

FOR LEASE

FREESTANDING SAN FERNANDO VALLEY RETAIL/OFFICE BUILDING
6726 RESEDA BOULEVARD | LOS ANGELES, CA 91335



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LEASING

BROKERAGE

INVESTMENTS

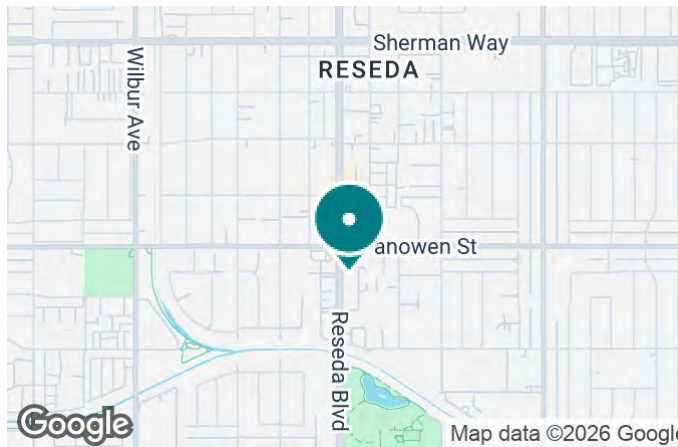
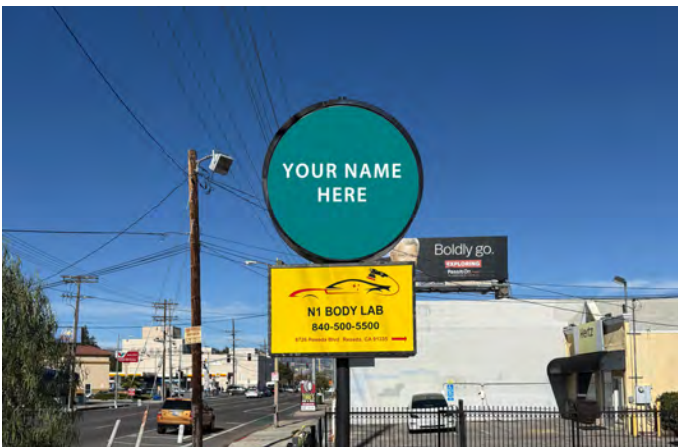
FEATURES & AMENITIES

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FEATURES & AMENITIES

- 1,800 SF retail/office space available
- Versatile layout suitable for retail or office use
- Prime location on Reseda Boulevard with high visibility
- Updated interior
- On-site parking in gated lot
- High-traffic area with strong demographic profile
- Prominent pole sign
- Close to major retailers and dining options
- Strong identity ideal for elevating brand visibility



NEIGHBORING RETAILERS

Food4Less



**dd's
DISCOUNTS**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,104	79,121	201,959
Total Population	36,509	228,132	575,764
Average HH Income	\$100,892	\$116,143	\$118,594

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

1,800 SF commercial property featuring high street visibility, pole sign, and gated parking. With a flexible layout and attractive, updated interior, the property is well-suited for a wide range of retail or office uses. The high-traffic location and strong demographic profile make this an excellent place to reach your target market and elevate your business.

LOCATION DESCRIPTION

Superbly located on Reseda Boulevard between Sherman Way and Vanowen. The property is surrounded by an array of A+ national tenants, drawing a steady stream of consumer traffic. Nearby points of interest include Westfield Topanga Mall, Pierce College, and the popular Tarzana Village Walk. This thriving neighborhood offers an ideal venue for any retailer looking to establish a strong presence in a dynamic market.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,800 SF
Building Size:	1,800 SF

