

FOR LEASE

FORMER SPEEDY CASH END-CAP
6740 RESEDA BLVD | RESEDA, CA 91335



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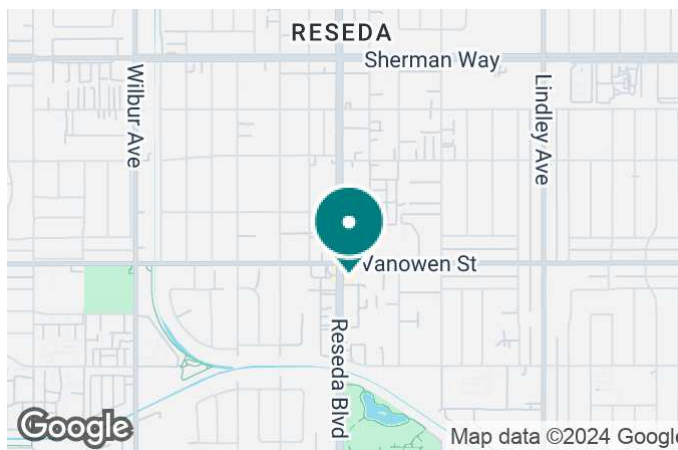
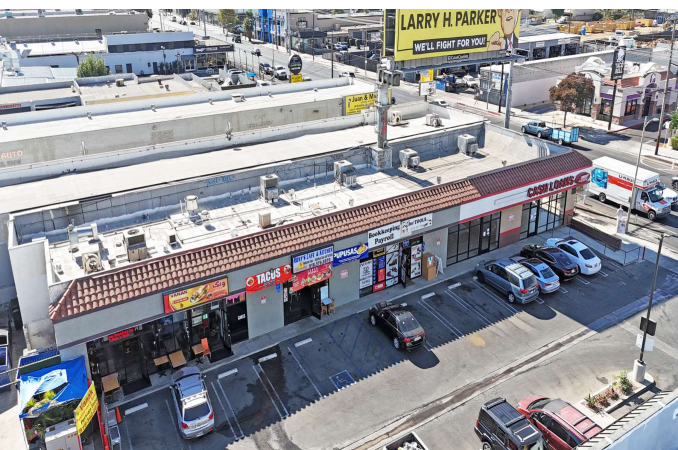
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- +/-2,400 SF Former Speedy Cash Payday Loan Service
- A+ Co-Tenants Include 7-Eleven + El Pollo Loco
- Ample Parking Onsite, Convenient Access + Pole Sign Opportunity
- Situated at the Major Signalized Intersection of Reseda Boulevard + Vanowen Street, Two Heavily Trafficked Area Thoroughfares
- Located Amid an Active Retail Trade Sector, Notable Neighboring Retailers Include Subway, Taco Bell, Starbucks, Jack 'n the Box, Valvoline Instant Oil Change, Arby's, Target, Smart & Final + More!
- Close to Cal State University Northridge (CSUN) – 37,579 Full-Time Students, 8,682 Part-Time Students, and 4,000 Faculty and Staff

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,420	80,363	206,000
Total Population	37,465	232,145	587,745
Average HH Income	\$99,929	\$116,148	\$119,856

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

+/-2,400 SF former Speedy Cash payday loan location available in multi-pad retail shopping center. The bustling center's notable co-tenants include 7-Eleven (on the hard corner) and El Pollo Loco (in a separate pad). Property features include high street visibility on a major area intersection, access from both cross streets, prominent pole signage, and ample parking in an onsite lot.

LOCATION DESCRIPTION

Corner strip center situated at the intersection of Reseda Boulevard and Vanowen Street in prime Reseda. Well-located in the heart of the San Fernando Valley, the property is positioned amid a highly active retail section. Notable neighboring tenants include 7-Eleven, El Pollo Loco, Subway, Taco Bell, Starbucks, Jack 'n the Box, Valvoline Instant Oil Change, Arbey's, Target, Smart & Final, and more. Also nearby is California State University, Northridge, with a current enrollment of 37,579 full-time students, 8,682 part-time students, and 4,000 faculty and staff.

