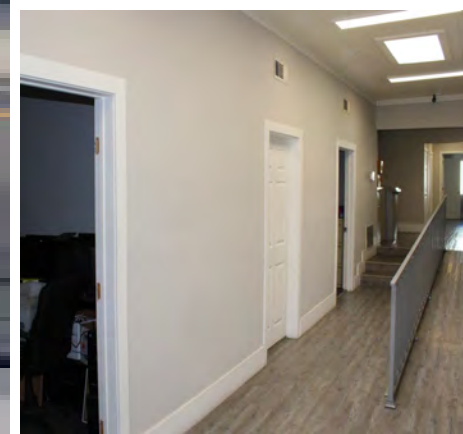


Medical Office Space



OPEN TO GENERAL OFFICE OR RETAIL USE

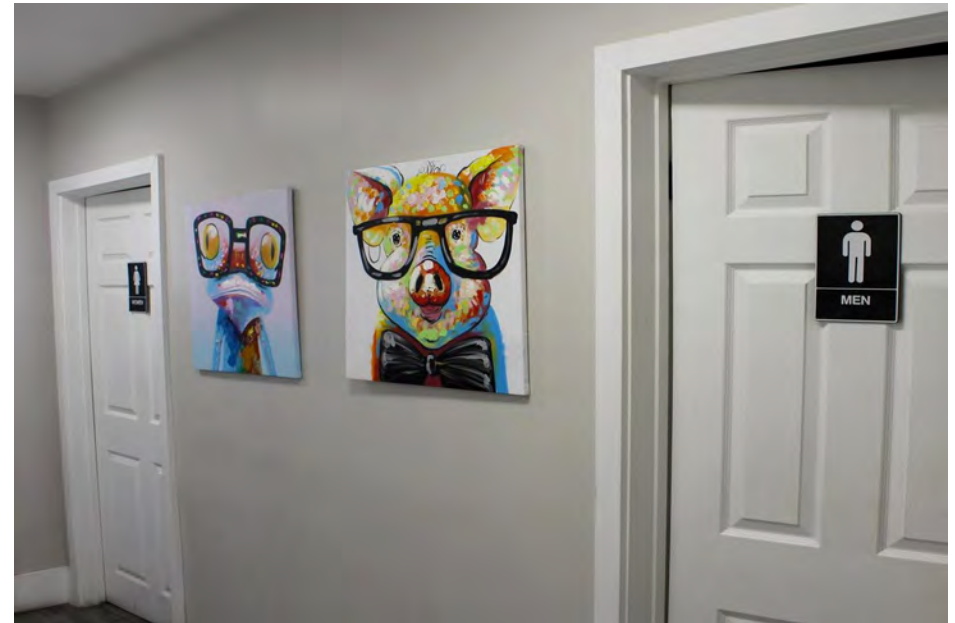
6944 Reseda Blvd.
Reseda , CA 91335

PEAK
COMMERCIAL

THE SPACE

Location	6944 Reseda Blvd. Reseda, CA 91335
COUNTY	Los Angeles
APN	2125-009-023
Cross Street	Hart Street
Traffic Count	34,780
Square Feet	3,500
Monthly Rent PSF	\$2.20
Lease Type	NNN

Notes NNN runs \$0.40/SF



HIGHLIGHTS

- Great Location
- Ample Onsite Parking Lot
- Prominent Signage
- High Street Visibility
- Convenient Access
- Immediate Bus Route Access



