



**COMMERCIAL  
REAL ESTATE**  
the sign of a profitable property



## PRIME RETAIL SPACE IN BUSY RESEDA – IMMEDIATE OCCUPANCY

7137 Lindley Avenue, Reseda, CA 91335



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RETAIL SPACES  
RESEDA



***EXCLUSIVELY LISTED BY***

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

# PROPERTY FEATURES

7137 Lindley Avenue, Reseda, CA 91335







## APPROX. 1,200 SF

RETAIL SPACE AVAILABLE

- ✓ Center features high street visibility on heavily-trafficked Lindley Ave
- ✓ Building signage available
- ✓ Former barber shop
- ✓ Available for immediate occupancy
- ✓ Private restroom

## AREA AMENITIES

- ✓ The property is located in a prime San Fernando Valley location
- ✓ Close proximity to Northridge Hospital, Westfield Topanga shopping mall, restaurants and more

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	35,871	228,636	626,068
 Avg. HH Income	\$90,919	\$97,952	\$98,594
 Daytime Pop	29,218	187,386	509,743
 Traffic Count	± 33,295 CPD AT INTERSECTION		



**AVAILABLE**

**RESEDA CHARTER HIGH SCHOOL**

**NORTHRIDGE MIDDLE SCHOOL**

**ROSS DRESS FOR LESS**  
**VONS**

**GROCERY OUTLET**  
Pargain Market

**McDonald's**

**jiffy lube**

**CVS pharmacy**

**JONS**  
fresh marketplace

**Goodwill**

**Starbucks**

**WELLS FARGO**

**the Y**

**Polo**  
Laos

**Food 4 Less**

**Wendy's**

**Pizza Hut**

**CHASE**

**Ralphs**

**WING STOP**

**7-ELEVEN**

**Sleep**

**CHIPOTLE**

**BEN & JERRY'S**

**SUBWAY**

**BENIHANA**

**ups**

**WORLD MARKET**

**IN-N-OUT BURGER**

**Starbucks**

**citi**

**ihop**

**SKECHERS**

**california pizza kitchen**

**Marshalls**

**HomeGoods**

**CVS pharmacy**

**target**

**The Cheesecake Factory**

**BUFFALO WILD WINGS**

**corner bakery CAFE**

**Polo**  
Laos

**McDonald's**

**7-ELEVEN**

**amazon fresh**

**WHOLE FOODS MARKET**

**AERIAL MAP**

*Goodies* LIQUOR



COIN & JEWELRY  
BUY • SELL • TRADE  
818-578-3310

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