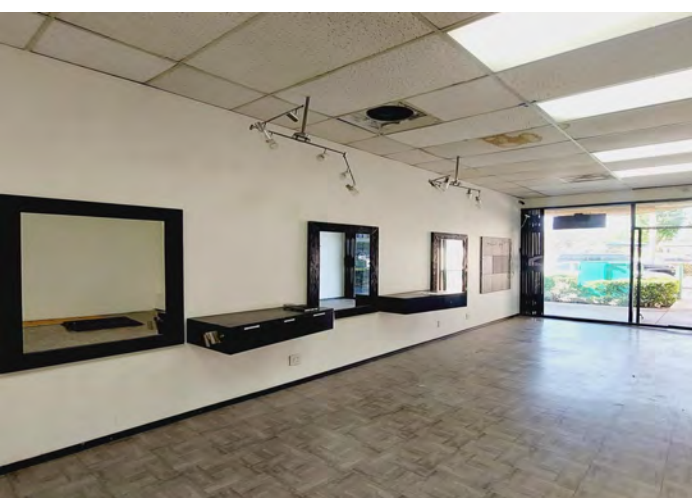
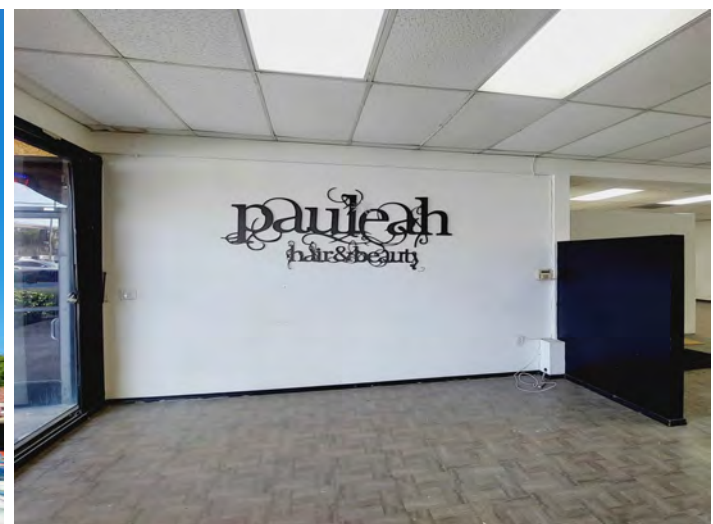
1.00 MILE	3.00 MILE	5.00 MILE
8,334	59,318	173,853

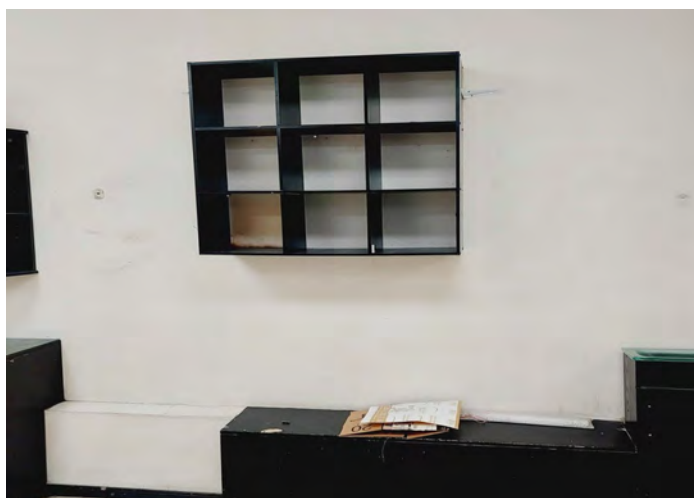
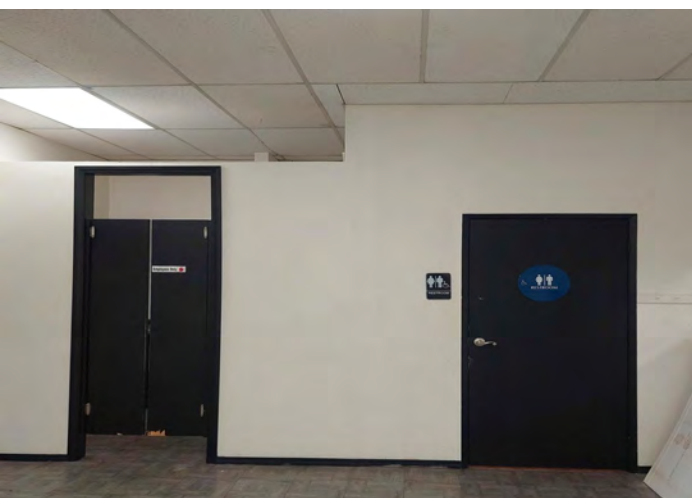
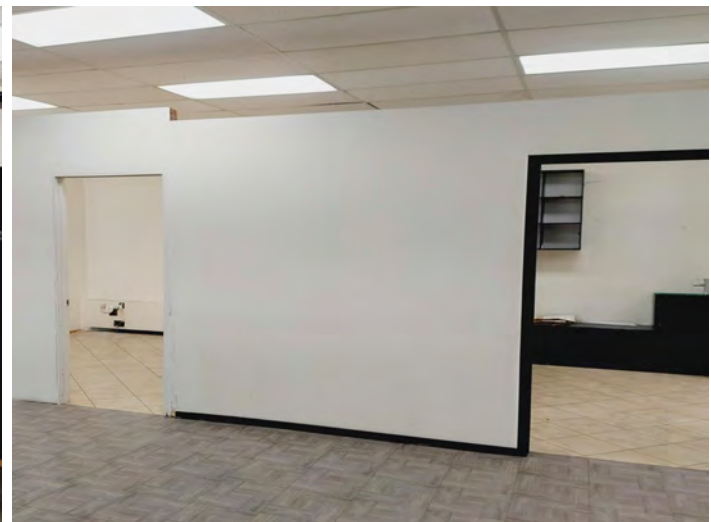


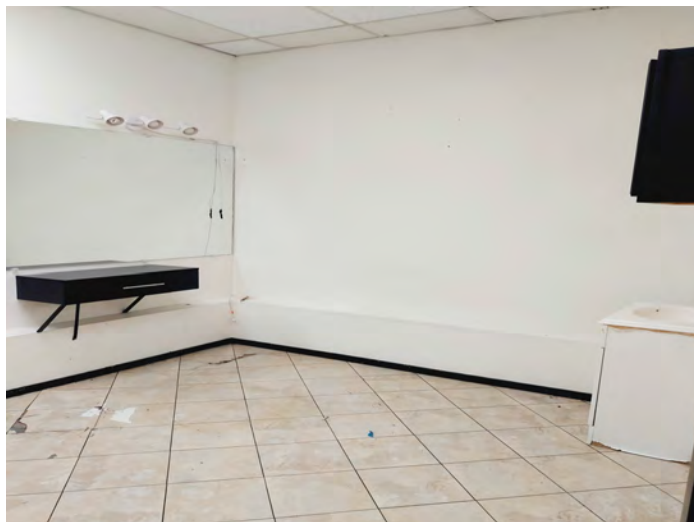
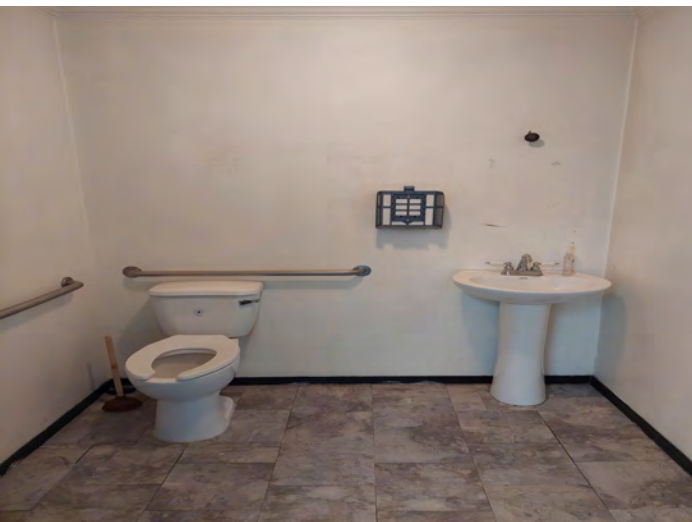


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,924	165,714	519,645
2010 Population	23,333	177,519	554,540
2021 Population	24,008	185,150	574,677
2026 Population	24,070	186,817	579,766
2021 African American	2,021	8,257	22,951
2021 American Indian	104	967	3,679
2021 Asian	5,714	35,692	91,227
2021 Hispanic	5,979	67,982	298,764
2021 Other Race	2,366	28,528	137,841
2021 White	12,250	101,418	288,218
2021 Multiracial	1,491	9,981	29,976