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OFFERING SUMMARY

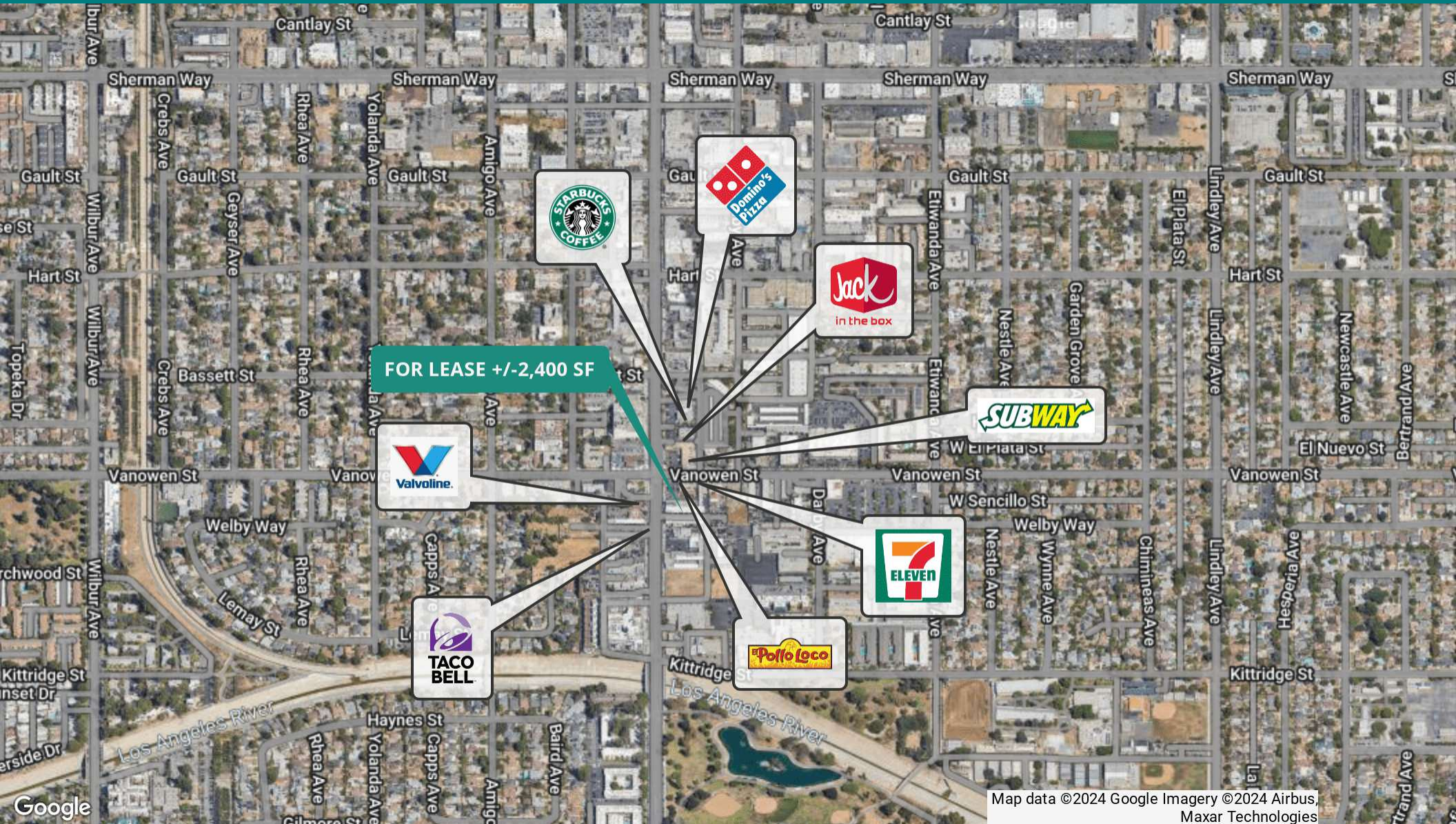
Lease Rate:	\$3.75 SF/month (NNN)
Number of Units:	7
Available SF:	2,400 SF
Lot Size:	28,897 SF
Building Size:	10,323 SF

