



AVAILABLE



# END-CAP AVAILABLE FOR LEASE IN NEWLY RENOVATED TARZANA

6026-6040 Reseda Blvd., Tarzana, CA 91356



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# PROPERTY FEATURES

6026-6040 Reseda Blvd., Tarzana, CA 91356



## APPROX. 1,350 - 2,500 SF

END-CAP AVAILABLE FOR LEASE





- ✓ Divisible to ±1,350 or ±1,750 SF
- ✓ Located on the SEC at Reseda & Oxnard

## RATE

SUITE 6030 - \$3.75 PSF + \$0.63 PSF NNN

## 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 right around the corner from Cedar/Providence Hospital
- ✓ 101 Freeway (1 mile) and the first major intersection north of the 101 Freeway entrance and exit
- ✓ 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 |           |           |

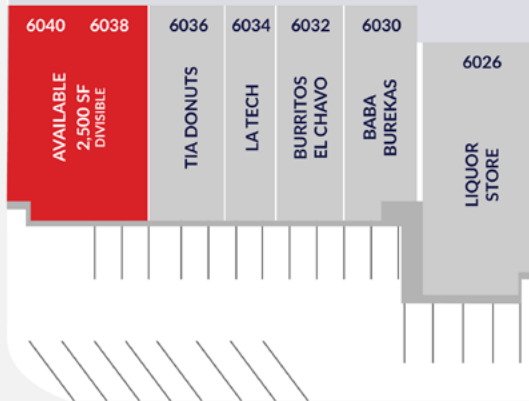
# SITE PLAN

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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.





**AVAILABLE**

**ASU** CALIFORNIA COLLEGE OF ASU

SHERMAN OAKS FOR ENRICHED STUDIES

McDonald's

Food4Less

Starbucks

RESEDA CHARTER HIGH SCHOOL

WING STOP

InstilBio

M

US 101

US 101

Sleep



RESEDA CHARTER HIGH SCHOOL

Cedars Sinai



Food4Less



citi

CVS pharmacy



ROSS DRESS FOR LESS

InstilBio



ASU California Arizona State University

**AERIAL MAP**





**COMMERCIAL**  
REAL ESTATE

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