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
40,031	235,826	586,516



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$79,245	\$96,648	\$102,059

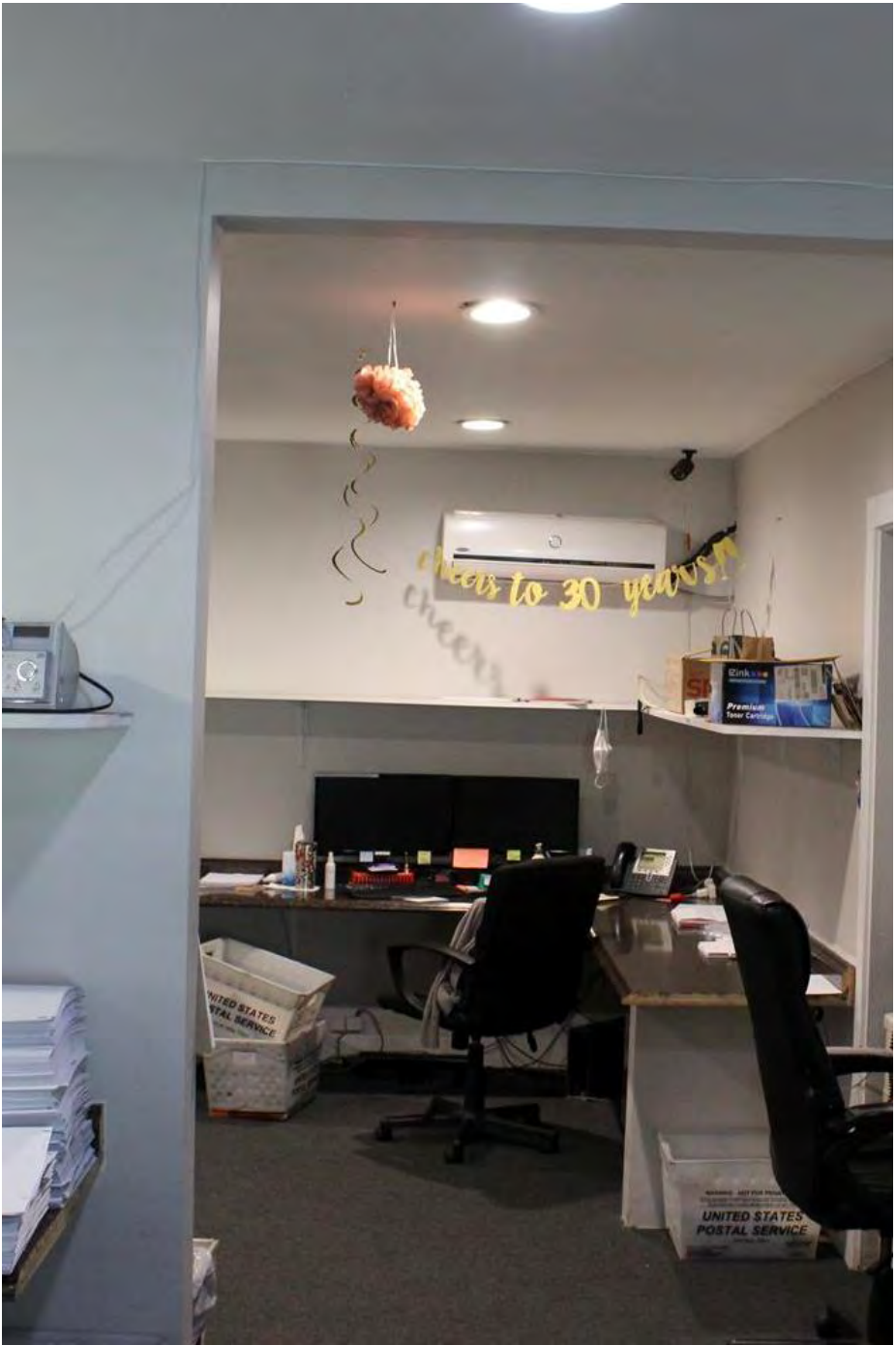


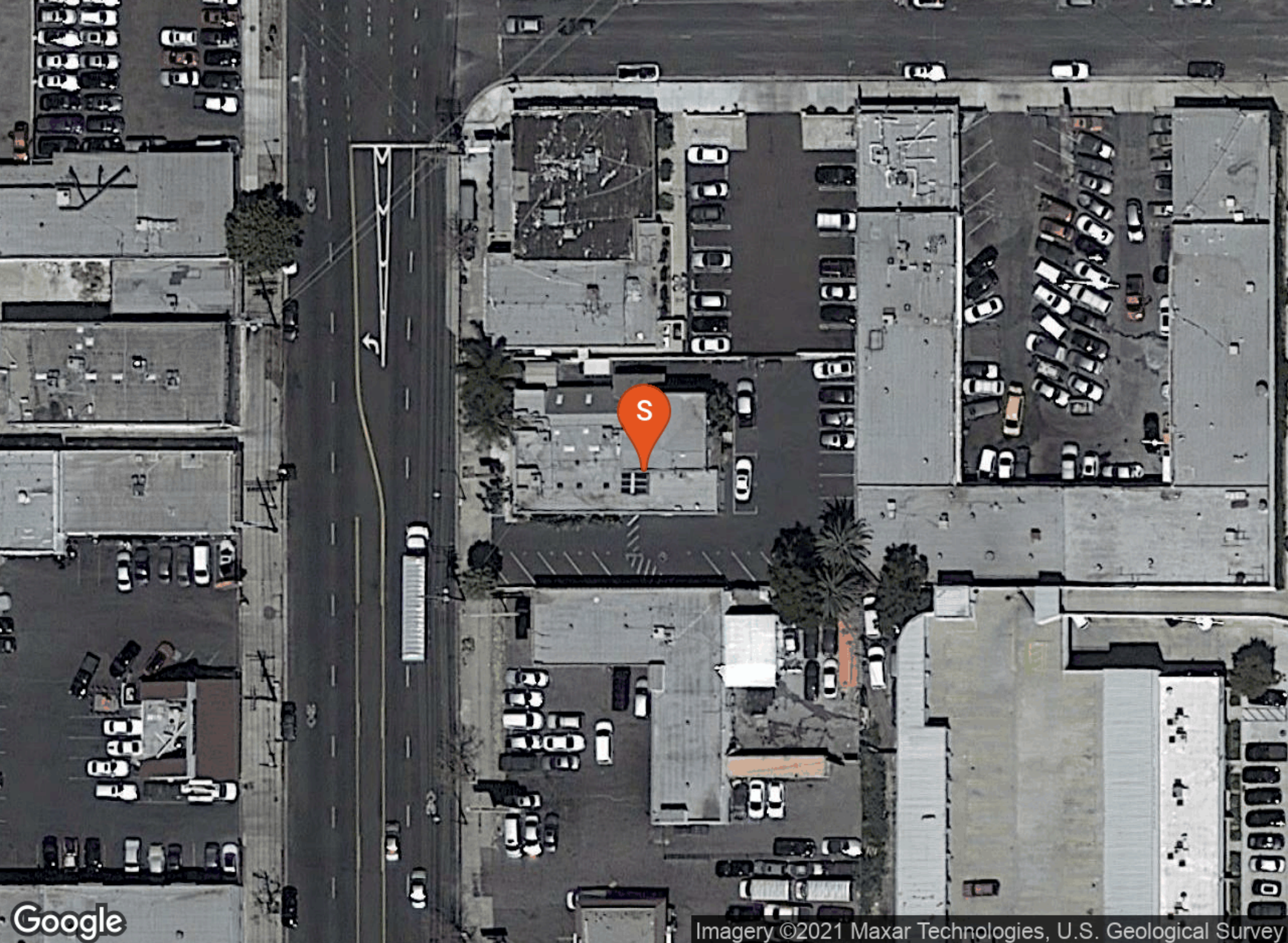
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
12,381	79,151	197,680

PROPERTY FEATURES

CURRENT OCCUPANCY	17.00 %
TOTAL TENANTS	1
BUILDING SF	4,714
GLA (SF)	3,500
LAND SF	11,724
LAND ACRES	.27
YEAR BUILT	1917
YEAR RENOVATED	1940
ZONING TYPE	LAC2
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	25
PARKING RATIO	.53/1,000
FRONTAGE	49' Reseda Blvd
WALK SCORE	Very Walkable (89)
TRANSIT SCORE	Some Transit (49)