SPACES	LEASE RATE	SPACE SIZE
6740	\$3.75 SF/month	2,400 SF

RETAILER MAP

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Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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ADDITIONAL PHOTOS

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INTERIOR PHOTOS

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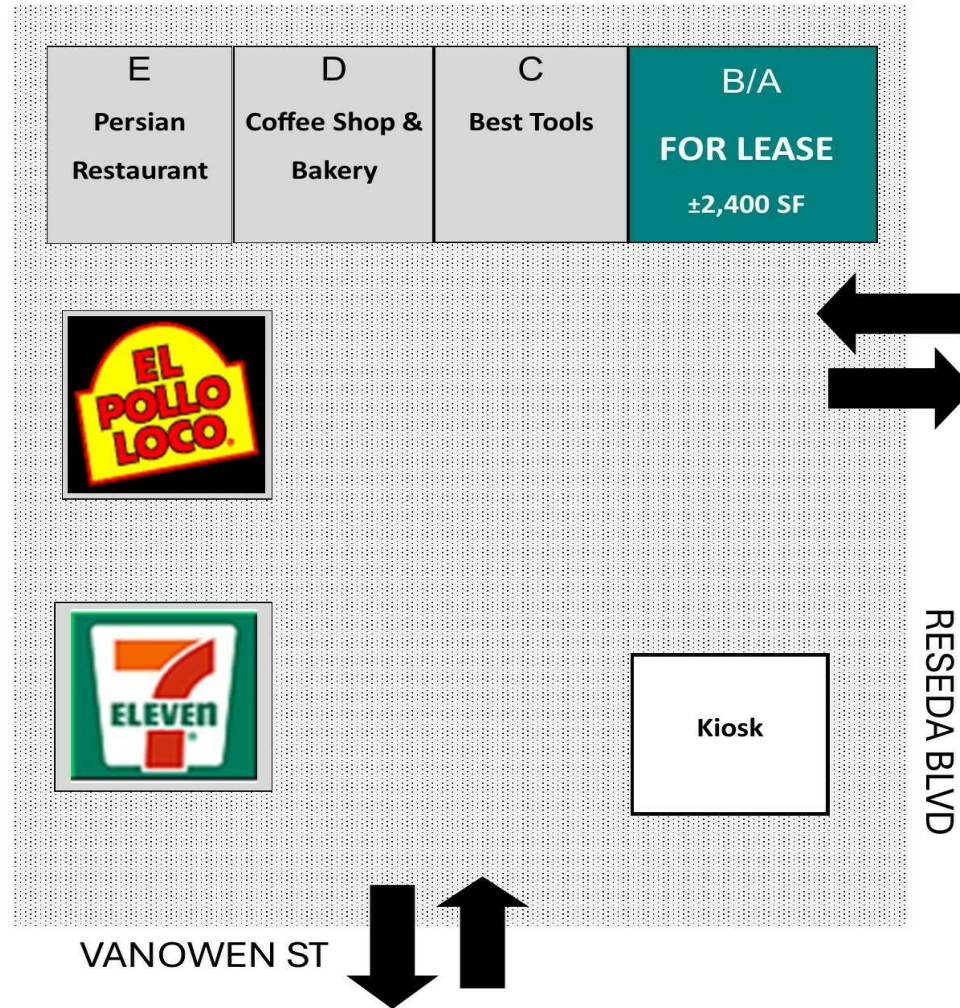
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SITE PLAN

