

PRIME RETAIL SPACE IN BUSY RESEDA - IMMEDIATE OCCUPANCY

7137 Lindley Avenue, Reseda, CA 91335



ARMEN TCHAPANIAN

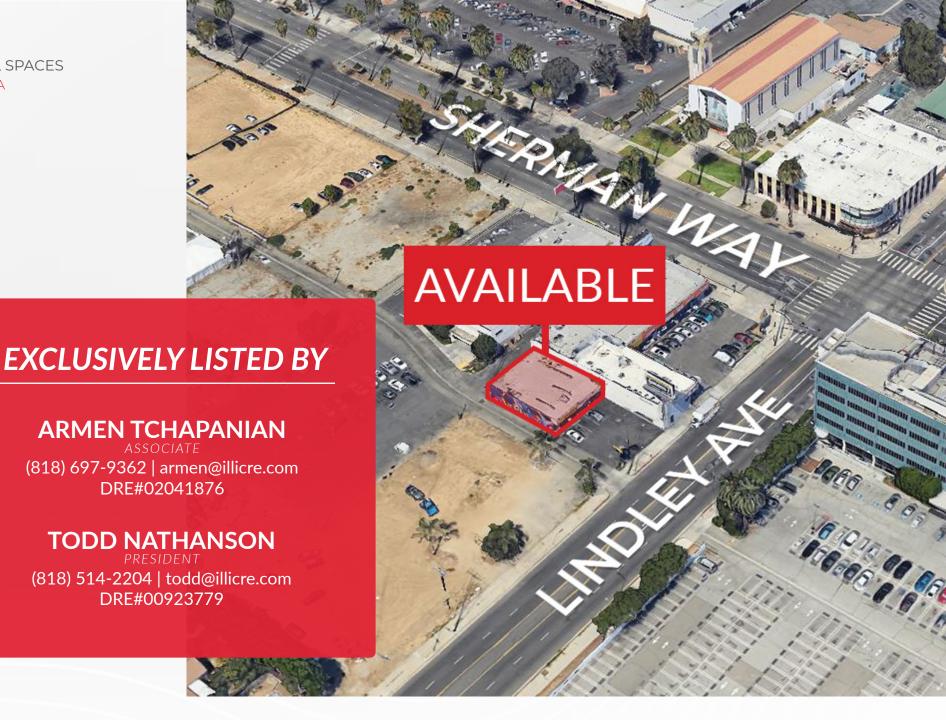
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RETAIL SPACES RESEDA

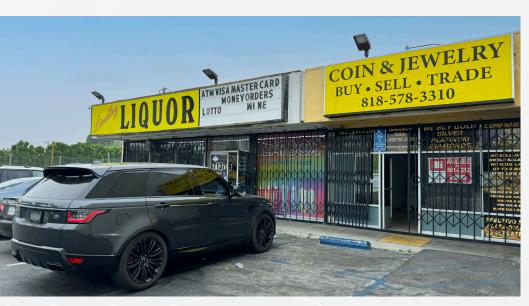


RETAIL SPACES
RESEDA

PROPERTY FEATURES

COMMERCIAL REAL ESTATE the sign of a profitable property

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APPROX. 1,200 SF

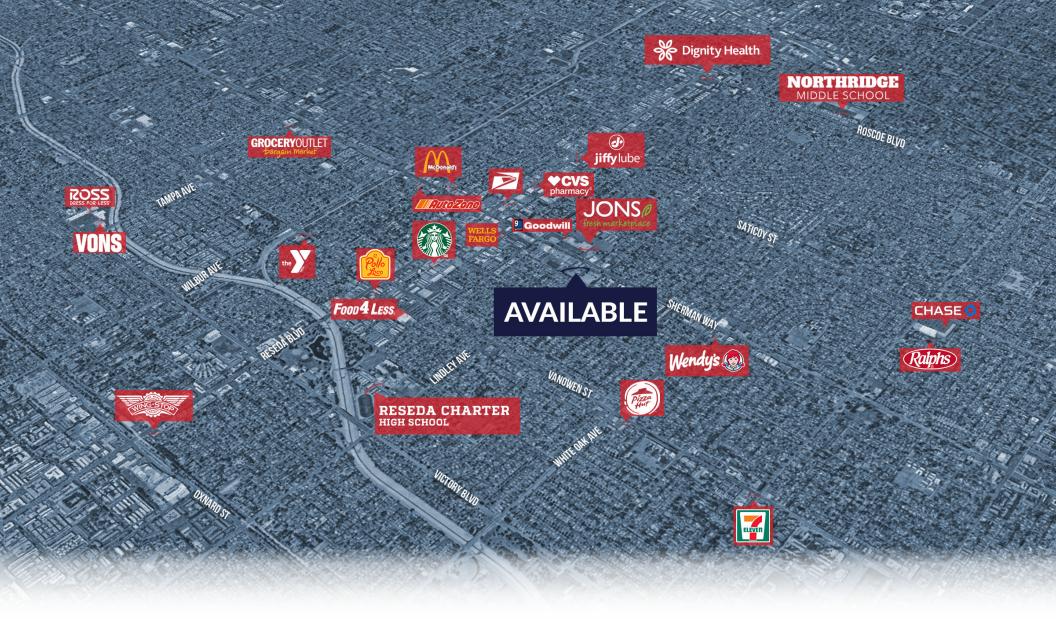
RETAIL SPACE AVAILABLE

- ✓ 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
Q Daytime Pop	29,218	187,386	509,743
Traffic Count	± 33,295 CPD AT INTERSECTION		

















Marshalls.









(beesecake Factory,







california pizza kitchen









AERIAL MAP

