

# ±13,000 SF BOX IN THE SAN FERNANDO VALLEY Tampa Ave. and Victory Blvd.

KENNEDY WILSON  
BROKERAGE

6416 Tampa Avenue, Reseda, CA 91355



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# ±13,000 SF RETAIL BOX FOR LEASE

## Tampa Ave. and Victory Blvd.

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### AVAILABLE

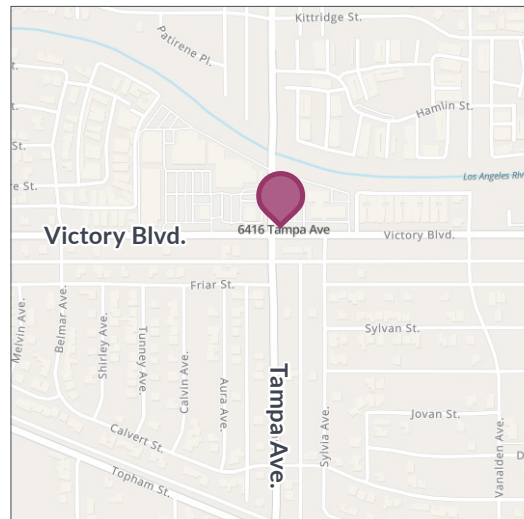
Size: ±13,000 SF (divisible)

Rent: \$3.00 PSF/Mo., NNN

### PROPERTY HIGHLIGHTS

- Prime 2nd generation retail leasing opportunity in the San Fernando valley (potentially divisible)
- Located at the intersection of Tampa Ave. and Victory Blvd. with CPD of ±80,793
- Dense trade area with approximately ±27,573 within 1 mile radius
- Many national tenants across the street such as Vons, Ross, CVS, Starbucks, etc.
- On-grade parking available
- Drive-thru window
- Approximately 15' high ceilings
- Easy access off the 101 Freeway

*Prospective tenants are hereby advised that all uses are subject to City approval*