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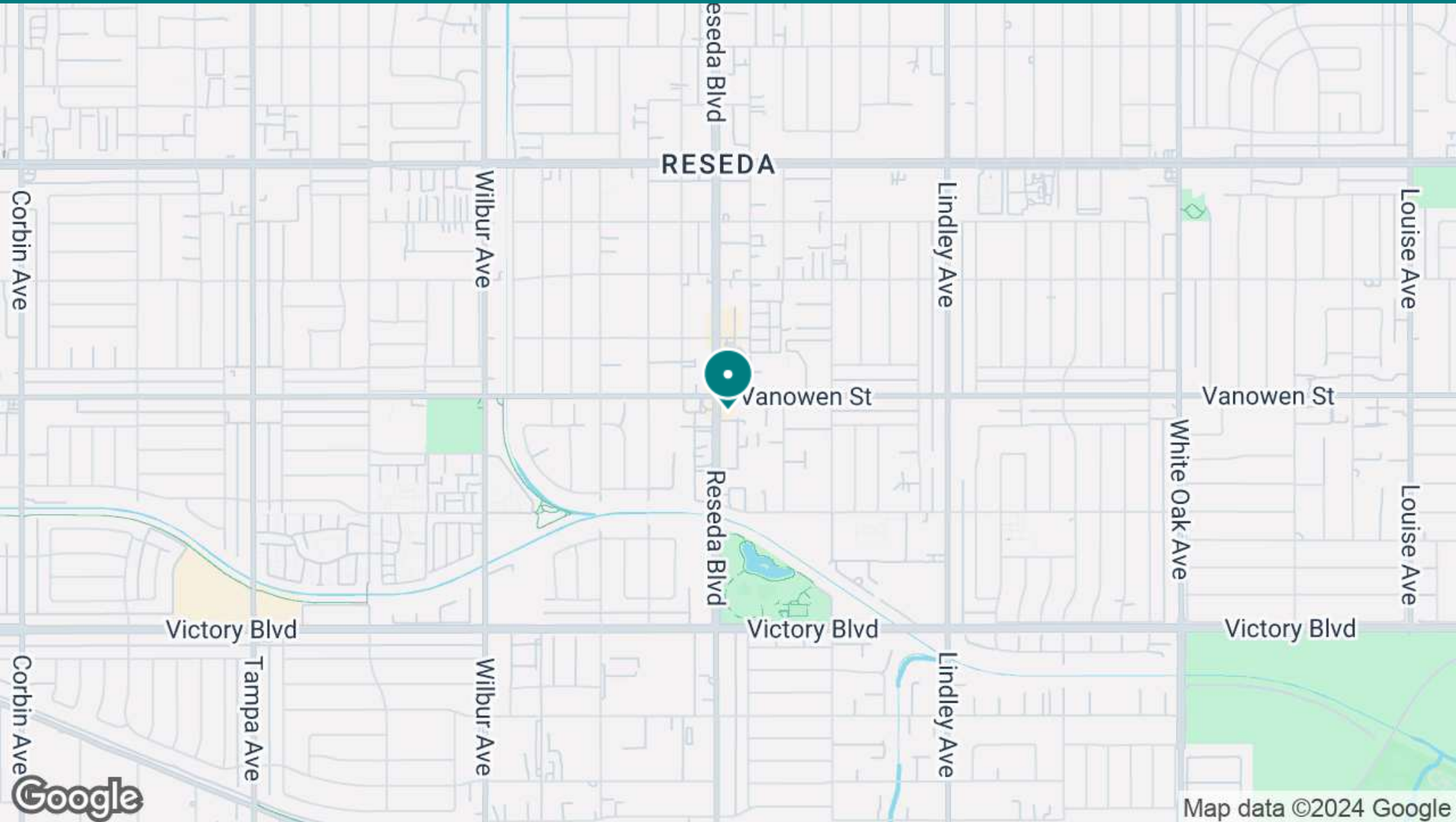
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LOCATION MAP