2021-2026: Population: Growth Rate	0.25 %	0.90 %	0.90 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,037	4,335	14,504
\$15,000-\$24,999	476	3,285	12,453
\$25,000-\$34,999	443	3,258	12,622
\$35,000-\$49,999	616	4,749	17,931
\$50,000-\$74,999	1,301	8,791	28,416
\$75,000-\$99,999	1,186	7,689	22,990
\$100,000-\$149,999	1,637	12,305	31,787
\$150,000-\$199,999	707	7,085	16,671
\$200,000 or greater	931	7,821	16,478
Median HH Income	\$79,914	\$90,522	\$75,819
Average HH Income	\$104,021	\$117,001	\$99,462

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,908	57,299	168,124
2010 Total Households	8,191	57,637	169,514
2021 Total Households	8,334	59,318	173,853
2026 Total Households	8,329	59,601	174,656
2021 Average Household Size	2.51	3.04	3.26
2000 Owner Occupied Housing	3,615	36,735	90,240
2000 Renter Occupied Housing	4,115	19,059	73,150
2021 Owner Occupied Housing	3,307	36,367	92,581
2021 Renter Occupied Housing	5,026	22,952	81,272
2021 Vacant Housing	491	3,386	10,949
2021 Total Housing	8,825	62,704	184,802
2026 Owner Occupied Housing	3,306	36,505	93,362
2026 Renter Occupied Housing	5,024	23,095	81,294
2026 Vacant Housing	528	3,639	11,748
2026 Total Housing	8,857	63,240	186,404
2021-2026: Households: Growth Rate	-0.05 %	0.50 %	0.45 %



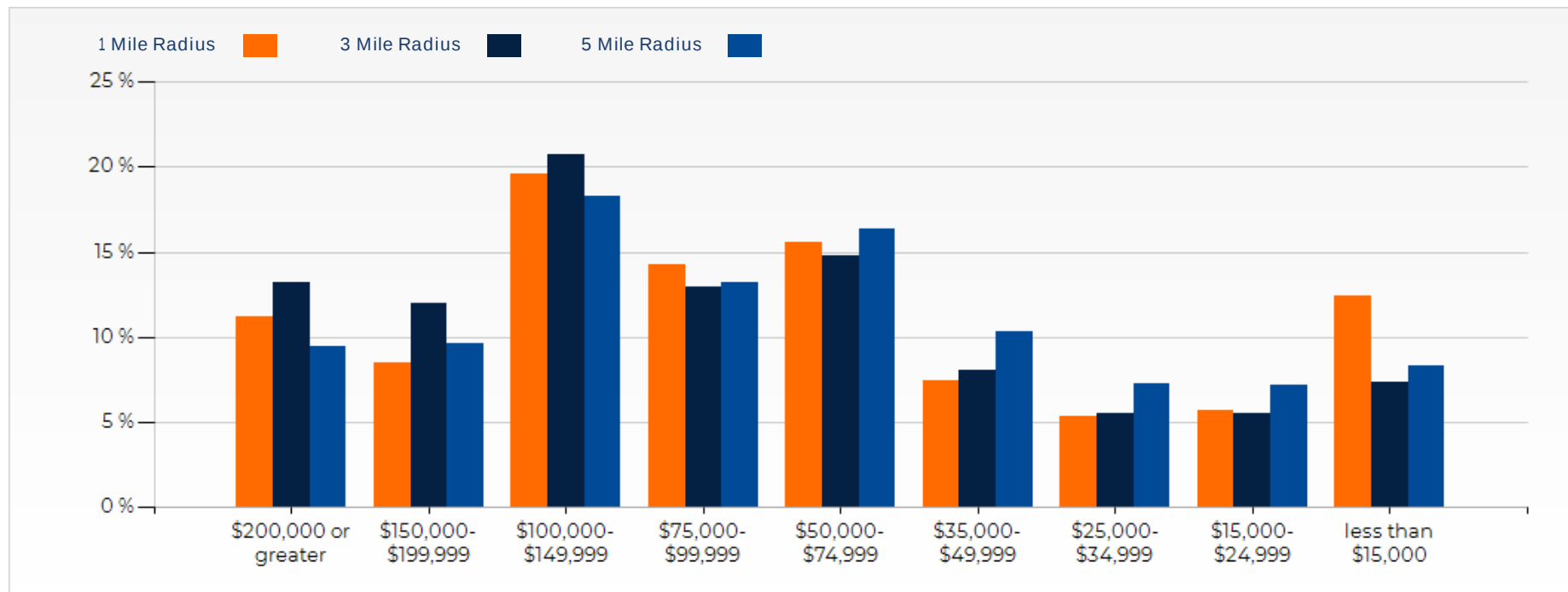
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,259	15,302	46,341
2021 Population Age 35-39	1,413	12,929	41,313
2021 Population Age 40-44	1,087	10,848	36,075
2021 Population Age 45-49	1,181	11,186	35,635
2021 Population Age 50-54	1,219	11,705	35,562
2021 Population Age 55-59	1,268	12,150	34,641
2021 Population Age 60-64	1,187	11,645	32,150
2021 Population Age 65-69	1,047	9,890	26,543
