



Commercial Real Estate Investments

NORTHRIDGE, 8729 TAMPA AVE

EXECUTIVE SUMMARY



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HIGHLIGHTS:

- Fully Build-Out Law Offices on Second Floor.
- 7 Private Offices, Conference Room.
- Reception and Balcony.
- Large Windows with Natural Light.
- Walking Distance to All Amenities.

OFFERING SUMMARY: 8729 Tampa Ave offers an office tenant a completely built out office space. Frontage on Tampa with approx 39,000 cars/day (LADOT). Within walking distance to all amenities. Easy access to 3 freeways (118, 405 & 101).

DEMOGRAPHICS: The population within a 1 mile radius was estimated at over 18,635 as well as over 222,599 within a 3 mile radius, and this population is expected to grow at 2.1% annually. The average household income was estimated at approximately \$65,029 within a 3 mile radius.

LEASE RATE: 5,000 SF space offered at \$1.75/SF MG. Contact listing broker for access.

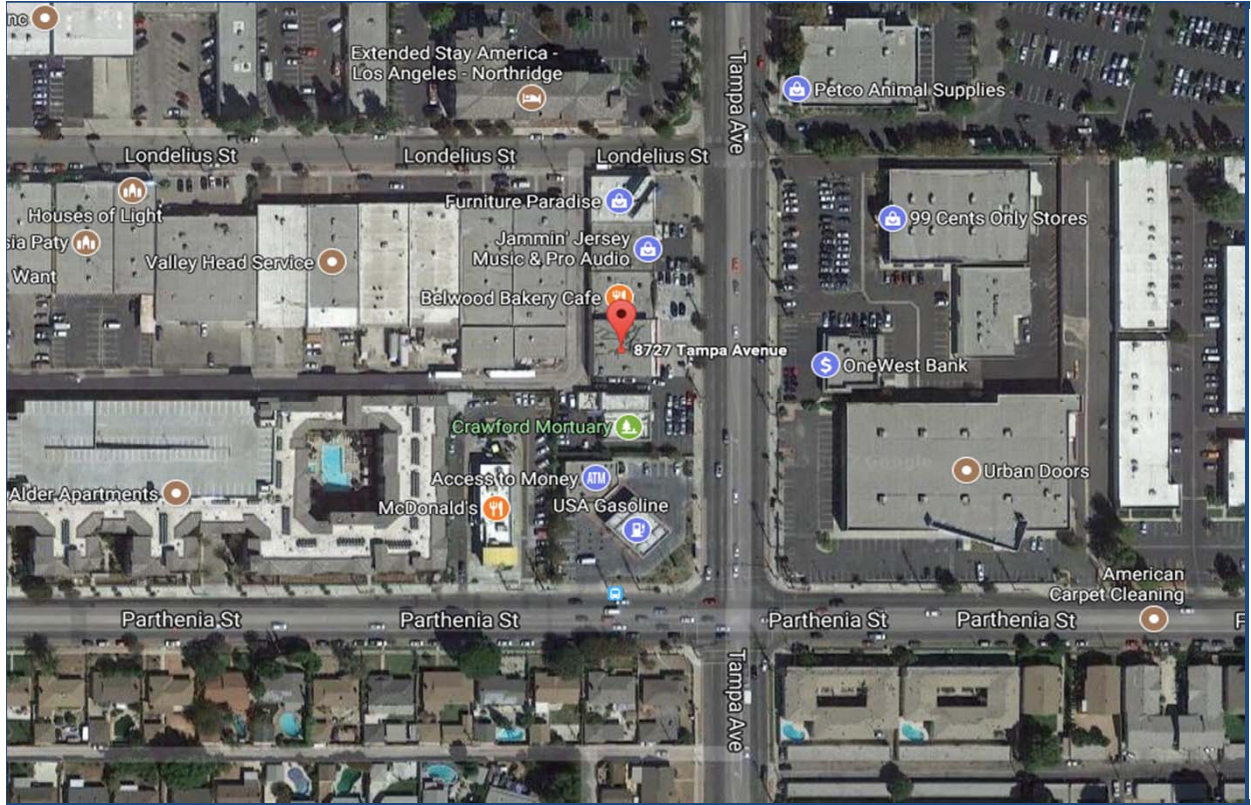


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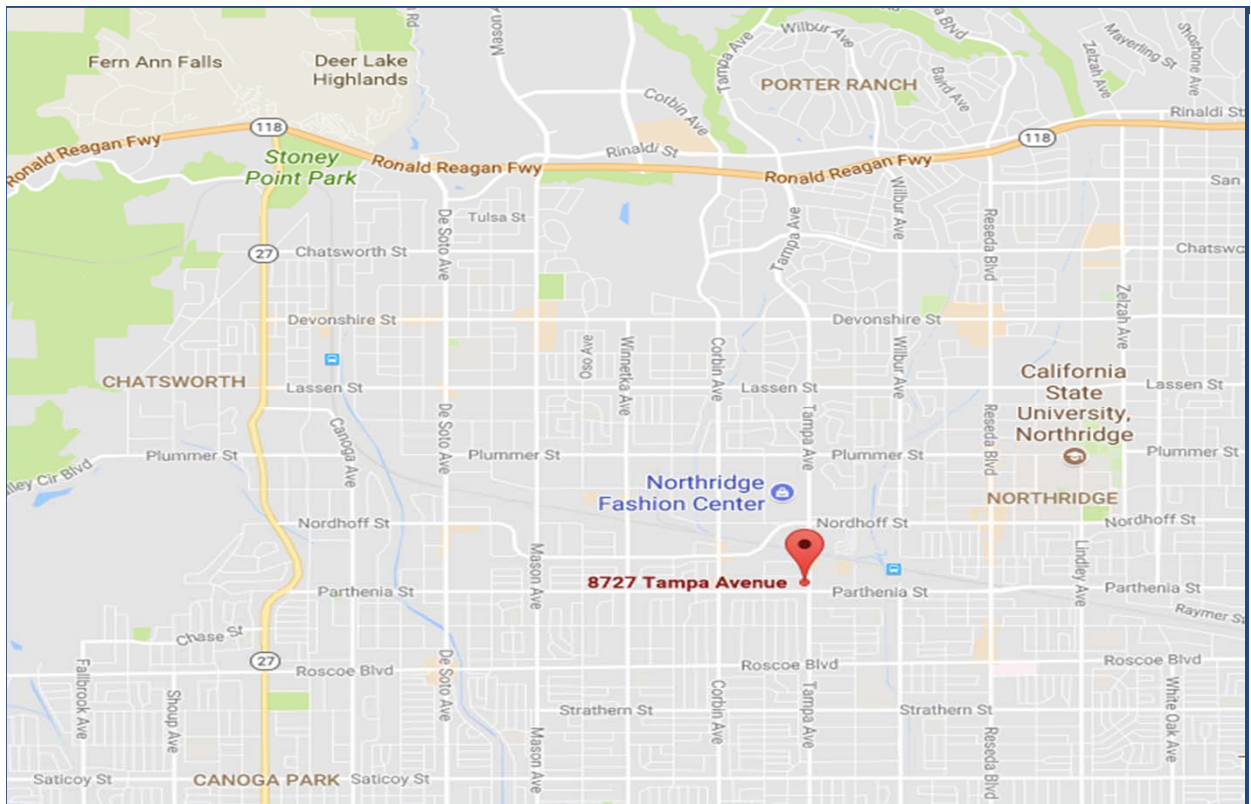
NORTHRIDGE, 8729 TAMPA AVE