SPACES	LEASE RATE	SPACE SIZE
6726	Negotiable	1,800 SF

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INTERIOR PHOTOS

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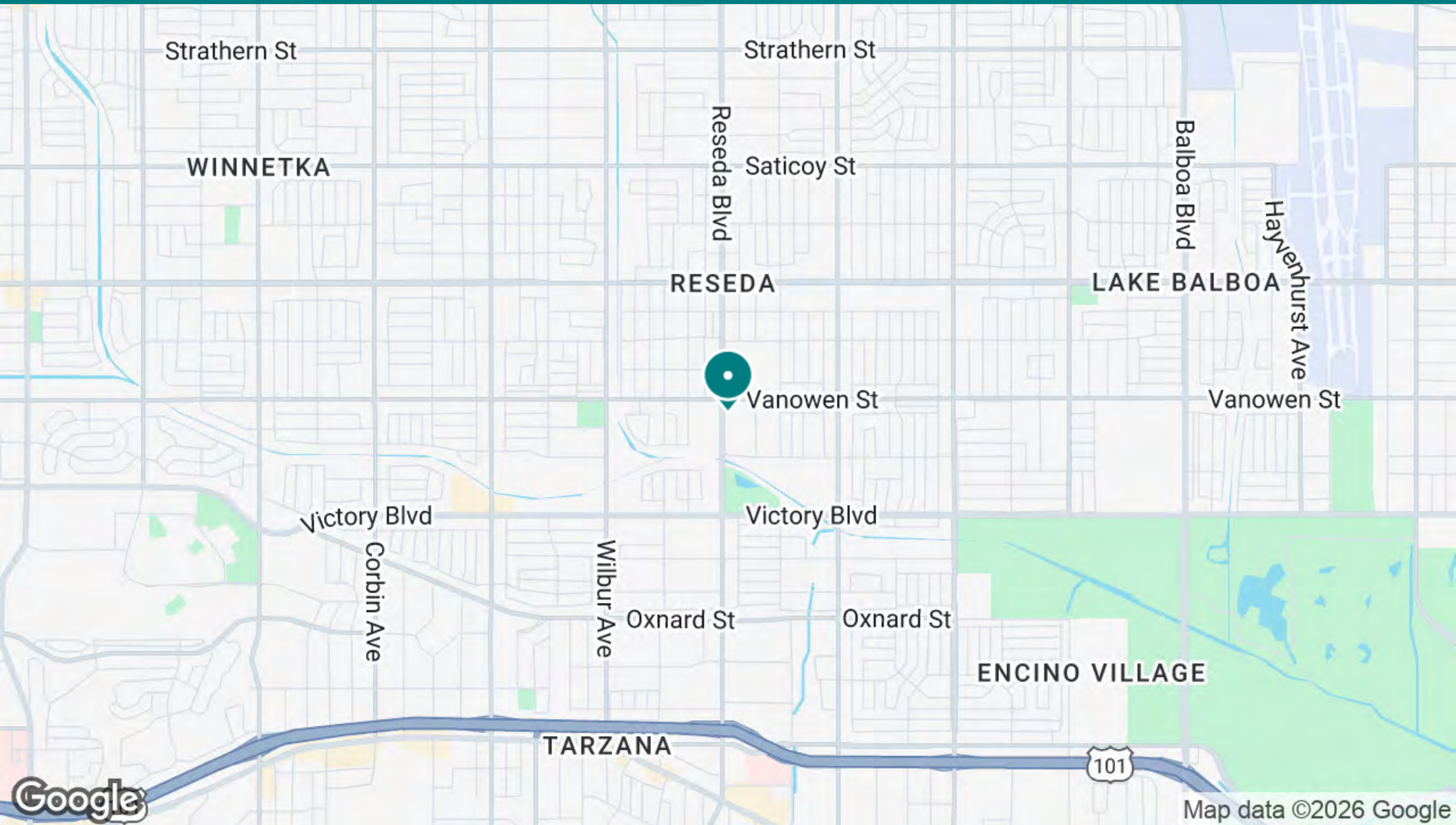
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LOCATION MAP