2021 Population Age 70-74	915	8,183	21,310
2021 Population Age 75-79	653	5,639	14,298
2021 Population Age 80-84	500	4,030	9,505
2021 Population Age 85+	578	4,502	10,731
2021 Population Age 18+	20,952	150,737	447,092
2021 Median Age	33	39	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,148	\$80,574	\$67,996
Average Household Income 25-34	\$83,683	\$96,831	\$85,432
Median Household Income 35-44	\$91,524	\$107,383	\$86,563
Average Household Income 35-44	\$116,240	\$131,522	\$108,073
Median Household Income 45-54	\$106,249	\$115,462	\$94,765
Average Household Income 45-54	\$138,040	\$144,265	\$118,616
Median Household Income 55-64	\$102,903	\$108,584	\$88,297
Average Household Income 55-64	\$132,622	\$139,145	\$114,866
Median Household Income 65-74	\$84,910	\$83,164	\$68,785
Average Household Income 65-74	\$110,092	\$110,658	\$93,102
Average Household Income 75+	\$75,997	\$71,267	\$62,147

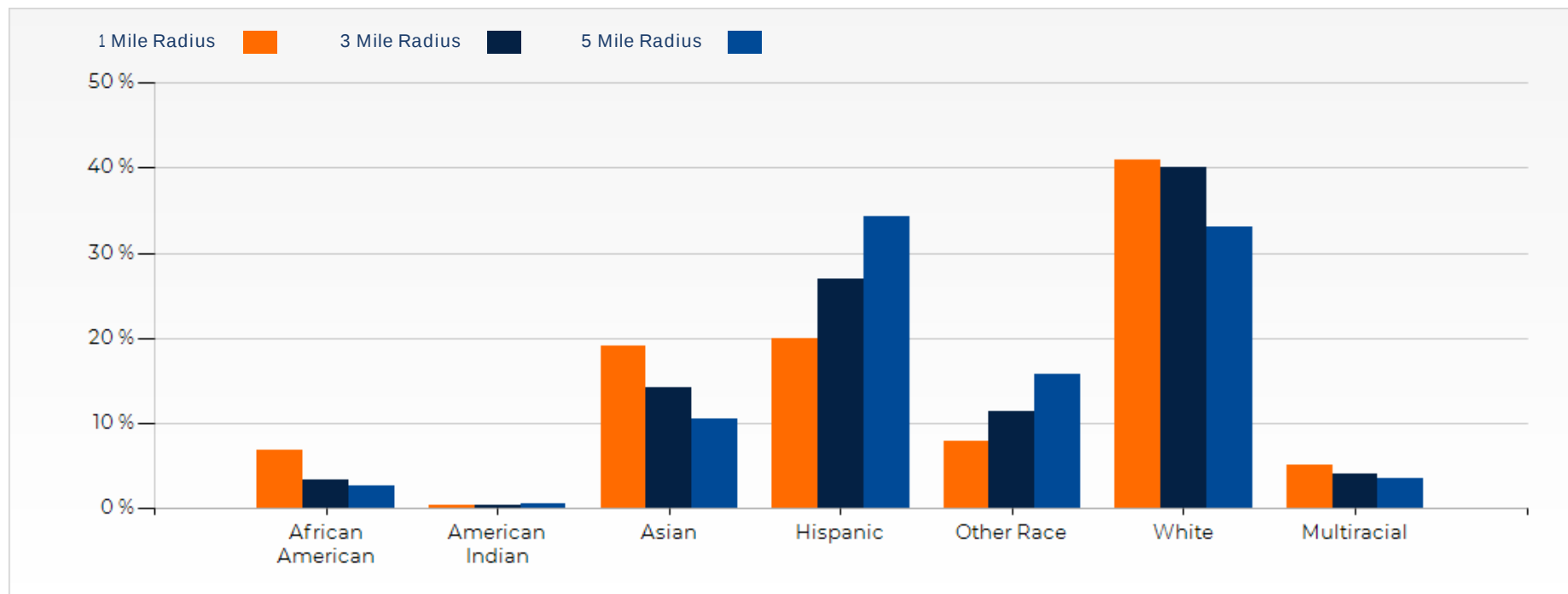
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,368	14,674	45,342
2026 Population Age 35-39	2,047	15,705	46,382
2026 Population Age 40-44	1,339	13,242	41,038
2026 Population Age 45-49	1,102	10,949	35,249
2026 Population Age 50-54	1,172	11,178	34,578
2026 Population Age 55-59	1,146	11,428	34,066
2026 Population Age 60-64	1,136	11,154	31,784
2026 Population Age 65-69	1,109	10,523	28,649
2026 Population Age 70-74	974	8,794	23,343
2026 Population Age 75-79	793	6,998	18,164
2026 Population Age 80-84	544	4,519	11,279
2026 Population Age 85+	600	4,681	11,356
2026 Population Age 18+	21,039	153,392	456,346
2026 Median Age	35	40	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,475	\$92,121	\$77,520
