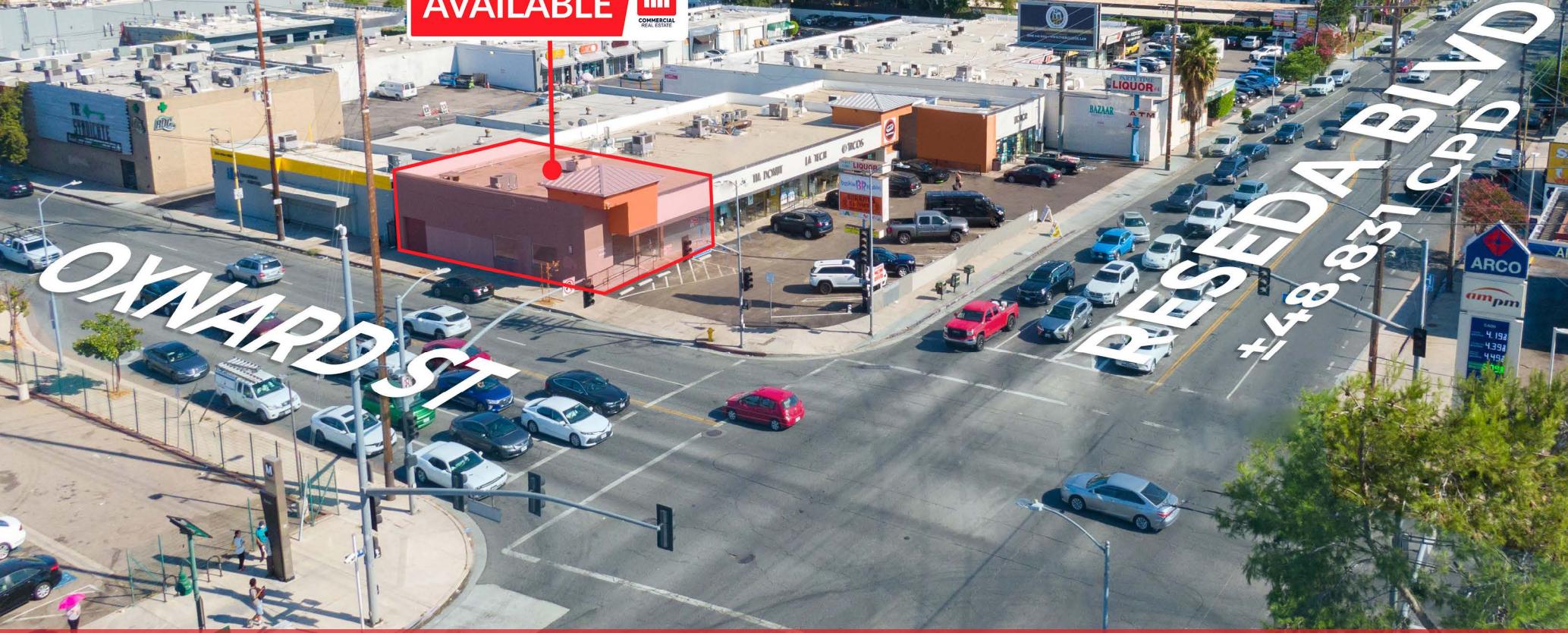




COMMERCIAL
REAL ESTATE
the sign of a profitable property

AVAILABLE



END-CAP AVAILABLE FOR LEASE IN NEWLY RENOVATED TARZANA CENTER

6026-6040 Reseda Blvd., Tarzana, CA 91356



BRIAN WIENER

(310) 730-1459 | brian@illicre.com
DRE#01259067

STEFAN SIEGEL

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DRE#01356621

TODD NATHANSON

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DRE#00923779



END-CAP RETAIL SPACE
TARZANA, CA

EXCLUSIVELY LISTED BY

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END-CAP RETAIL SPACE
TARZANA, CA

