

**FOR SALE** **7115 Darby Ave**  
Reseda, CA 91335

**22,913 SF SAN FERNANDO VALLEY  
CREATIVE INDUSTRIAL  
SHOWROOM/WAREHOUSE**



## PROPERTY DESCRIPTION

Beautifully maintained showroom/creative office/distribution building in the heart of the SF Valley. Approximately 22,913 SF with max 18' Clear height to beams and 3 loading docks, 3 overhead doors. Approximately 7,500 SF Full HVAC and insulated showroom, around 1,500 SF warehouse offices, M1 zoning and appears to be compliant for cannabis uses, but verify all information. Opportunity Zone/HUBZone Qualified. Ask about Seller financing.

**Call broker for tour or more details, do not disturb tenant.**

FOR LEASING  
INQUIRIES CONTACT:

**TERRY ADAMS**

CABRE# 01432125 | 818.620.7232 | [terryadamscre@outlook.com](mailto:terryadamscre@outlook.com)

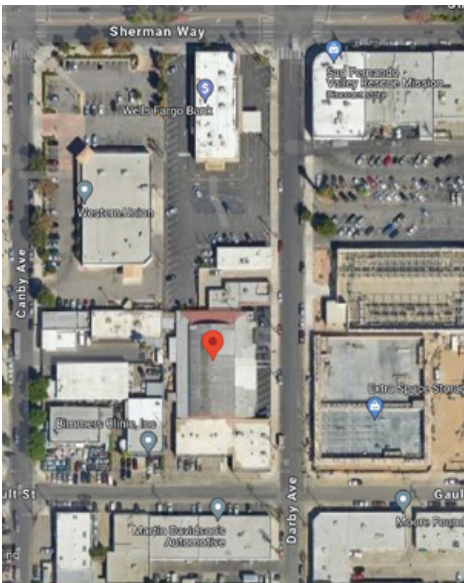




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## PROPERTY PHOTOS



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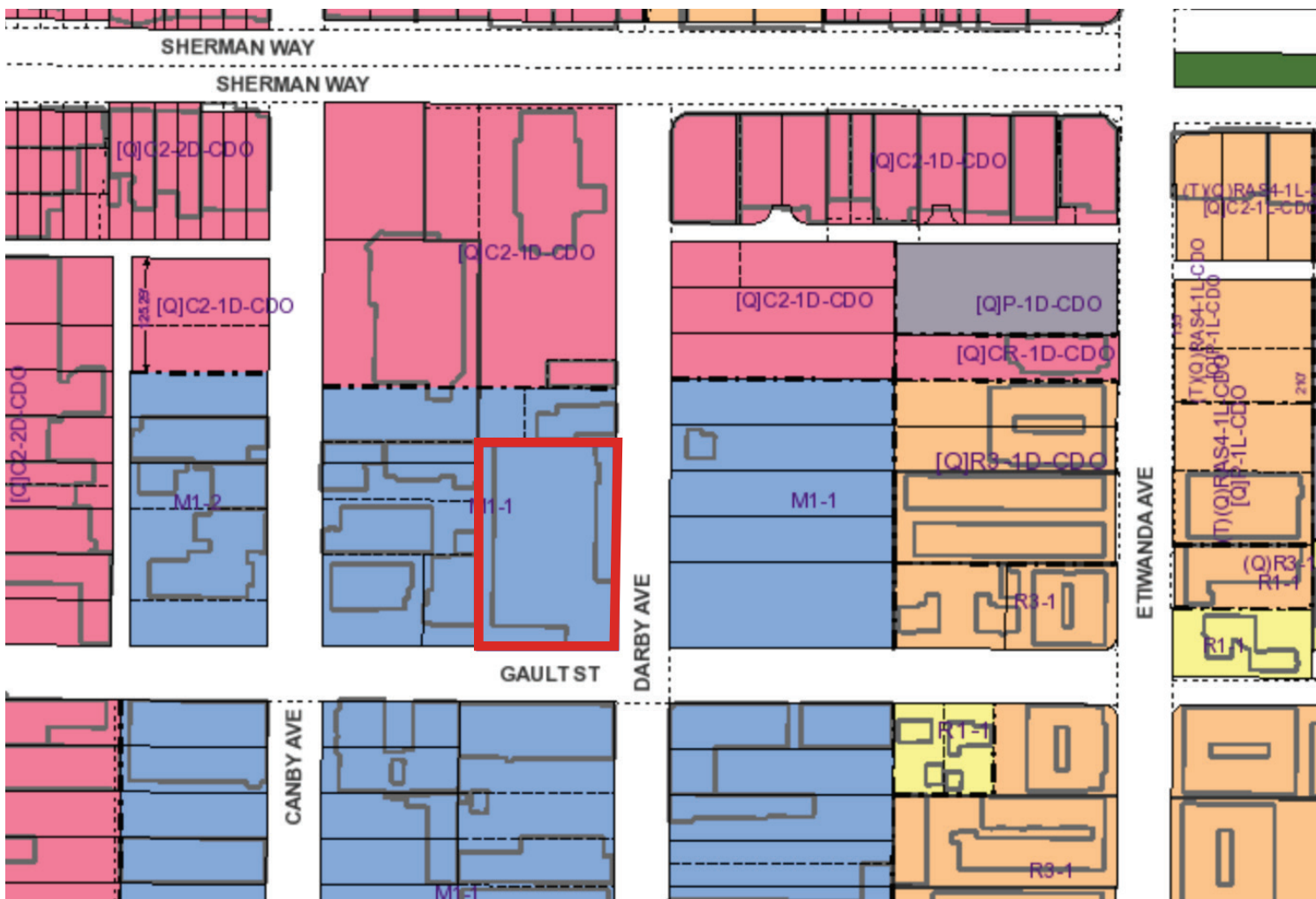
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## SITE PLAN