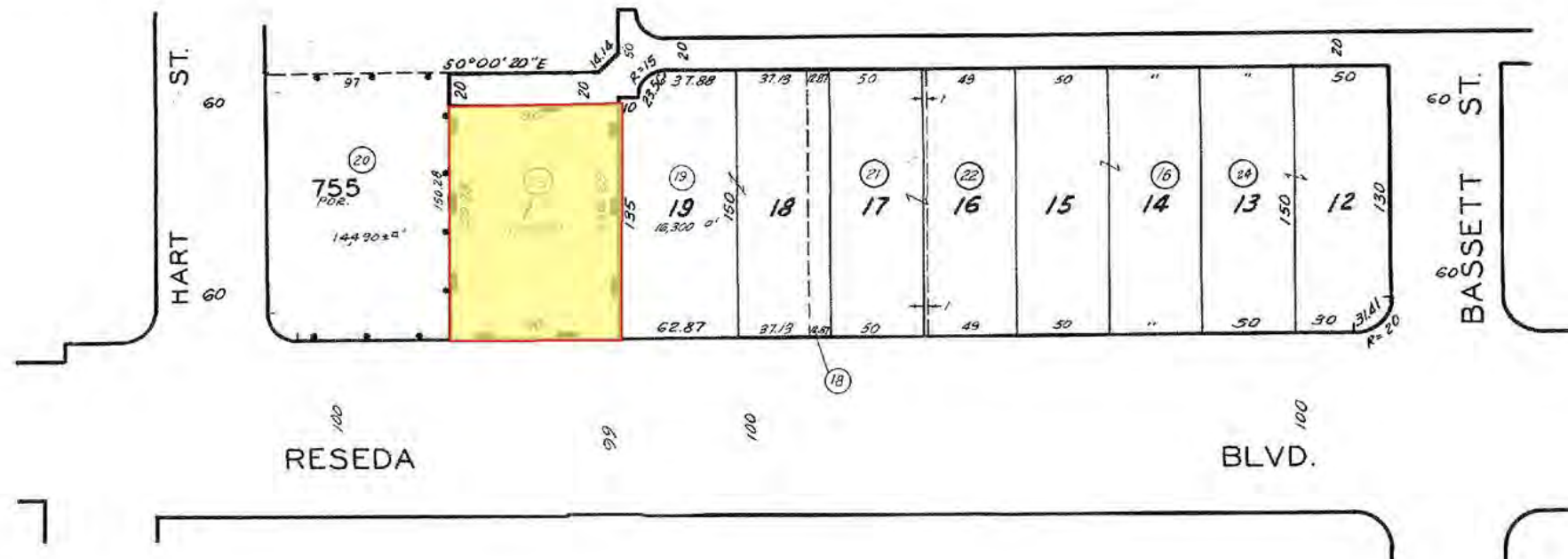
Google

Imagery ©2021 Maxar Technologies, U.S. Geological Survey

2125 | 9
SCALE 1" = 60'

1995

2-13-65
REVISED
1-28-57
2-4-58
4-9-59
700929668
710616601
711028627
7512300802
761273806
770523309
87032208006001
950208



TRACT NO. 1000
M.B. 19-1-34

TRACT NO. 15278
M.B. 460-16

TRACT NO. 14859
M.B. 314-42-43

CODE
8852

FOR PREV. ASSMT. SEE: 1763-9

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Downstairs

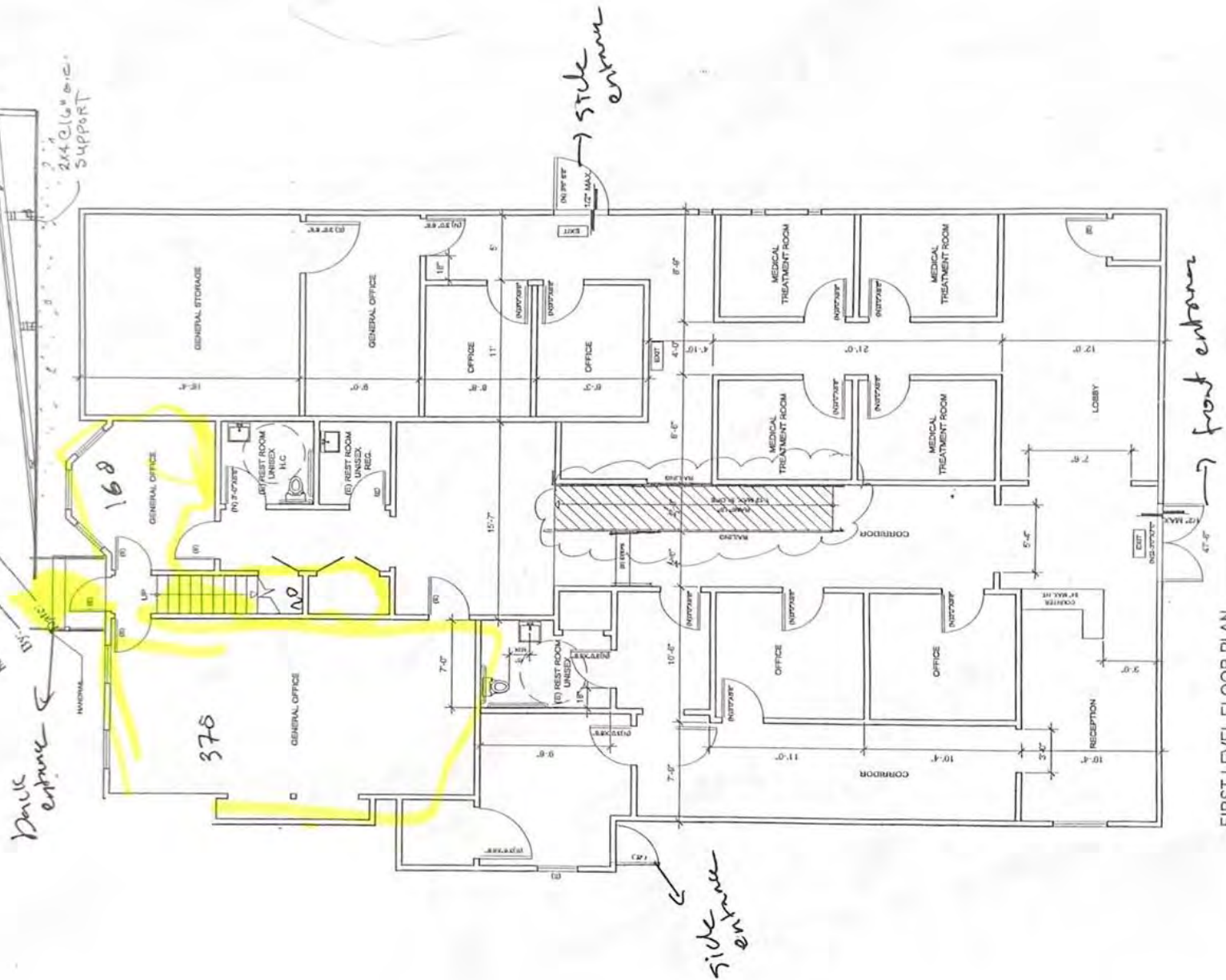
This set of plans and specifications shall be subject to the approval of the local laws and ordinances related to accessibility.