PROPERTY PICTURES

Aerial Map



Local Area Map



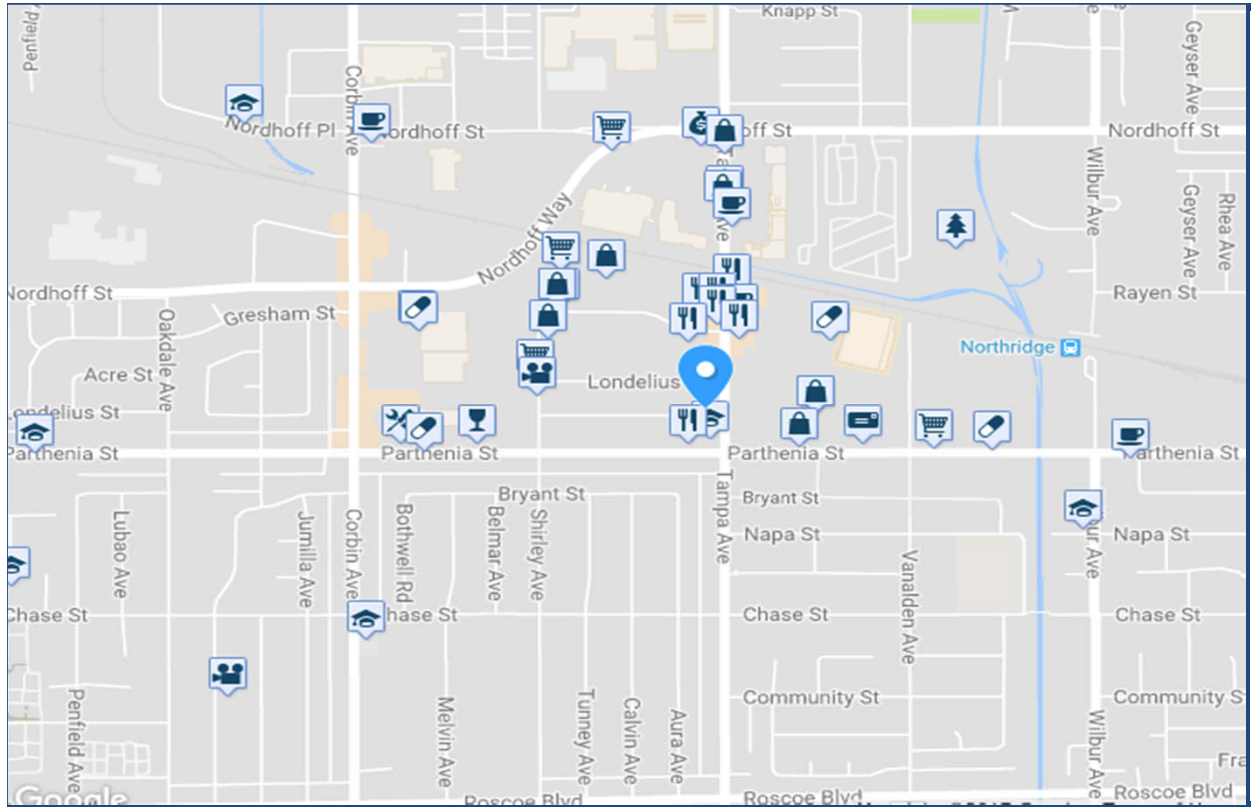


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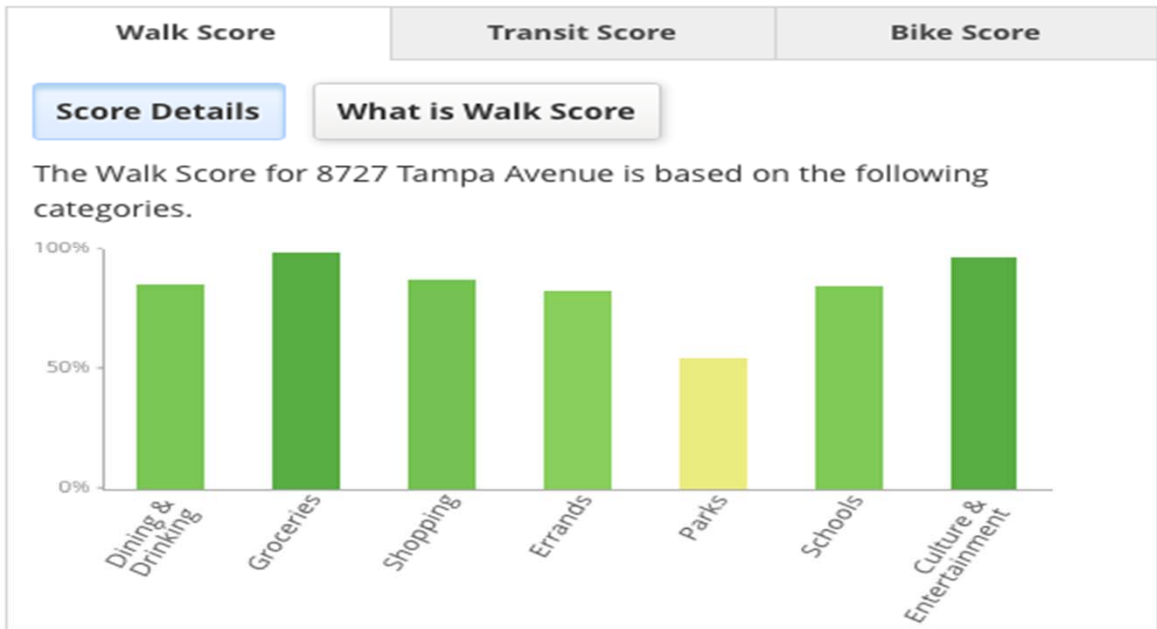
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WALK SCORE

