

# FOR LEASE

7-ELEVEN ANCHORED STRIP CENTER  
18501 VICTORY BLVD | RESEDA, CA 91335



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LEASING

BROKERAGE

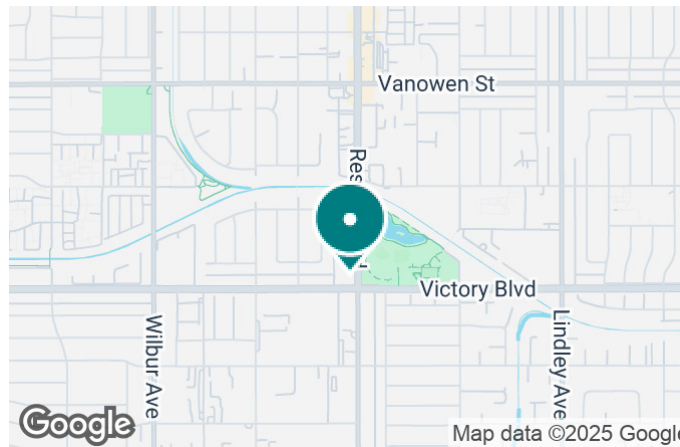
INVESTMENTS



## FEATURES &amp; AMENITIES

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## FEATURES &amp; AMENITIES

- 1,305 SF retail shop space
- 7-Eleven anchored corner strip center
- Signalized intersection - Victory + Reseda
- High street visibility
- Storefront + pylon signage
- Densely populated Reseda location
- Close to CSUN, Northridge Hospital, and Westfield Topanga shopping mall
- Convenient access to the 405 + 101 freeways

## NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,968	76,218	184,497
Total Population	39,028	218,239	514,616
Average HH Income	\$108,972	\$119,180	\$122,970

EXCLUSIVELY REPRESENTED BY

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

1,275 SF + 1,090 SF retail shop spaces in 7-Eleven anchored corner strip center. Property features high street visibility, onsite parking, storefront + pylon signage opportunity. Strong area demographics with dense residential population and high daytime employment counts.

## LOCATION DESCRIPTION

Situated at the major signalized intersection of Victory Blvd + Reseda Ave, boasting massive daily vehicle and foot traffic counts. Freeway close, with convenient access to the nearby 101 & I-405 freeway. Positioned across from Reseda Recreation Center + Park, and close to CSUN, Northridge Hospital, and Westfield Topanga shopping mall.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	1,305 SF
Lot Size:	22,381 SF
Building Size:	12,594 SF

SPACES	LEASE RATE	SPACE SIZE
18515	Negotiable	1,305 SF
18501-2	Negotiable	1,305 SF

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## ADDITIONAL PHOTOS

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## RETAILER MAP

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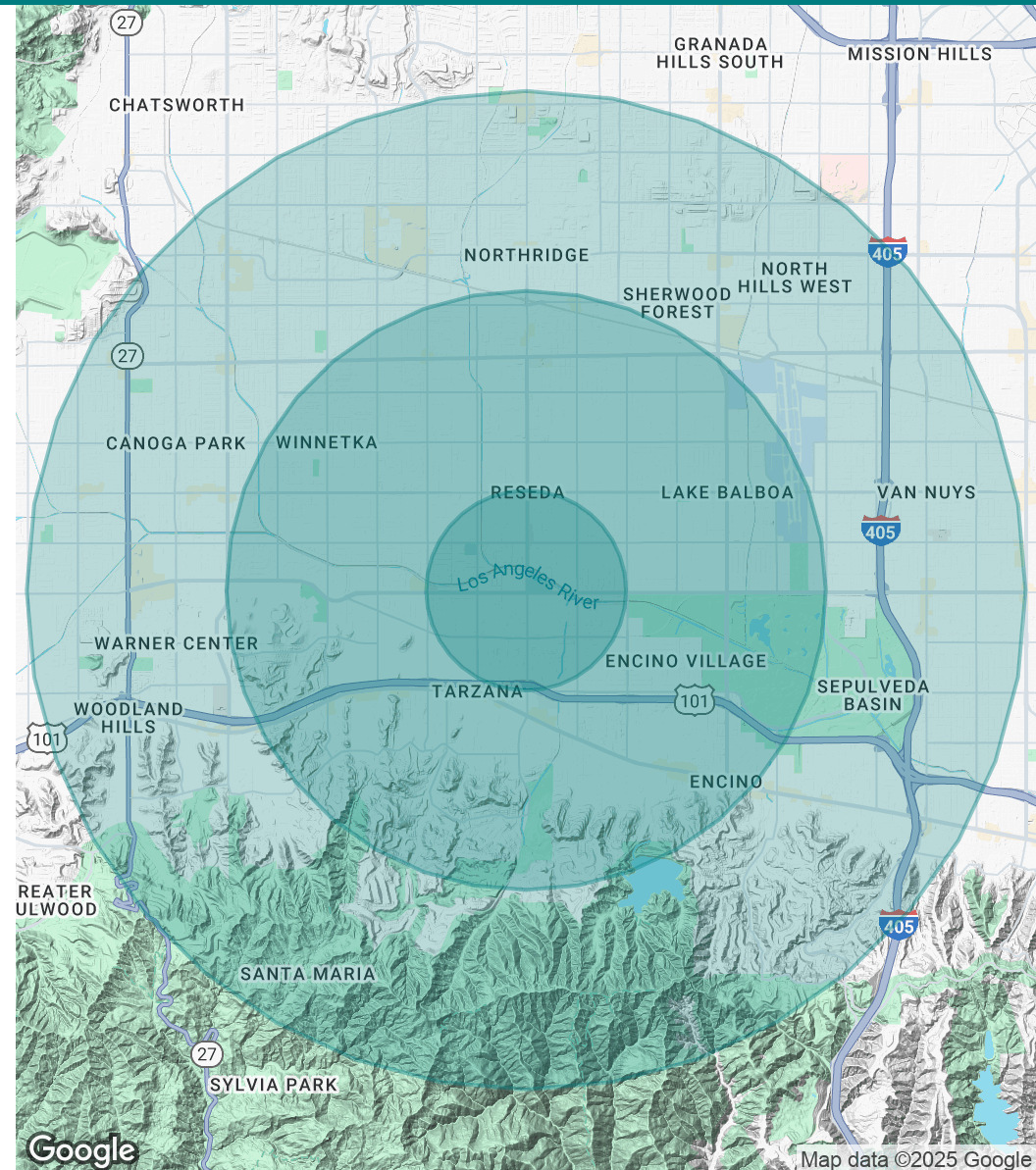
# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	39,028	218,239	514,616
Average Age	41	42	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,968	76,218	184,497
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$108,972	\$119,180	\$122,970
Average House Value	\$851,523	\$909,947	\$920,817
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	43.6%	42.6%	41.7%
RACE	1 MILE	3 MILES	5 MILES
% White	43.0%	42.1%	41.1%
% Black	4.8%	4.9%	5.4%
% Asian	9.6%	11.8%	13.0%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	1.4%	1.4%	1.4%
% Other	27.2%	25.8%	25.1%

Demographics data derived from AlphaMap



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