The sampling of this set of plans shall be in accordance with the provisions of the California Building Code, Chapter 7, Section 701.2.

1112 MAX. SLOPE

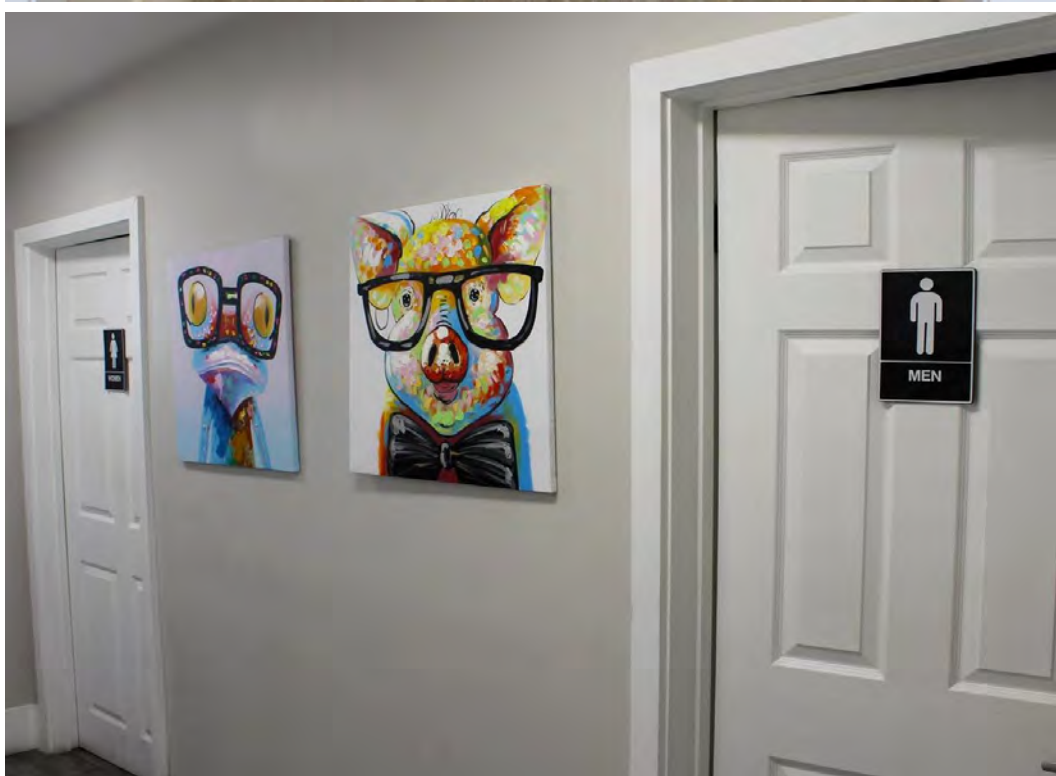
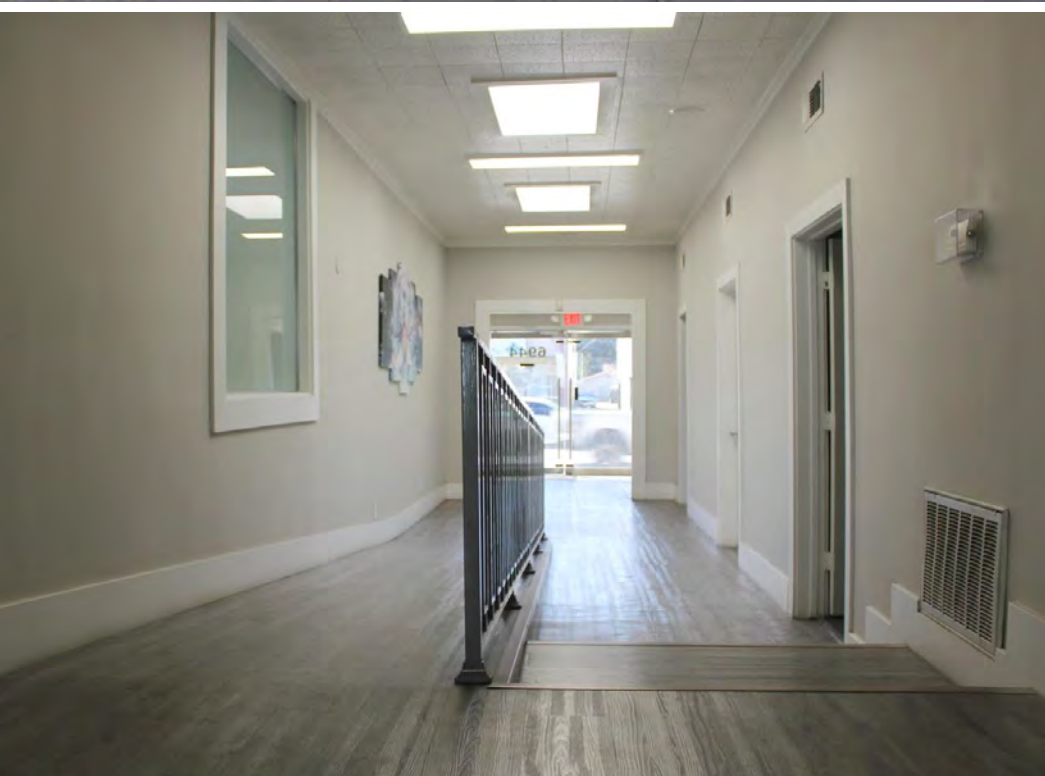
2x6 @ 16" o.c. 4/5/18" plywood