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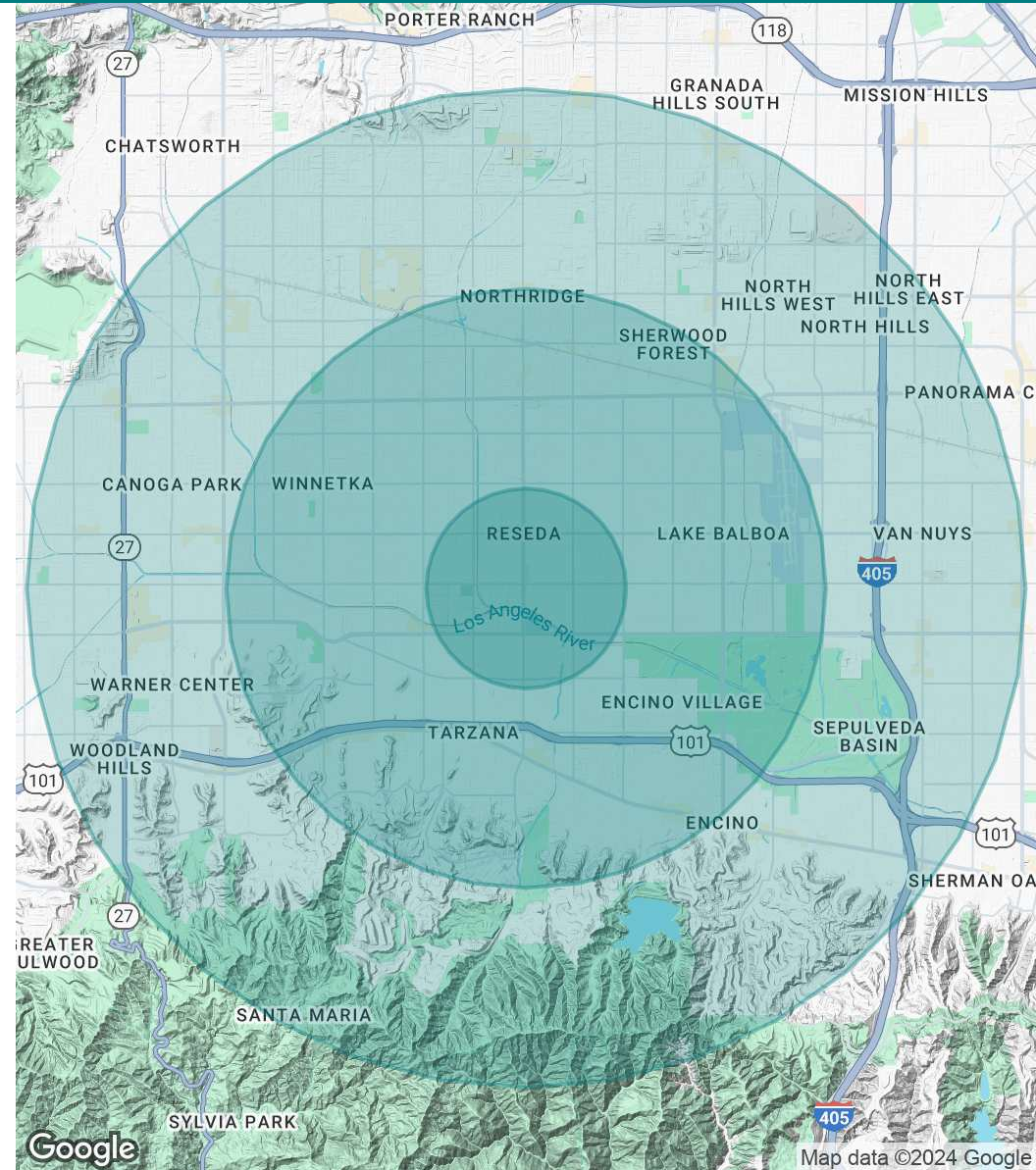
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	37,465	232,145	587,745
Average Age	41	41	41
Average Age (Male)	40	40	39
Average Age (Female)	42	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,420	80,363	206,000
# of Persons per HH	3	2.9	2.9
Average HH Income	\$99,929	\$116,148	\$119,856
Average House Value	\$792,052	\$884,160	\$891,723
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	52.3%	44.2%	44.6%
RACE	1 MILE	3 MILES	5 MILES
% White	35.2%	40.3%	38.7%
% Black	4.2%	4.9%	5.3%
% Asian	10.9%	12.3%	13.2%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	1.8%	1.5%	1.5%
% Other	33.6%	26.9%	27.5%

Demographics data derived from AlphaMap



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