PROPERTY FEATURES

6026-6040 Reseda Blvd., Tarzana, CA 91356



APPROX. 1,216 - 2,650 SF

END-CAP AVAILABLE FOR LEASE

- ✓ Divisible to ±1,216 or ±1,434 SF
- ✓ Located on the SEC at Reseda & Oxnard

RATE

Unit 6040 & 6038: ±2,650 SF | \$3.75 SF MO

Unit 6040 (End-cap): ±1,434 SF | \$3.85 SF MO

Unit 6038-B (In-line): ±1,216 SF | \$3.75 SF MO

AREA AMENITIES

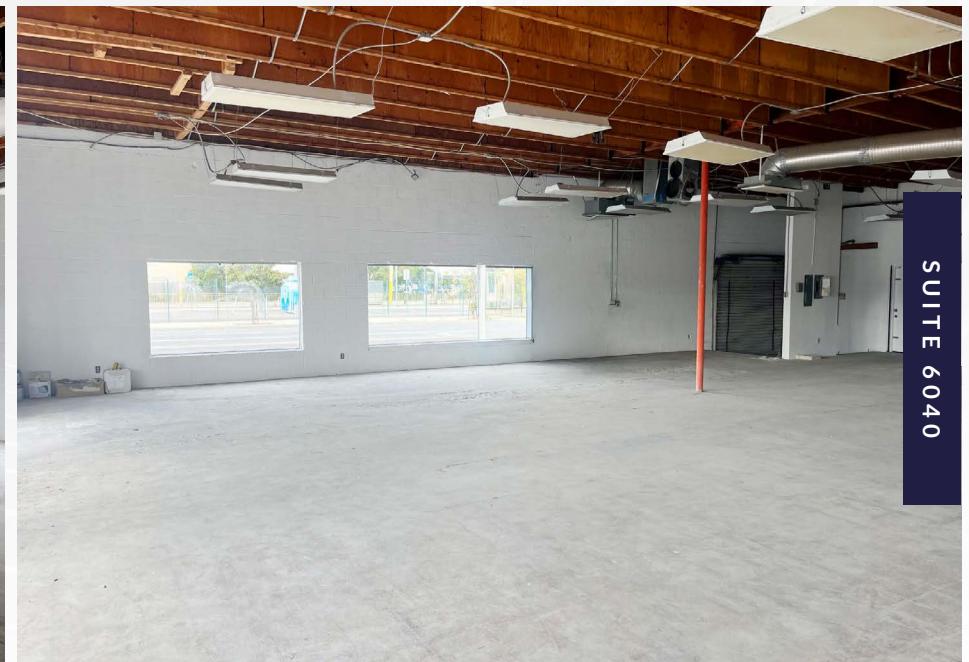
- ✓ Located in the Transit Neighborhood Plan (TNP) at the Reseda/Oxnard Orange Line Station with 200 parking spaces across the street
- ✓ Adjacent to the newly constructed biotech campus of Instil Bio, walking distance to California College of ASU (Former Columbia College Hollywood Campus), and near Cedar/Providence Hospital
- ✓ 101 Freeway (1 mile) and the first major intersection
- ✓ The access point to the freeway for neighborhoods including: Tarzana, Reseda, and Northridge

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	38,079	195,529	517,880
	Avg. HH Income	\$89,993	\$105,863	\$103,688
	Daytime Pop	31,358	160,917	422,680
	Traffic Count	± 48,831 CPD ON RESEDA BLVD		

END-CAP RETAIL SPACE
TARZANA, CA

INTERIOR PHOTOS

6026-6040 Reseda Blvd., Tarzana, CA 91356



END-CAP RETAIL SPACE
TARZANA, CA

SITE PLAN

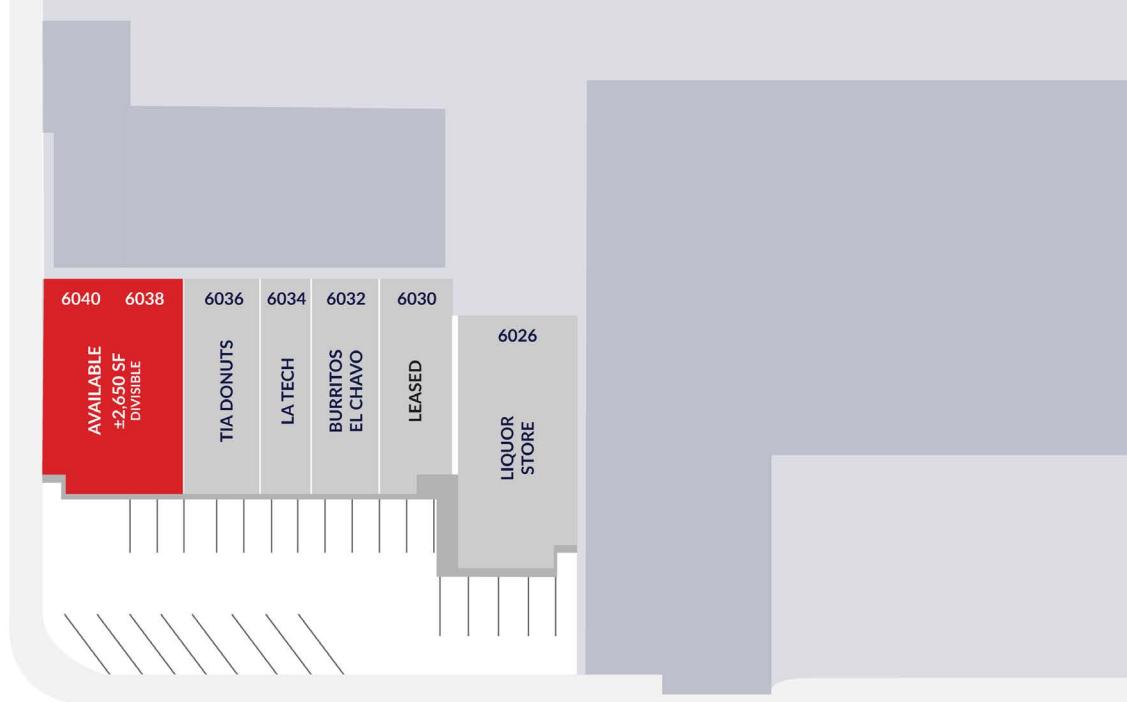
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ORANGE LINE BUSWAY

