



**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



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END-CAP RETAIL SPACE
TARZANA, CA

EXCLUSIVELY LISTED BY

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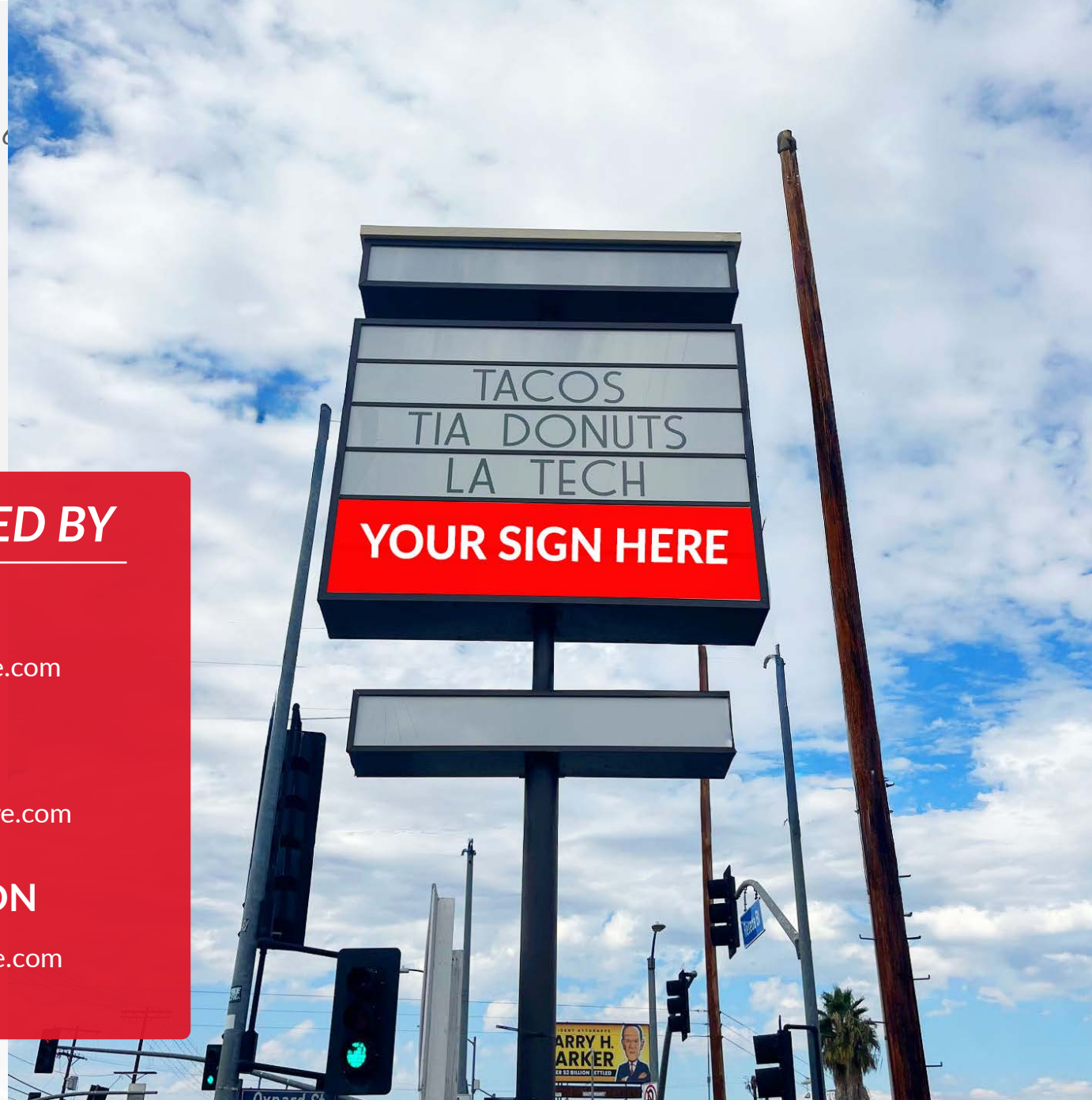
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