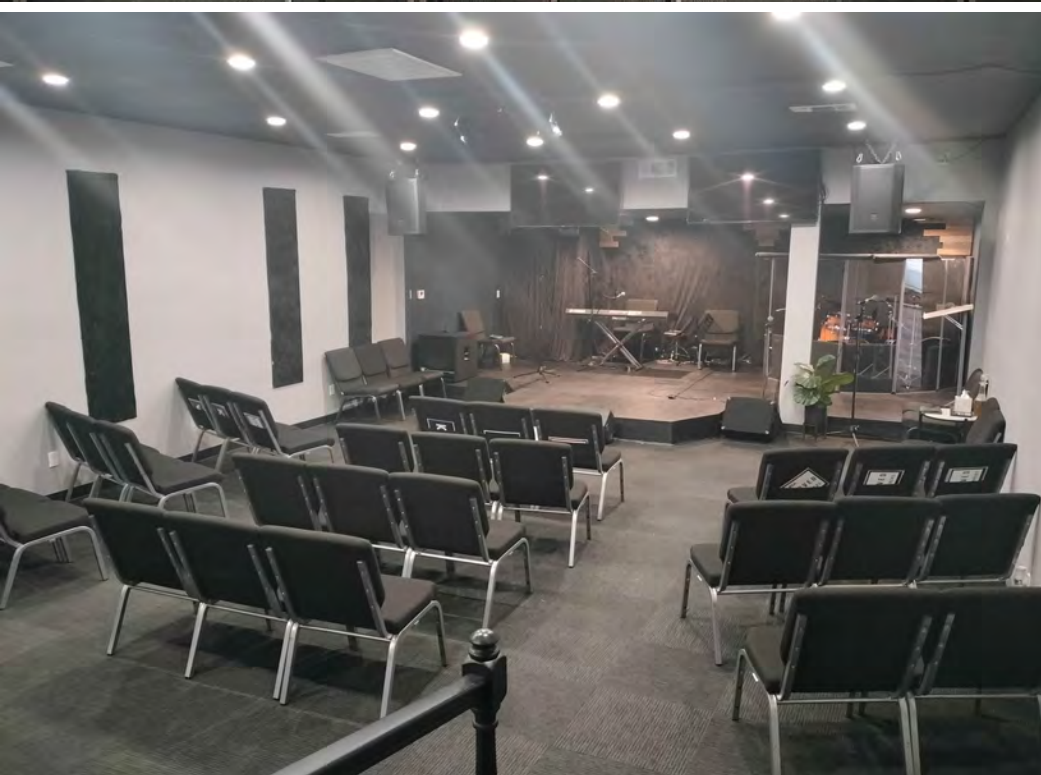
2x4 @ 16" o.c. support



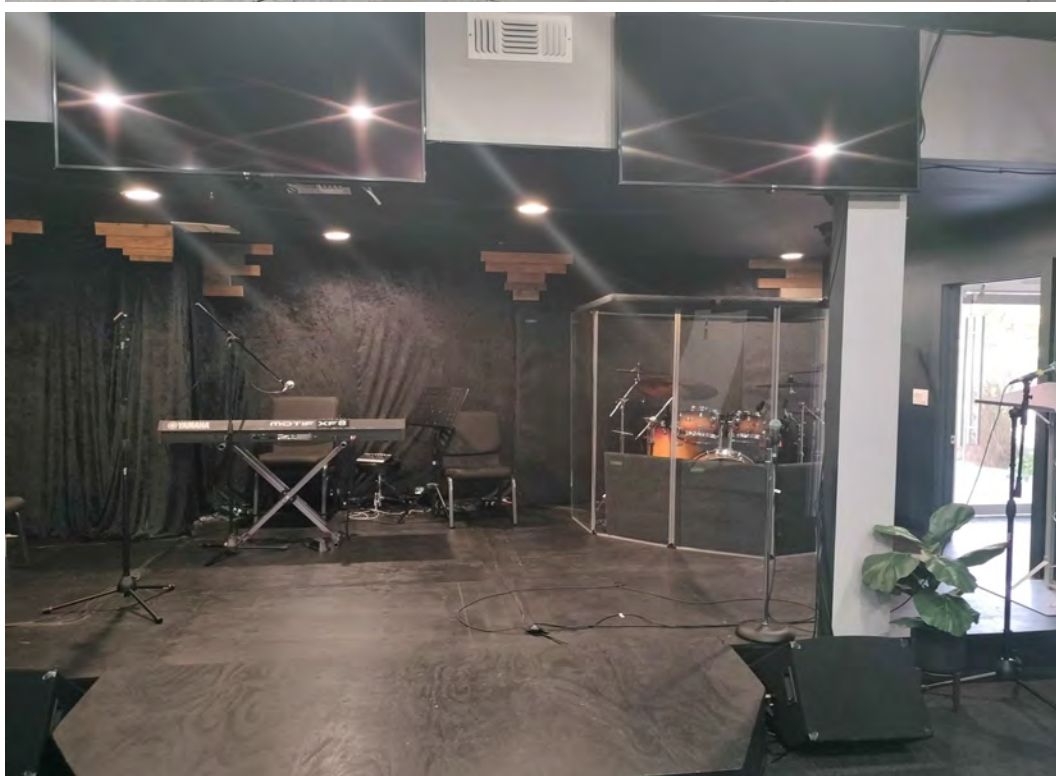
FIRST LEVEL FLOOR PLAN

6944 RESEDA BLVD.
LOS ANGELES, CA 91335







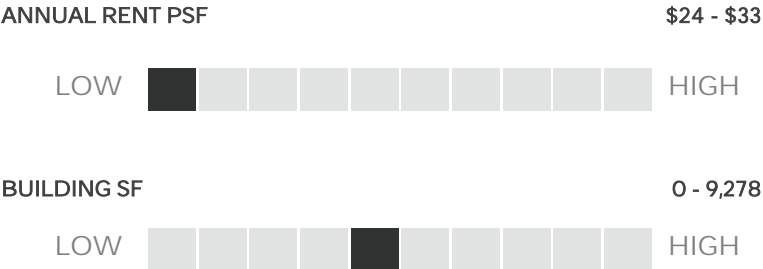


1



Office
18201-18207 Sherman Way
Reseda, CA 91335

BUILDING SF	4,067
LAND SF	55,628
YEAR BUILT	1978
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$24.00
RENT PSF (MONTHLY)	\$2.00
DISTANCE	0.8 miles

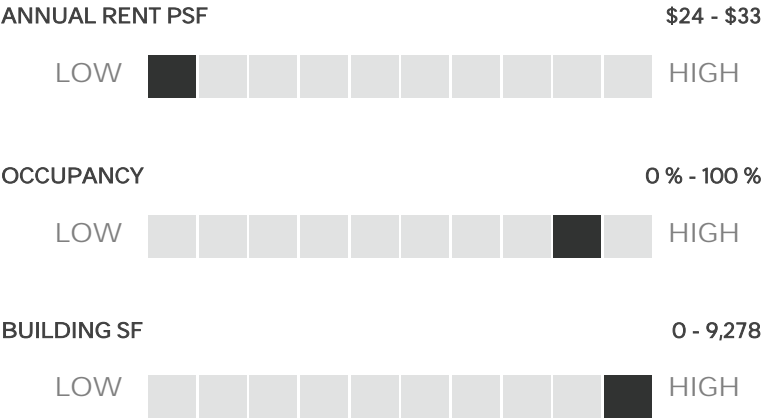


2



Office/Retail
8957-8967 Reseda Blvd.
Reseda, CA 91324

BUILDING SF	9,278
LAND SF	25,700
YEAR BUILT	1957
OCCUPANCY	86 %
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$24.00
RENT PSF (MONTHLY)	\$2.00
DISTANCE	2.6 miles



3



Office/Retail

9100-9150 Reseda Blvd.
Northridge, CA 91324

BUILDING SF	5,500
LAND SF	227,818
YEAR BUILT	1980
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$33.00
RENT PSF (MONTHLY)	\$2.75
DISTANCE	2.8 miles

ANNUAL RENT PSF \$24 - \$33

LOW HIGH

BUILDING SF 0 - 9,278

LOW HIGH

4



Office/Retail

8809-8811 Reseda Blvd.
Northridge, CA 91324

BUILDING SF	3,200
LAND SF	10,454
YEAR BUILT	1951
OCCUPANCY	100 %
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$26.13
RENT PSF (MONTHLY)	\$2.18
DISTANCE	2.6 miles