Walk Score Picture



Walk Score Summary





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PROPERTY PICTURES

Property
Picture



Property
Picture





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PROPERTY PICTURES

Property
Picture



Property
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PROPERTY PICTURES

Property
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Property
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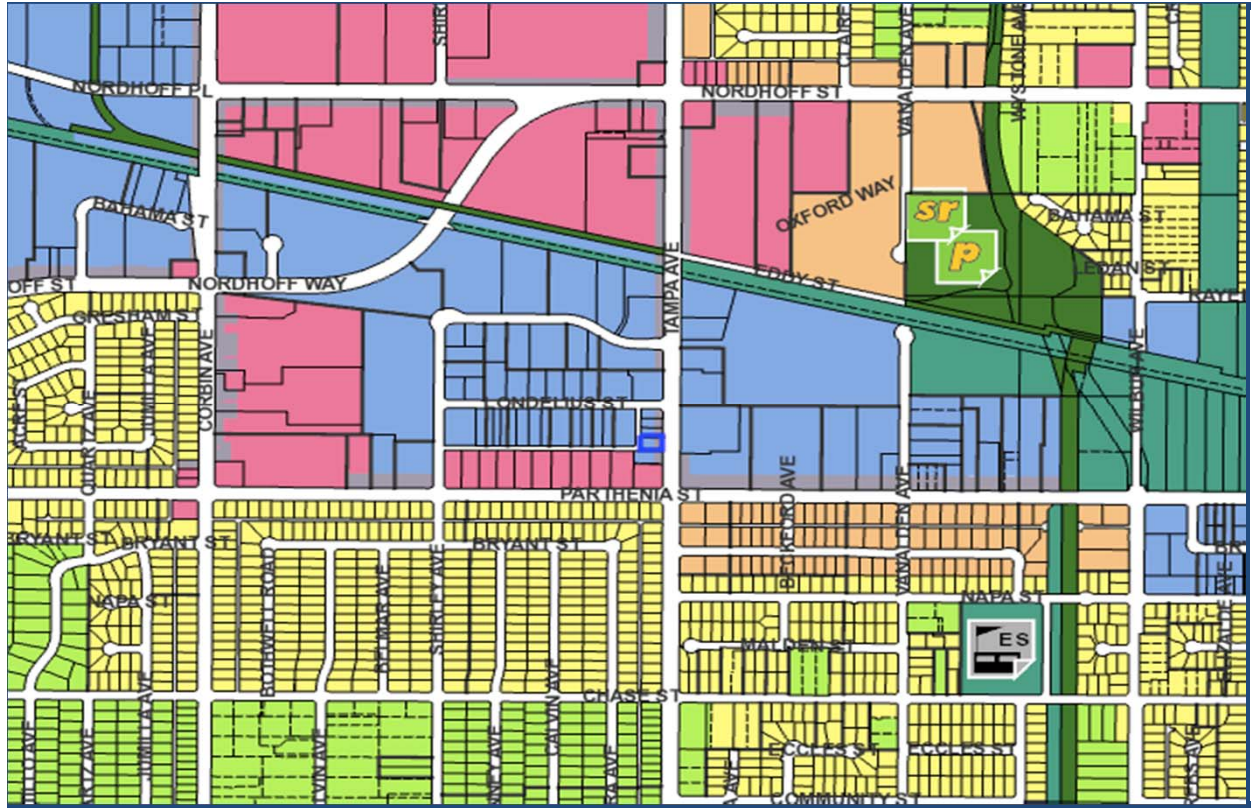


