

# FOR LEASE

MECHANICS BAY IN PRIME RESEDA LOCATION



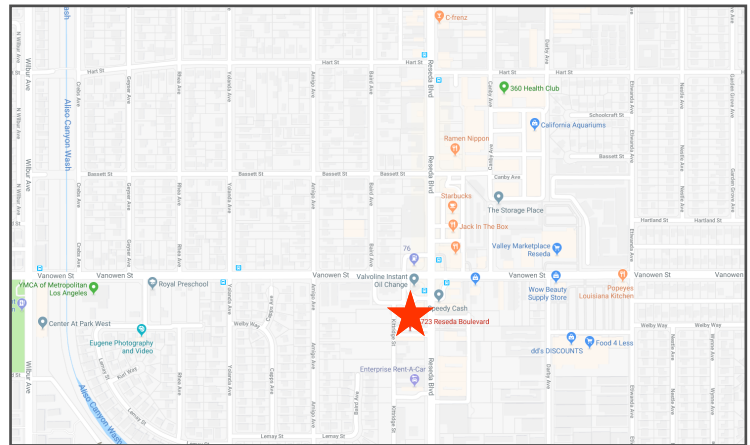
## NEIGHBORING RETAILERS



6723 RESEDA BLVD | RESEDA, CA 91335

## FEATURES + AMENITIES

- APPROXIMATELY ±1,000 SF MECHANICS BAY AVAILABLE
- HIGH STREET VISIBILITY
- PROMINENT DISPLAY SIGNAGE
- CONVENIENT EGRESS + INGRESS
- DAILY TRAFFIC COUNTS OF 29,822 ON RESEDA BLVD.
- CLOSE TO COUNTLESS THRIVING RETAILERS
- DENSE RESIDENTIAL NEIGHBORHOODS



EXCLUSIVELY REPRESENTED BY

### DAVID GUARDADO

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DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	38,098	234,658	563,138
AVG HH INCOME	\$68,617	\$86,896	\$90,657



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# AERIAL PHOTO

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# DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2017A</b>			
Total Population	38,098	234,658	563,138
Female Population	51.08%	50.76%	50.53%
Male Population	48.92%	49.24%	49.47%
Population Density	12,125	8,298	7,169
Population Median Age	37.5	38.4	37.1
Employed Civilian Population 16+	18,194	115,355	273,657
% White Collar	54.5%	61.6%	61.0%
% Blue Collar	45.5%	38.4%	39.0%
Total Q2 2017 Employees	9,413	81,052	280,657
Total Q2 2017 Establishments*	1,515	11,647	31,649
Population Growth 2000-2010	4.28%	5.31%	6.16%
Population Growth 2017A-2022	1.00%	1.04%	1.50%
<b>Income: 2017A</b>			
Average Household Income	\$68,617	\$86,896	\$90,657
Median Household Income	\$50,292	\$60,314	\$60,162
Per Capita Income	\$22,941	\$29,885	\$31,453
Avg Income Growth 2000-2010	38.69%	36.68%	34.45%
Avg Income Growth 2017A-2022	15.16%	14.56%	13.75%
<b>Households: 2017A</b>			
Households	12,552	80,291	194,287
Average Household Size	2.98	2.87	2.84
Hhld Growth 2000-2010	1.69%	1.19%	3.24%
Hhld Growth 2017A-2022	2.39%	2.38%	2.81%
<b>Housing Units: 2017A</b>			
Occupied Units	12,552	80,291	194,287
% Occupied Units	97.40%	97.30%	96.95%
% Vacant Housing Units	2.60%	2.70%	3.05%
Owner Occ Housing Growth 2000-2010	1.17%	1.38%	1.98%
Owner Occ Housing Growth 2000-2022	-1.06%	1.04%	2.81%
Owner Occ Housing Growth 2017A-2022	1.19%	1.14%	1.40%
Occ Housing Growth 2000-2010	1.69%	1.19%	3.24%
Occ Housing Growth 2010-2022	7.93%	7.41%	8.36%
Occ Housing Growth 2017A-2022	2.39%	2.38%	2.81%
<b>Race and Ethnicity: 2017A</b>			
% American Indian or Alaska Native Population	0.71%	0.55%	0.57%
% Asian Population	11.09%	12.31%	12.87%
% Black Population	3.75%	4.31%	4.72%
% Hawaiian or Pacific Islander Population	0.09%	0.15%	0.14%
% Multirace Population	5.78%	5.99%	5.72%
% Other Race Population	23.47%	18.95%	19.57%
% White Population	55.11%	57.75%	56.41%
% Hispanic Population	50.57%	41.70%	42.64%
% Non Hispanic Population	49.43%	58.30%	57.36%
<b>Seasonal Population Trending</b>			
Q4 2014	49	843	1,890
Q1 2015	50	870	1,976
Q2 2015	69	1,000	2,252
Q3 2015	70	1,071	2,396
Q4 2015	79	1,076	2,476
Q1 2016	105	1,176	2,578
Q2 2016	105	1,176	2,578
Q3 2016	85	984	2,229
Q4 2016	85	986	2,237

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