ANNUAL RENT PSF \$24 - \$33

LOW HIGH

OCCUPANCY 0 % - 100 %

LOW HIGH

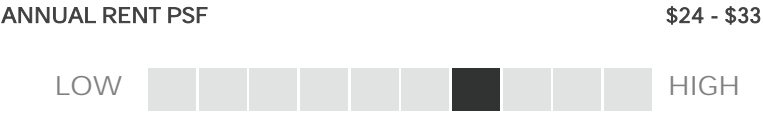
BUILDING SF 0 - 9,278

LOW HIGH



Medical Office Space
6944 Reseda Blvd.
Reseda , CA 91335

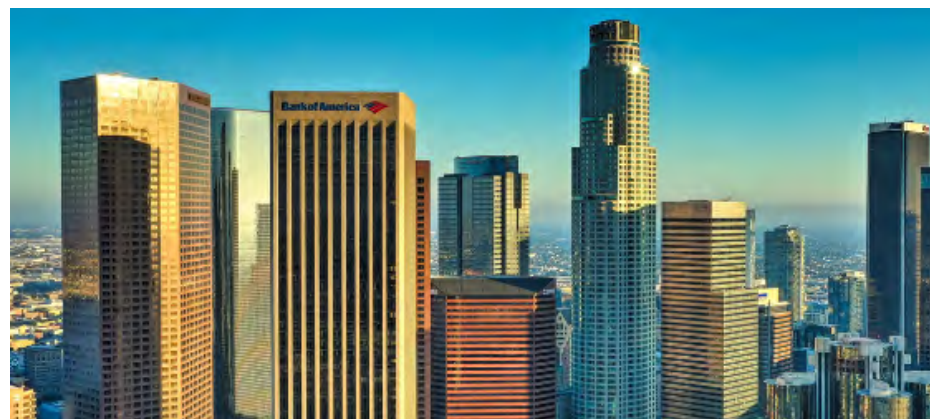
RENT PSF (YEARLY)	\$30.00
RENT PSF (MONTHLY)	\$2.50



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,190	214,061	531,205
2010 Population	38,514	227,455	561,570
2020 Population	40,031	235,826	586,516
2025 Population	41,190	239,049	598,503
2020 African American	1,443	9,976	26,673
2020 American Indian	279	1,304	3,301
2020 Asian	5,111	30,972	79,717
2020 Hispanic	21,914	100,179	256,011
2020 Other Race	10,312	46,228	118,940
2020 White	20,617	132,828	323,664
2020 Multiracial	2,227	14,158	33,369
2020-2025: Population: Growth Rate	2.85 %	1.35 %	2.05 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,611	7,717	19,045
\$15,000-\$24,999	1,181	5,483	14,335
\$25,000-\$34,999	968	5,830	15,399
\$35,000-\$49,999	1,508	8,472	21,156
\$50,000-\$74,999	1,961	13,566	33,180
\$75,000-\$99,999	1,557	10,132	24,292
\$100,000-\$149,999	2,077	14,301	33,066
\$150,000-\$199,999	914	6,819	16,360
\$200,000 or greater	603	6,830	20,848
Median HH Income	\$59,534	\$71,259	\$70,660
Average HH Income	\$79,245	\$96,648	\$102,059