OXNARD BLVD

RESEDA BLVD



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



Sleep
HOME

CHIPOTLE
MEXICAN GRILL

RESEDA CHARTER
HIGH SCHOOL

Cedars
Sinai

WING-STOP

Food 4 Less

Starbucks

CITI

cvs
armacy

target

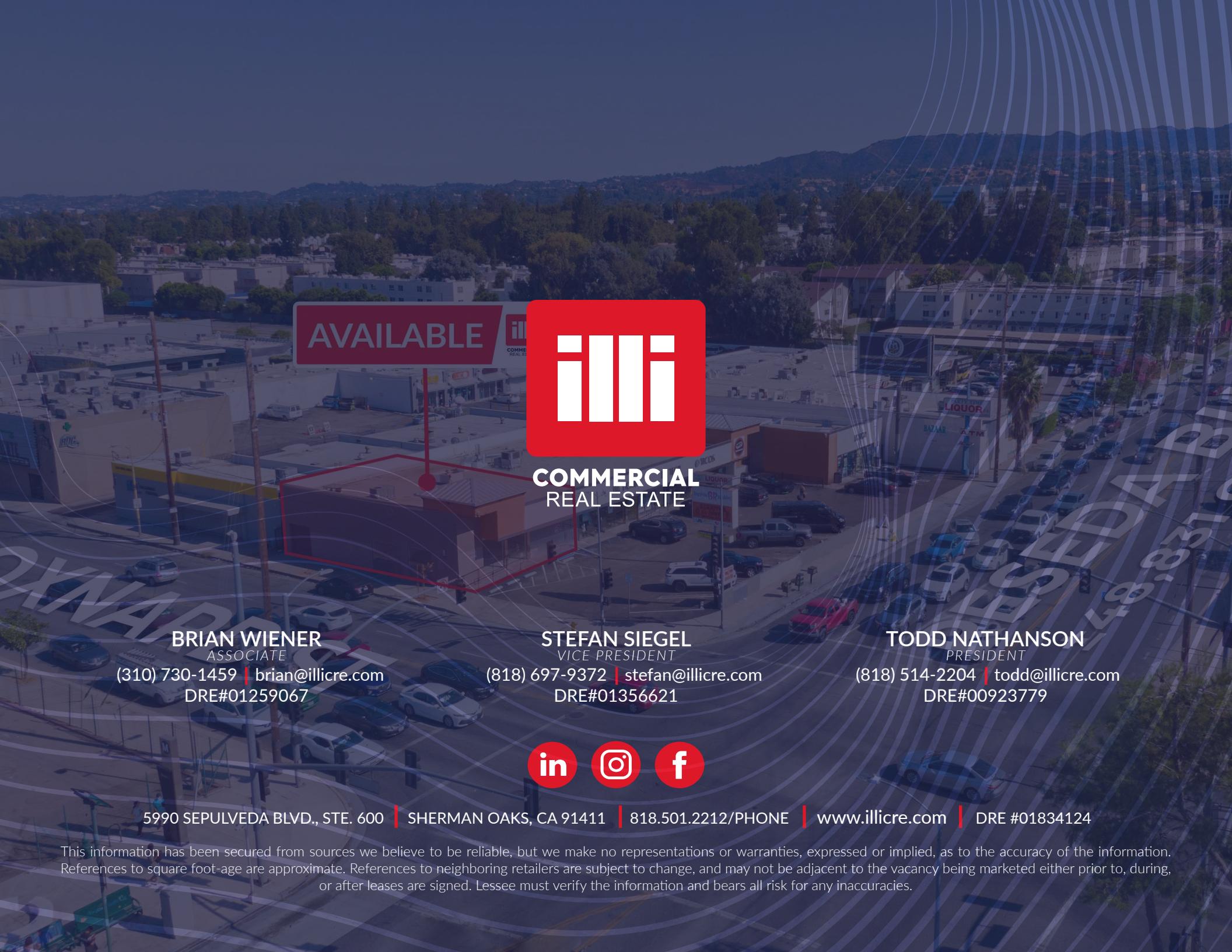
ROSS
DRESS FOR LESS

InstilBio

McDonald's

ASU California
College of ASU
Arizona State University

AERIAL MAP



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