6026-6040 Reseda Blvd., Tarzana, CA 91356



APPROX. 1,216 - 2,650 SF

END-CAP AVAILABLE FOR LEASE

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

RATE





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

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

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

AREA AMENITIES

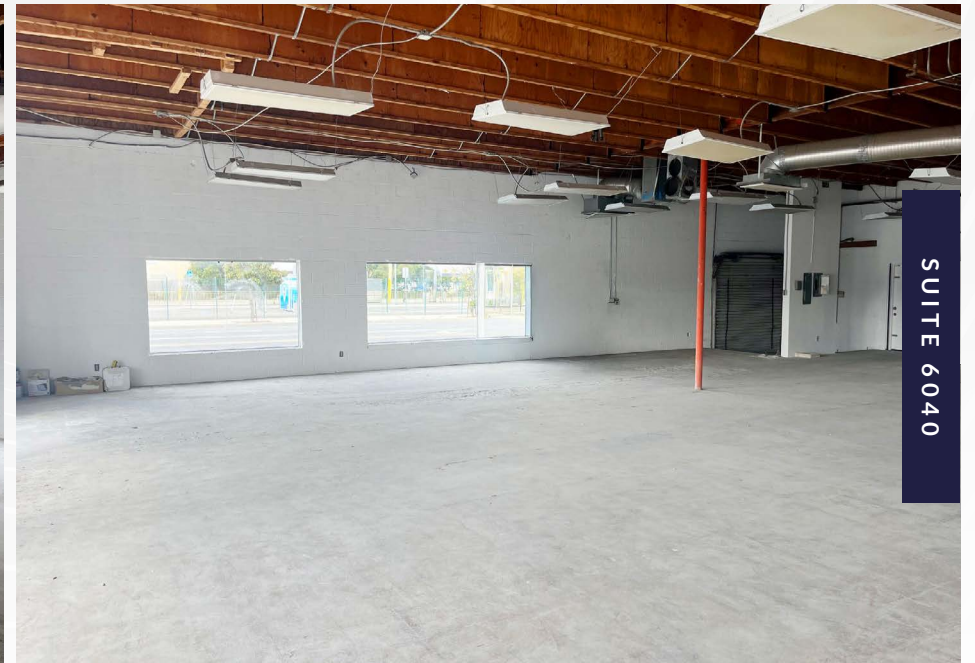
- ✓ Located in the Transit Neighborhood Plan (TNP) at the Reseda/Oxnard Orange Line Station with 200 parking spaces across the street
- ✓ Adjacent to the newly constructed biotech campus of Instil Bio, walking distance to California College of ASU (Former Columbia College Hollywood Campus), and near 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	$\pm 48,831$ CPD ON RESEDA BLVD		

END-CAP RETAIL SPACE
TARZANA, CA

INTERIOR PHOTOS

6026-6040 Reseda Blvd., Tarzana, CA 91356



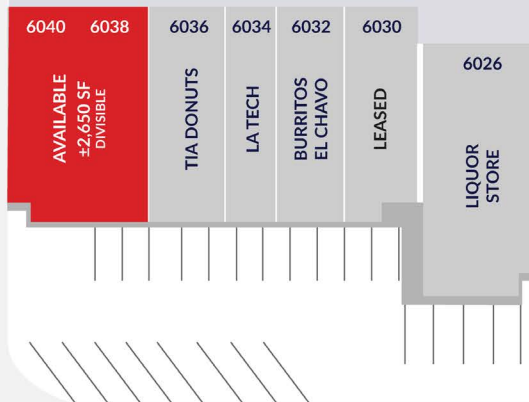
SUITE 6040

SITE PLAN

6026-6040 Reseda Blvd., Tarzana, CA 91356

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



RESEDA CHARTER
HIGH SCHOOL



Food4Less



citi

CVS
pharmacy



ROSS
DRESS FOR LESS

InstilBio



ASU California
College of ASU
Arizona State University

AERIAL MAP

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