Average Household Income 25-34	\$94,857	\$110,272	\$96,525
Median Household Income 35-44	\$102,700	\$119,147	\$102,003
Average Household Income 35-44	\$130,236	\$151,795	\$126,558
Median Household Income 45-54	\$114,107	\$126,895	\$105,925
Average Household Income 45-54	\$152,787	\$162,704	\$135,245
Median Household Income 55-64	\$111,802	\$118,521	\$100,493
Average Household Income 55-64	\$148,727	\$154,792	\$129,583
Median Household Income 65-74	\$96,611	\$93,338	\$78,659
Average Household Income 65-74	\$128,596	\$127,909	\$108,011
Average Household Income 75+	\$92,739	\$85,750	\$74,315

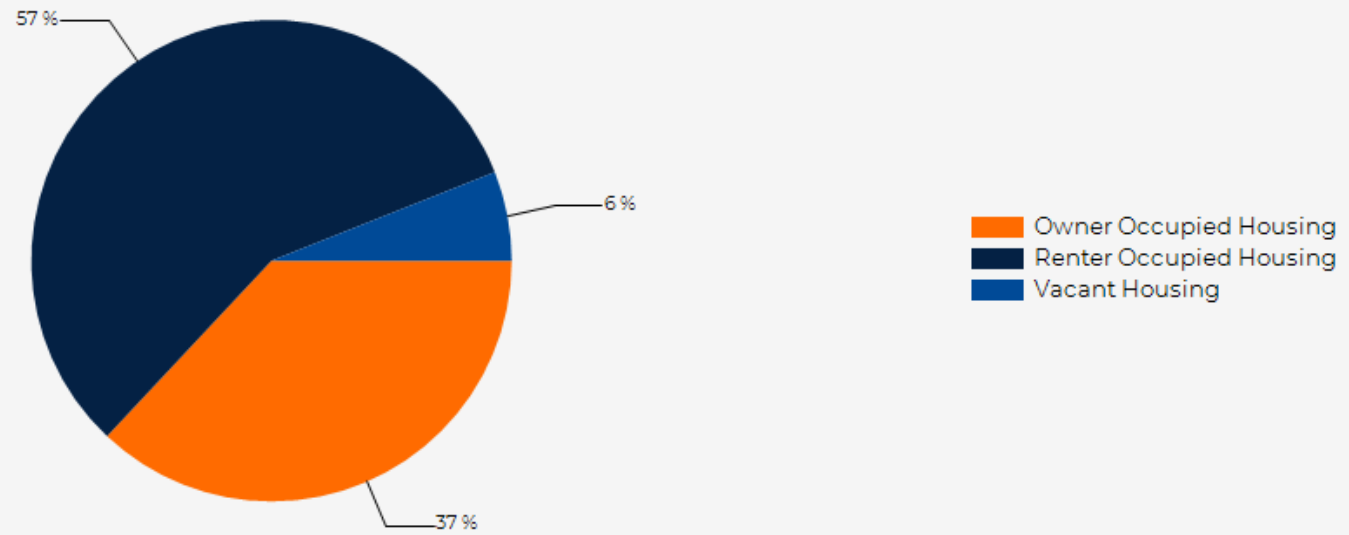
2021 Household Income



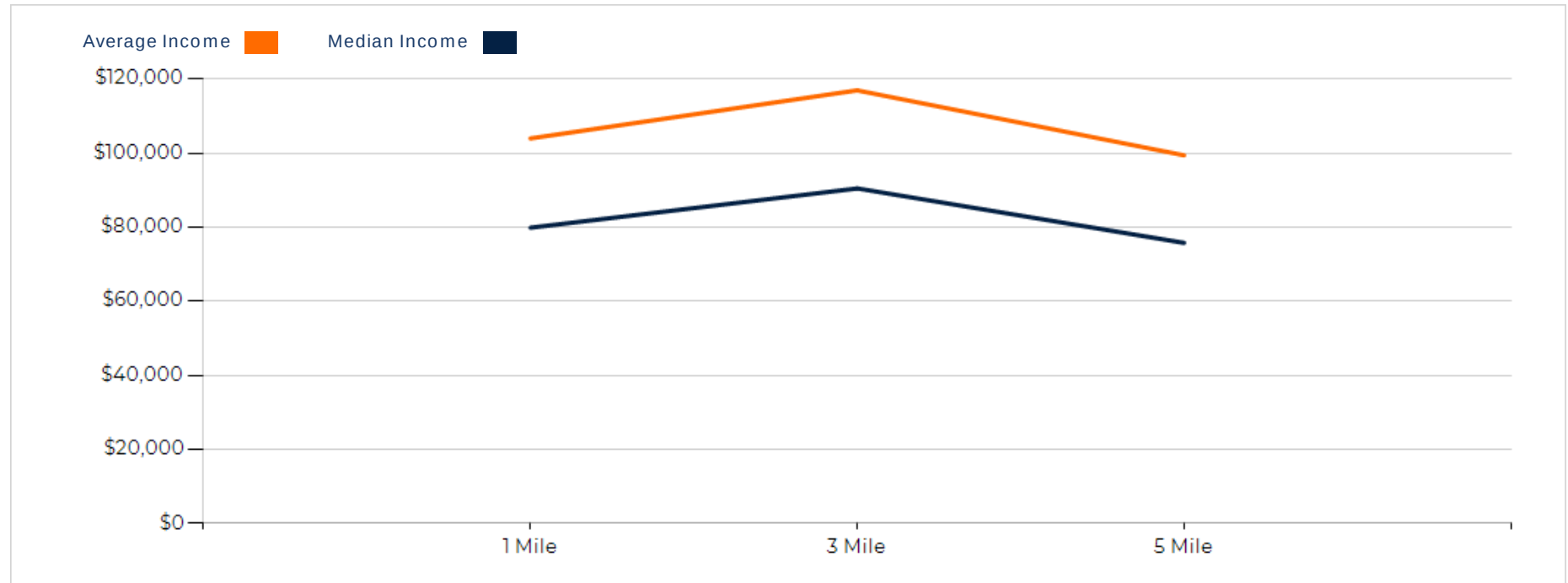
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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