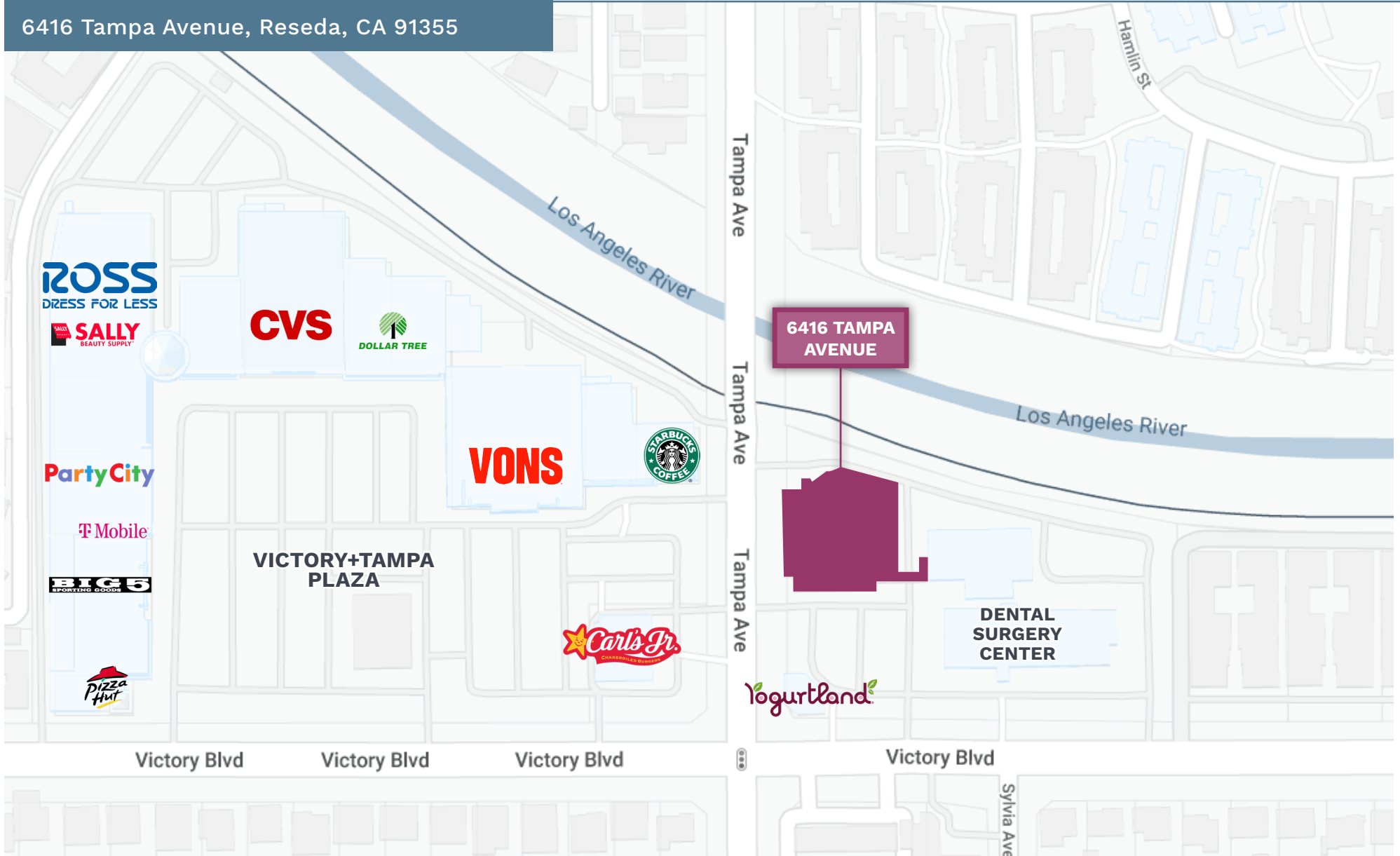


### TRADE AREA



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On corner of Tampa Ave. and Victory Blvd. with CPD of ±80,793



Drive-thru window available



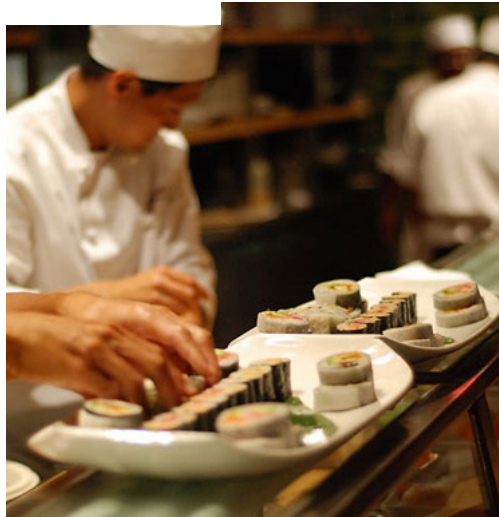
Across the street from the CVS and Vons-anchored Victory & Tampa Plaza

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**AREA DEMOGRAPHICS**



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2023 Estimated Population</b>	<b>8,064</b>	<b>27,573</b>	<b>110,501</b>
2028 Projected Population	7,913	27,516	107,534
2020 Census Population	8,293	27,879	112,114
2010 Census Population	7,996	27,470	111,989
Projected Annual Growth 2023 to 2028	-0.4%	-	-0.5%
Historical Annual Growth 2010 to 2023	-	-	-0.1%
2023 Median Age	39.0	40.5	38.6
<b>HOUSEHOLDS</b>			
2023 Estimated Households	2,944	9,405	38,708
2028 Projected Households	2,928	9,470	38,141
2020 Census Households	2,923	9,340	39,218
2010 Census Households	2,706	8,910	37,941
Projected Annual Growth 2023 to 2028	-0.1%	0.1%	-0.3%
Historical Annual Growth 2010 to 2023	0.7%	0.4%	0.2%
<b>RACE &amp; ETHNICITY</b>			
2023 Estimated White	47.5%	45.5%	42.0%
2023 Estimated Black or African American	5.4%	5.0%	5.5%
2023 Estimated Asian or Pacific Islander	11.4%	12.3%	13.8%
2023 Estimated American Indian or Native Alaskan	1.2%	1.4%	1.4%
2023 Estimated Other Races	34.5%	35.9%	37.3%
2023 Estimated Hispanic	40.8%	42.5%	44.1%
<b>INCOME</b>			
<b>2023 Estimated Average Household Income</b>	<b>\$95,593</b>	<b>\$127,688</b>	<b>\$131,178</b>
2023 Estimated Median Household Income	\$75,016	\$93,994	\$92,390
2023 Estimated Per Capita Income	\$35,006	\$43,831	\$46,145
<b>EDUCATION</b>			
2023 Estimated High School Graduate	20.9%	20.5%	20.6%
2023 Estimated Some College	18.8%	20.7%	18.6%
2023 Estimated Associates Degree Only	7.6%	7.5%	7.4%
2023 Estimated Bachelors Degree Only	27.4%	23.7%	24.2%
2023 Estimated Graduate Degree	14.2%	12.8%	12.3%
<b>BUSINESS</b>			
2023 Estimated Total Businesses	308	1,160	6,975
<b>2023 Estimated Total Employees</b>	<b>1,440</b>	<b>6,314</b>	<b>37,612</b>
2023 Estimated Employee Population per Business	4.7	5.4	5.4
2023 Estimated Residential Population per Business	26.2	23.8	15.8



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