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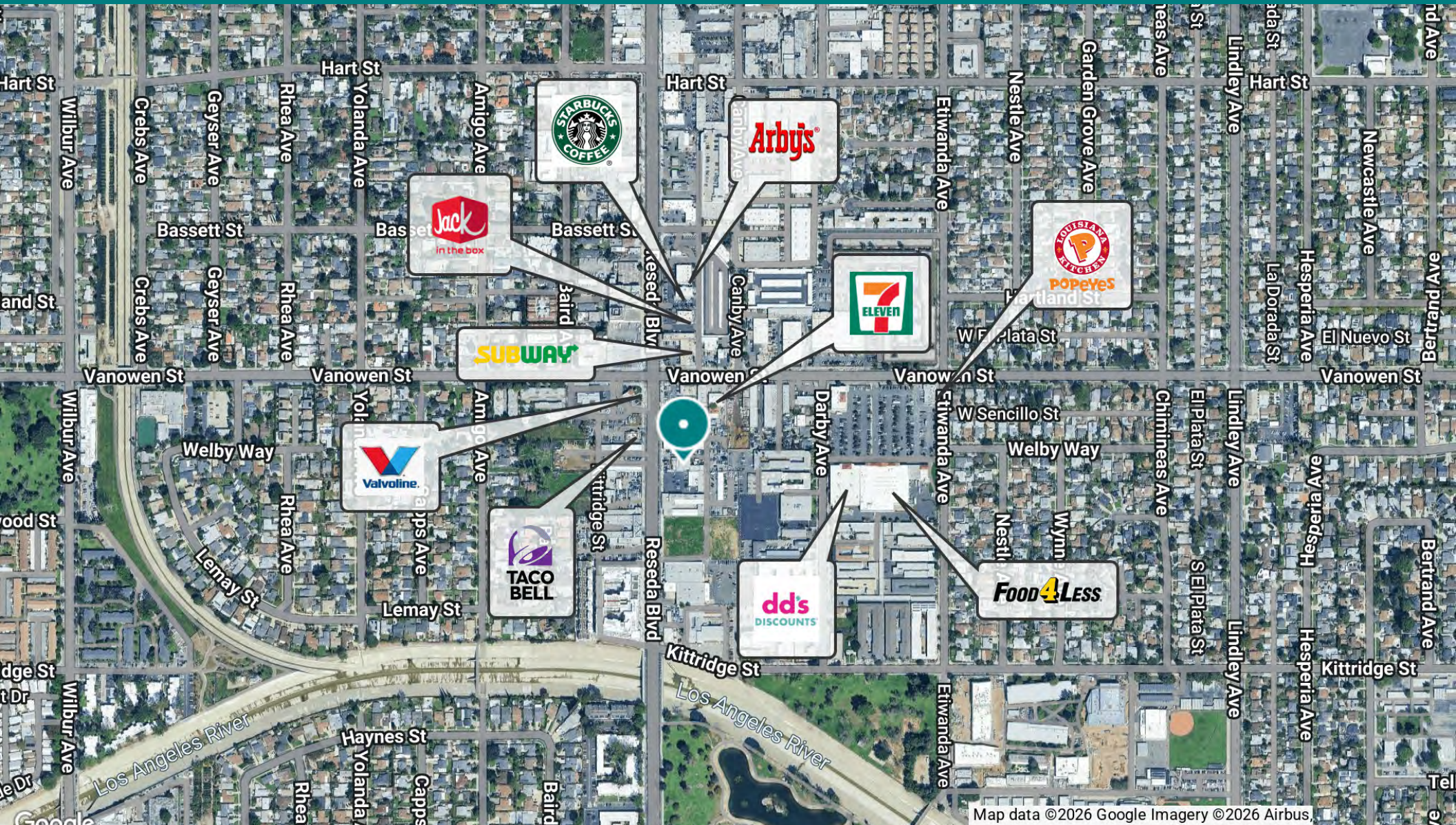
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RETAILER MAP