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NORTHRIDGE, 8729 TAMPA AVE

PROPERTY PICTURES

Zoning
Picture





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DEMOGRAPHICS

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	18,635	222,599	483,666	18,861	222,020	480,272
Total Census 2010 Population	17,810	215,092	475,256	17,810	215,092	475,256
Population Change %	4.7%	2.1%	.5%	5.7%	1.2%	-1%
Population Density (People/SQ I	8,152	10,038	9,124	8,235	9,973	9,013
Median Age	40	41	43	42	43	44
Total Males	9,356	110,572	239,670	9,449	109,981	237,358
Total Females	9,279	112,027	243,996	9,412	112,039	242,914
Population By Age Group	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	1,142	13,682	28,218	1,086	12,722	26,044
5 - 9 Years Old	1,366	16,037	33,328	1,273	14,745	30,398
10 - 14 Years Old	1,408	16,164	33,860	1,376	15,975	33,281
15 - 19 Years Old	1,375	15,808	33,091	1,364	15,753	33,024
20 - 24 Years Old	1,363	15,783	32,470	1,349	15,345	31,985
25 - 29 Years Old	1,375	16,080	32,747	1,313	15,036	31,103
30 - 34 Years Old	1,376	16,386	33,936	1,284	14,733	30,366
35 - 39 Years Old	1,377	16,862	36,046	1,347	15,649	32,796
40 - 44 Years Old	1,383	17,364	38,123	1,361	16,211	34,791
45 - 49 Years Old	1,317	16,533	36,954	1,318	16,059	35,281
50 - 54 Years Old	1,178	14,517	32,958	1,239	15,248	34,171
55 - 59 Years Old	1,041	12,683	29,323	1,135	13,767	31,335
60 - 64 Years Old	772	9,360	21,887	882	10,867	25,041
65 - 69 Years Old	609	7,275	17,124	720	8,653	20,238
70 - 74 Years Old	481	5,681	13,445	575	6,740	15,828
75 - 79 Years Old	410	4,678	11,153	428	5,142	12,114
80 - 84 Years Old	307	3,551	8,575	342	4,035	9,505
85 Years Old and Older	355	4,155	10,428	469	5,340	12,971
Population By Ethnicity	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	• Rear	< 1 Mile	< 3 Miles	< 5 Miles
White	12,629	165,744	368,615	12,530	164,497	364,519
Black	1,420	12,673	25,224	1,406	12,350	24,471
Native American	494	2,679	• Approx 3,404		2,138	3,829
Asian	3,277	35,005	• Surround 3,660		37,297	76,117
Pacific Islander	29	306	476	18	218	321
Hispanic	7,938	89,172	168,350	8,107	89,700	168,666
White Non-Hispanic	6,360	81,687	206,037	6,222	79,225	199,067



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Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	5,850	73,187	168,280	5,966	73,346	167,855
Total Census 2010 Households	5,563	70,647	165,957	5,563	70,647	165,957
Average Household Size	3.3	3.1	2.9	N/A	.1	.1
Total Housing Units	6,010	74,581	174,389	6,193	75,665	176,794
Owner	3,071	38,191	91,961	3,156	38,743	93,303
Renter	2,787	34,283	77,118	2,878	34,791	78,116
Vacant Housing Units	153	2,107	5,310	160	2,135	5,376

Income	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	526	5,605	12,081	546	5,635	12,039
\$10,000 - \$14,999	404	4,116	8,954	411	4,143	8,926
\$15,000 - \$19,999	291	4,362	9,889	297	4,393	9,875
\$20,000 - \$24,999	464	4,938	10,270	471	4,968	10,251
\$25,000 - \$29,999	251	4,461	9,429	259	4,480	9,409
\$30,000 - \$34,999	351	4,323	9,897	356	4,349	9,902
\$35,000 - \$39,999	385	4,306	9,563	395	4,307	9,525
\$40,000 - \$44,999	189	4,107	8,437	194	4,127	8,414
\$45,000 - \$49,999	238	3,381	8,004	245	3,394	7,993
\$50,000 - \$59,999	585	6,704	14,837	596	6,724	14,820
\$60,000 - \$74,999	538	7,676	18,034	549	7,689	17,947
\$75,000 - \$99,999	664	8,186	19,512	674	8,183	19,450
\$100,000 - \$124,999	474	4,405	11,125	481	4,394	11,074
\$125,000 - \$149,999	224	2,376	6,307	227	2,370	6,307
\$150,000 - \$199,999	126	1,822	5,241	128	1,815	5,250
Over \$200,000	73	1,628	4,844	72	1,614	4,867
Median Household Income	\$49,776	\$55,112	\$56,835	\$49,758	\$55,158	\$56,899
Average Household Income	\$58,382	\$65,029	\$68,246	\$58,378	\$65,040	\$68,285
Per Capita Household Income	\$18,756	\$21,181	\$23,370	\$18,789	\$21,306	\$23,538