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,974	78,310	192,139
2010 Total Households	12,165	77,574	191,297
2020 Total Households	12,381	79,151	197,680
2025 Total Households	12,597	79,737	201,068
2020 Average Household Size	3.17	2.95	2.92
2000 Owner Occupied Housing	5,225	39,965	91,434
2000 Renter Occupied Housing	6,213	35,822	94,549
2020 Owner Occupied Housing	5,184	39,119	89,754
2020 Renter Occupied Housing	7,197	40,032	107,925
2020 Vacant Housing	804	5,212	13,820
2020 Total Housing	13,185	84,363	211,500
2025 Owner Occupied Housing	5,311	39,729	91,015
2025 Renter Occupied Housing	7,286	40,008	110,053
2025 Vacant Housing	867	5,613	14,766
2025 Total Housing	13,464	85,350	215,834
2020-2025: Households: Growth Rate	1.75 %	0.75 %	1.70 %



Source: esri

2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	3,192	18,423	45,303
2020 Population Age 35-39	2,833	17,514	43,300
2020 Population Age 40-44	2,555	15,528	37,861
2020 Population Age 45-49	2,649	15,968	38,415
2020 Population Age 50-54	2,619	15,864	37,860
2020 Population Age 55-59	2,512	15,389	36,442
2020 Population Age 60-64	2,136	13,561	32,112
2020 Population Age 65-69	1,680	11,302	26,606
2020 Population Age 70-74	1,265	8,846	20,994
2020 Population Age 75-79	814	5,791	14,288
2020 Population Age 80-84	660	4,156	10,130
2020 Population Age 85+	1,301	5,275	12,285
2020 Population Age 18+	31,242	186,068	459,677
2020 Median Age	37	38	37

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,104	\$68,321	\$63,928
Average Household Income 25-34	\$77,085	\$86,261	\$83,599
Median Household Income 35-44	\$68,766	\$84,952	\$80,539
Average Household Income 35-44	\$86,496	\$108,042	\$109,884
Median Household Income 45-54	\$82,656	\$96,010	\$94,369
Average Household Income 45-54	\$97,940	\$121,787	\$128,032
Median Household Income 55-64	\$65,918	\$78,814	\$81,858
Average Household Income 55-64	\$83,077	\$104,707	\$117,634
Median Household Income 65-74	\$49,257	\$58,139	\$63,263
Average Household Income 65-74	\$65,759	\$80,653	\$93,143
Average Household Income 75+	\$47,333	\$56,952	\$65,147

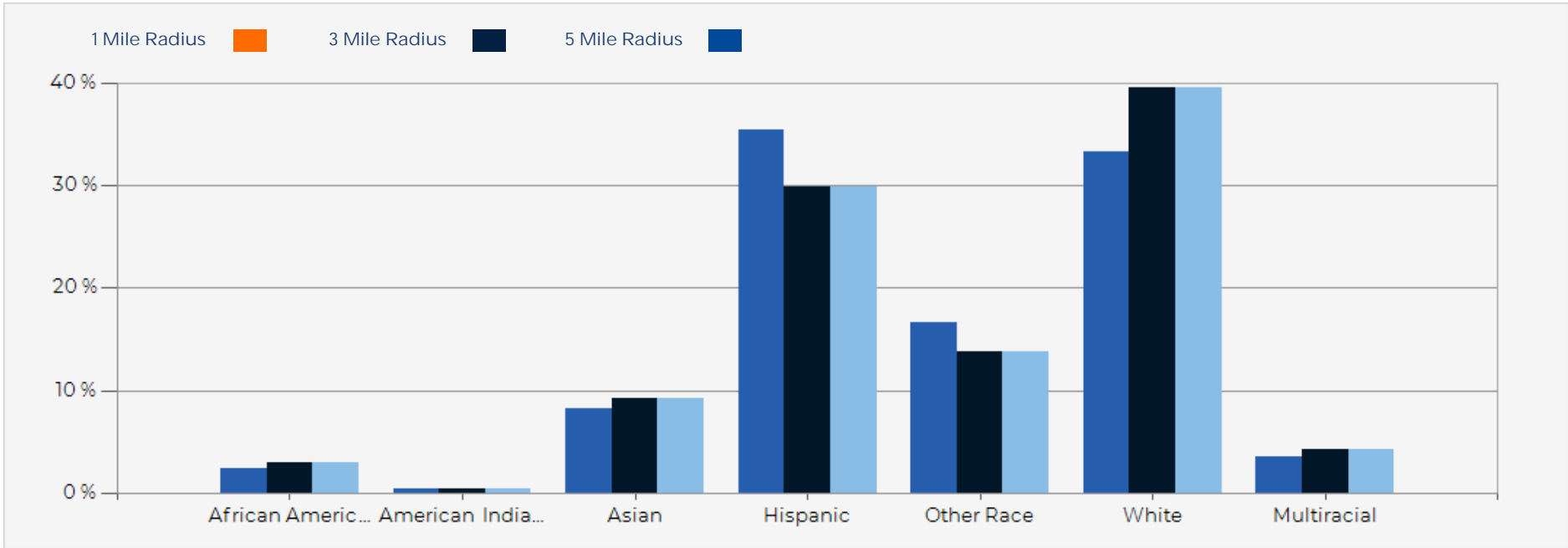
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,296	18,166	46,940
2025 Population Age 35-39	3,161	18,505	45,433
2025 Population Age 40-44	2,828	17,331	42,708
2025 Population Age 45-49	2,554	15,256	37,004
2025 Population Age 50-54	2,599	15,500	37,250
2025 Population Age 55-59	2,514	15,188	36,021
2025 Population Age 60-64	2,384	14,126	33,585
2025 Population Age 65-69	1,955	12,212	28,969
2025 Population Age 70-74	1,543	10,057	23,813
2025 Population Age 75-79	1,177	7,660	18,365
2025 Population Age 80-84	768	4,859	11,786
2025 Population Age 85+	1,322	5,427	12,714
2025 Population Age 18+	32,656	190,880	474,751
2025 Median Age	39	40	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,734	\$78,678	\$71,938
Average Household Income 25-34	\$88,137	\$98,777	\$94,267
Median Household Income 35-44	\$81,523	\$99,555	\$92,714
Average Household Income 35-44	\$99,991	\$125,870	\$128,103
Median Household Income 45-54	\$93,517	\$107,514	\$105,137
Average Household Income 45-54	\$113,365	\$139,907	\$144,752
Median Household Income 55-64	\$77,065	\$89,415	\$91,306
Average Household Income 55-64	\$97,494	\$119,816	\$131,944
Median Household Income 65-74	\$52,808	\$63,170	\$69,034
Average Household Income 65-74	\$75,196	\$92,359	\$105,551
Average Household Income 75+	\$56,086	\$64,833	\$74,036