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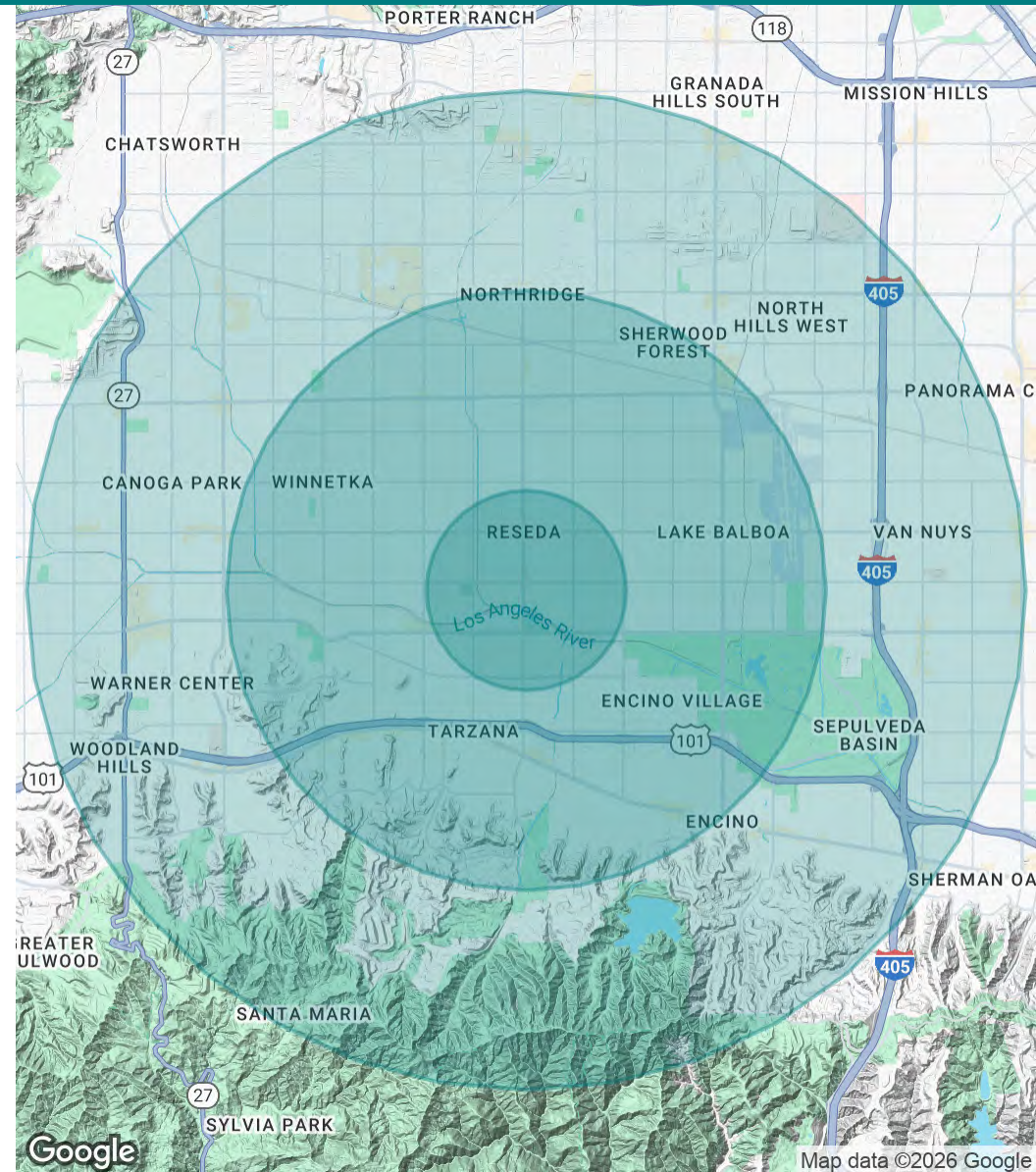
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	36,509	228,132	575,764
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,104	79,121	201,959
# of Persons per HH	3	2.9	2.9
Average HH Income	\$100,892	\$116,143	\$118,594
Average House Value	\$803,302	\$889,253	\$888,701
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	51.6%	44.0%	45.0%
RACE	1 MILE	3 MILES	5 MILES
% White	36.0%	40.6%	38.5%
% Black	4.2%	5.0%	5.3%
% Asian	10.7%	12.1%	13.0%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	1.8%	1.4%	1.5%
% Other	33.1%	26.8%	27.8%

Demographics data derived from AlphaMap



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