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Household Expenditures	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Average Annual Household	\$46,268	\$46,930	\$48,191	\$46,647	\$47,312	\$48,580
Food	\$5,909	\$5,947	\$6,081	\$5,902	\$5,949	\$6,088
Cereals & Bakery Products	\$424	\$424	\$430	\$421	\$422	\$428
Cereals & Cereal Products	\$157	\$157	\$160	\$157	\$157	\$160
Bakery Products	\$306	\$307	\$312	\$296	\$295	\$299
Meats, Poultry, Fish & Eggs	\$919	\$923	\$940	\$934	\$938	\$955
Dairy Products	\$370	\$373	\$380	\$382	\$384	\$393
Housing	\$14,978	\$15,149	\$15,514	\$15,186	\$15,357	\$15,730
Owned Dwellings	\$5,994	\$6,141	\$6,353	\$6,115	\$6,273	\$6,495
Mortgage Interest & Charges	\$3,083	\$3,164	\$3,279	\$2,918	\$2,987	\$3,090
Property Taxes	\$1,699	\$1,738	\$1,795	\$1,653	\$1,688	\$1,740
Rented Dwellings	\$2,293	\$2,229	\$2,206	\$2,220	\$2,150	\$2,125
Utilities, Fuels & Public Services	\$3,302	\$3,333	\$3,392	\$3,326	\$3,350	\$3,405
Natural Gas	\$493	\$496	\$504	\$472	\$475	\$482
Electricity	\$1,196	\$1,204	\$1,224	\$1,204	\$1,208	\$1,225
Fuel Oil or Other Fuels	\$124	\$125	\$126	\$125	\$126	\$128
Telephone Services	\$1,093	\$1,103	\$1,123	\$1,145	\$1,158	\$1,179
Water & Other Public Services	\$350	\$355	\$361	\$362	\$366	\$372
Household Operations	\$786	\$796	\$823	\$776	\$785	\$812
Personal Services	\$295	\$299	\$309	\$298	\$302	\$312
Other Household Expenses	\$528	\$535	\$552	\$547	\$555	\$574
Housekeeping Supplies	\$619	\$624	\$637	\$602	\$606	\$618
Household Furnishings & Equip	\$1,627	\$1,657	\$1,710	\$1,548	\$1,574	\$1,621
Furniture	\$437	\$447	\$463	\$422	\$431	\$446
Floor Coverings	\$44	\$44	\$46	\$43	\$44	\$45
Major Appliances	\$229	\$235	\$241	\$229	\$235	\$241
Sm. Appliances & Misc Housew	\$104	\$105	\$108	\$105	\$106	\$108
Apparel & Services	\$1,674	\$1,692	\$1,737	\$1,693	\$1,708	\$1,752
Transportation	\$8,418	\$8,564	\$8,792	\$8,627	\$8,768	\$8,998
Maintenance & Repairs	\$639	\$650	\$665	\$637	\$648	\$662
Vehicle Insurance	\$1,165	\$1,183	\$1,210	\$1,171	\$1,187	\$1,210
Public Transportation	\$436	\$444	\$461	\$432	\$440	\$456
Health Care	\$3,005	\$3,031	\$3,079	\$2,962	\$2,984	\$3,030
Entertainment	\$2,488	\$2,526	\$2,604	\$2,573	\$2,617	\$2,703
Tobacco & Smoking Related	\$279	\$280	\$282	\$288	\$289	\$291
Cash Contributions	\$1,533	\$1,573	\$1,625	\$1,533	\$1,573	\$1,625
Personal Insurance & Pensions	\$5,084	\$5,224	\$5,440	\$4,965	\$5,104	\$5,307
Life & Other Personal Insurance	\$389	\$397	\$410	\$392	\$400	\$413