

# 7114 RESEDA BLVD

Reseda, CA



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7114 RESEDA BLVD



~1,257 SQFT RBA



LAC2 ZONING

## 7114 RESEDA BLVD

Presenting a prime lease opportunity at 7114 Reseda Blvd! This 1,379 square foot medical-zoned building offers high street exposure and excellent visibility, making it an ideal location for your business. The space is versatile, perfect for an office setup or business operations, and includes a show room. A kitchenette is available for your convenience, along with a private restroom featuring a toilet and sink. Public parking is accessible. Don't miss out on this adaptable and highly visible space!



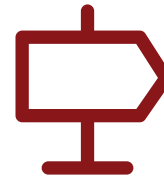
### ACCESSIBILITY

Street Exposure on  
Reseda Blvd,  
32k Traffic



### UTILITIES

All Utilities Are Included



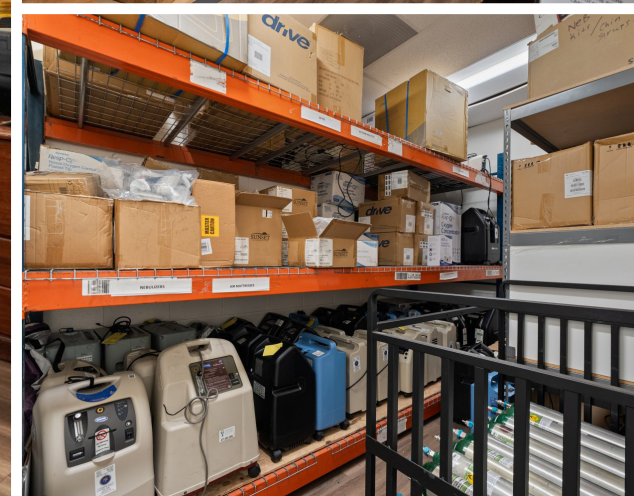
### SIGNAGE

Signage Opportunity



### SPACE

Show Room  
+ Work Space,  
Private Restroom and  
Kitchenette Included





# DEMOGRAPHICS

## OVERVIEW

Reseda, California, is a diverse neighborhood in the San Fernando Valley region of Los Angeles, known for its suburban feel and mix of residential and commercial areas. Established in 1912, it transitioned from a farming community to a residential hub after World War II. Reseda offers various amenities, including parks, schools, and shopping areas along Reseda Boulevard and Sherman Way. The community is actively involved in revitalization efforts and hosts events like the Reseda Art Walk. Accessible via major freeways and public transit, Reseda maintains a strong sense of community despite facing urban challenges.



39

MEDIAN AGE



~123k

POPULATION



~\$97k

AVERAGE  
HOUSEHOLD INCOME



41k

U.S. CITIZENS



~664k

MEDIAN HOME VALUE



46%

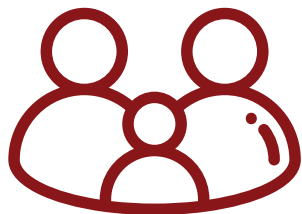
OWNER OCCUPIED  
HOUSHOLDS



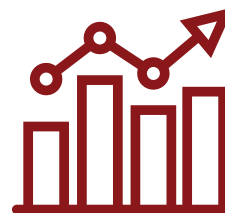
21%

BACHELOR'S DEGREE

# DEMOGRAPHICS



**MAJORITY  
FAMILY-OCCUPIED**



**MAJORITY  
ATTENDED COLLEGE**

	<b>5 MILE 2023 PER CAPITA</b>	<b>5 MILE 2023 AVG HOUSEHOLDS</b>
EDUCATION & DAYCARE	\$849	\$2,518
HEALTH CARE	\$551	\$1,635
TRANSPORTATION & MAINTENANCE	\$2,979	\$8,838
HOUSEHOLD	\$624	\$1,851
FOOD & ALCOHOL	\$3,273	\$9,711
ENTERTAINMENT, HOBBIES & PETS	\$1,669	\$4,953
APPAREL	\$628	\$1,864

# TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
RESEDA BLVD	SHERMAN WAY N	32,715	0.03 mi
SHERMAN WAY	CANBY AVE E	33,295	0.09 mi
ETIWANDA AVE	SHERMAN WAY N	7,189	0.23 mi
RESEDA BLVD	BASSETT ST S	22,614	0.24 mi
ETIWANDA AVE	GAULT ST N	9,156	0.25 mi
GAULT ST	NESTLE AVE E	489	0.27 mi
NESTLE AVE	GAULT ST N	612	0.30 mi
RESEDA BLVD	VANOWEN ST S	30,050	0.36 mi
VANOWEN ST	CANBY AVE E	33,922	0.41 mi
VANOWEN ST	YOLANDA AVE W	30,368	0.47 mi



# AREA LAYOUT

The area around 7114 Reseda Blvd in Reseda, California, is primarily commercial, featuring a variety of shops, restaurants, and services along the bustling Reseda Boulevard. It is situated close to residential neighborhoods, with amenities such as Reseda Park and the Reseda Recreation Center nearby, providing recreational options for the community.



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