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## TERRY ADAMS

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**COLDWELL BANKER  
COMMERCIAL**



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## MARKET OVERVIEW

Reseda, California, situated in the heart of the San Fernando Valley, offers a dynamic and promising real estate market characterized by its steady growth, affordability, and strong community appeal. Here's an overview highlighting the positive aspects of Reseda's market:

Reseda boasts a vibrant, diverse community that attracts families, young professionals, and retirees alike. The area is known for its suburban charm combined with urban amenities, making it an ideal place to live. Residents enjoy a variety of recreational activities, with numerous parks, sports facilities, and cultural events. The recent enhancements in public spaces, such as the revitalization of the Reseda Park and Recreation Center, further contribute to the community's appeal.

Reseda's strategic location within the San Fernando Valley provides easy access to major freeways, public transportation, and key employment hubs in Los Angeles. Its proximity to the 101 and 405 Freeways ensures convenient commutes to downtown LA, making it an attractive option for professionals working in the city. Additionally, the area is well-served by public transportation, including the Metro Orange Line, enhancing connectivity and reducing commute times.

Reseda is experiencing significant development initiatives aimed at revitalizing the area. Projects like the Reseda Theater renovation and various mixed-use developments are set to transform the local landscape, bringing new retail, dining, and entertainment options. These developments not only enhance the quality of life for residents but also contribute to the overall economic growth of the area.



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## LOCATION MAP



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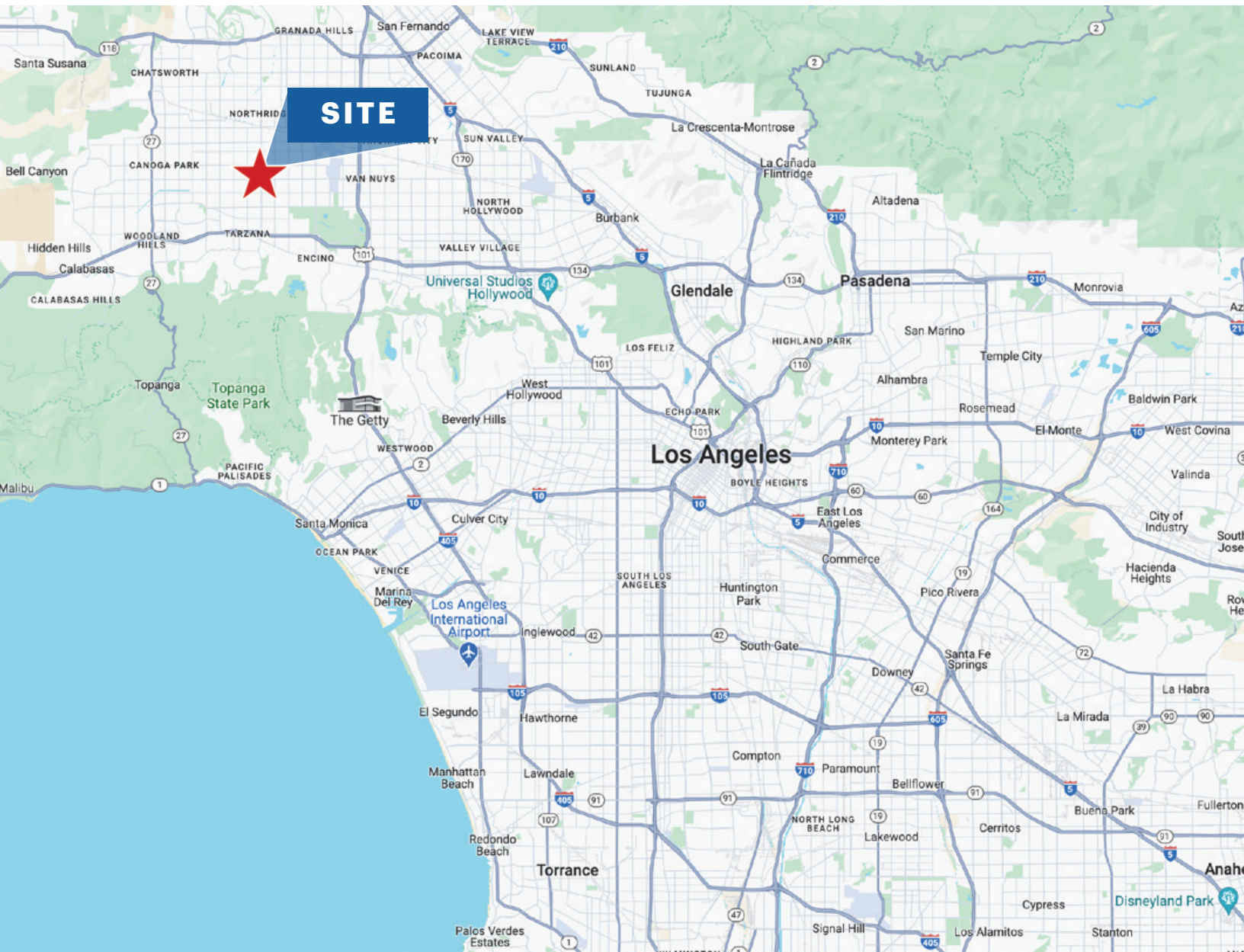




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## REGIONAL MAP



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