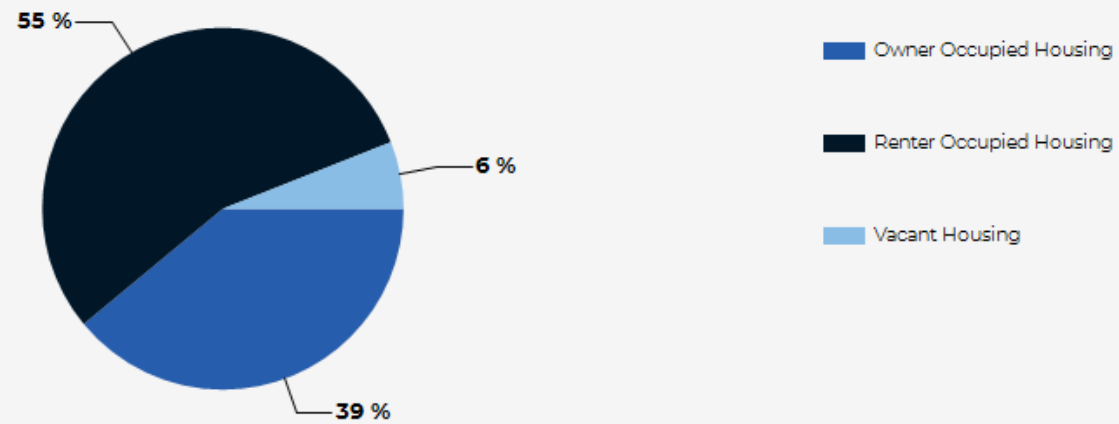
2020 Household Income



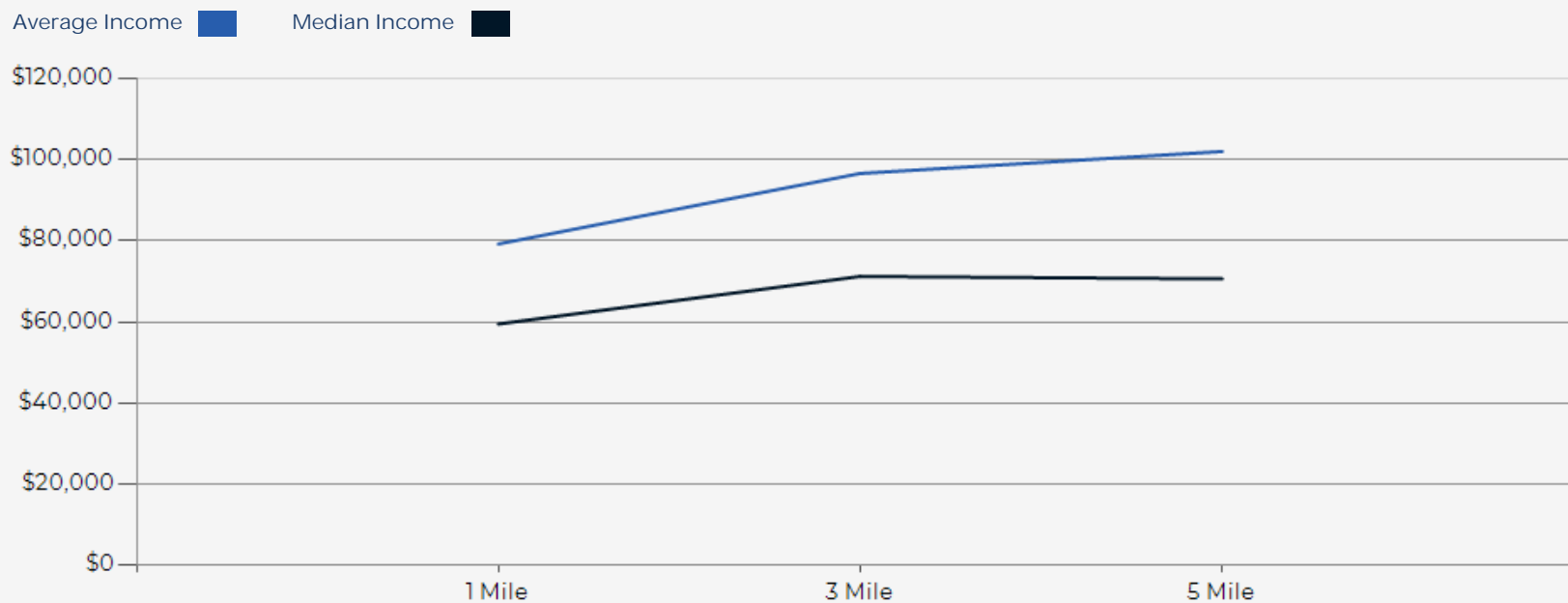
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



COMPANY OVERVIEW

Peak Commercial is a full-service, professionally dedicated commercial real estate brokerage company with its headquarters located at 5900 Canoga Ave., Woodland Hills, CA.

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ALL RESOURCES | ALL MARKETS | ALL COMMERCIAL



Medical Office Space

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Operations Manager
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willwhite@peakcommercial.com
Lic: 01985275

