

7242  
**RESEDA** BOULEVARD  
RESEDA, CA 91335



Marcus & Millichap  
BRANDON MICHAELS  
GROUP

7242  
**RESEDA** BOULEVARD  
RESEDA, CA 91835

EXCLUSIVELY LISTED BY

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**CONTENTS**

**04**

**EXECUTIVE SUMMARY**  
SECTION 1

**16**

**AREA OVERVIEW**  
SECTION 3

**22**

**FINANCIAL ANALYSIS**  
SECTION 4

# EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale 7242 Reseda Boulevard, a 2,200 square foot single tenant retail property situated on 0.06 acres of land (2,636 square feet) just north of the NE signalized corner of Reseda Boulevard and Sherman Way in Western San Fernando Valley submarket of Reseda, CA.

7242 Reseda Boulevard will be delivered vacant allowing for an immediate owner-user or value-add opportunity. The rear surface parking has been enclosed adding an additional 1,265 SF, approximately, to the original 935 SF street front space. The two spaces have been opened up to allow the space to be used as one contiguous unit. Interested parties should independently verify the square footage of the building. Because the unit can be accessed through either the street front door or rear facing roll up door, the property can accommodate a variety of retail, office, or flex uses. A value-add investor will have the ability to reposition the property with a market rate paying tenant. An owner-user buyer can occupy the property for their own business.

The subject property benefits from great visibility along major thoroughfare Reseda Boulevard and is well positioned just north of the NE signalized corner of Reseda Boulevard & Sherman Way, the commercial core of Reseda. Traffic counts along Reseda Boulevard exceed 32,000 vehicles per day past the property. The property sits proximate to the San Fernando Valley's major transit line, the Orange Busway. Reseda Station along the Busway is just 1.5 miles to the south along Reseda Boulevard. The property has alley access to a rear facing roll up door that can privately park up to four (4) cars, a parking ratio of 1.82 spaces per 1,000 SF.

# PROPERTY HIGHLIGHTS

 **\$795,000**  
PRICE

 **6.64%**  
PROFORMA CAP RATE

 **4 SPACES**  
PARKING

 **2,200 SF**  
BUILDING SF

 **\$361**  
PRICE/SF (BLDG)

 **1.82 SPACE(S) PER 1000**  
PARKING RATIO

 **2,636 SF**  
LOT SIZE

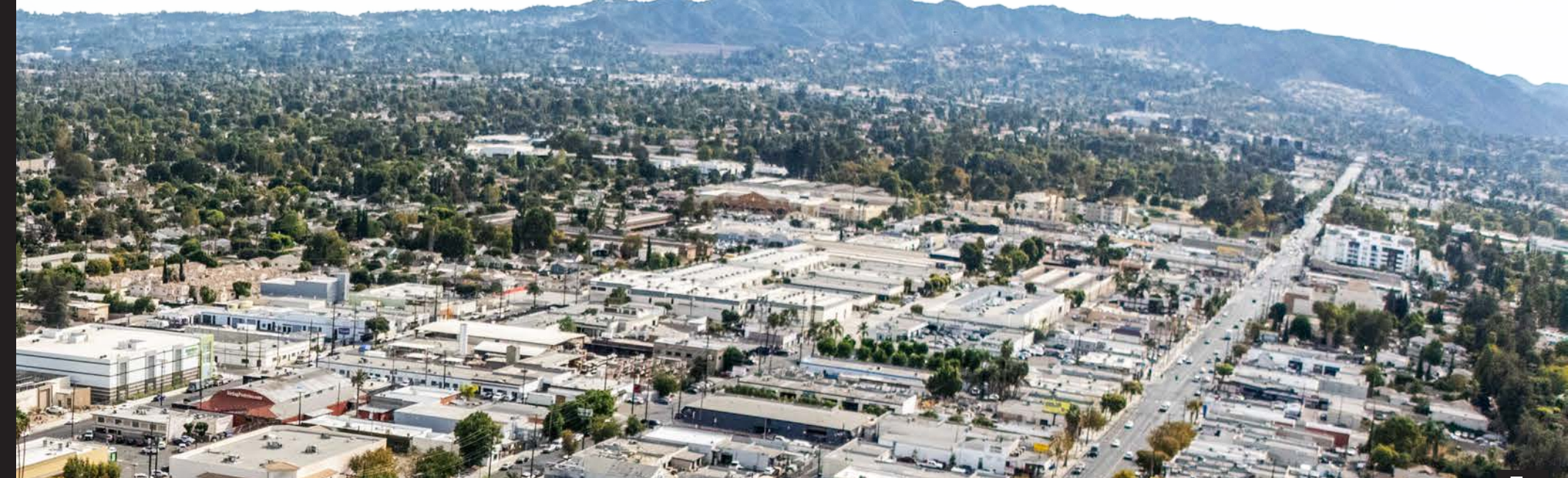
 **\$302**  
PRICE/SF (LAND)

 **32,715 VPD**  
TRAFFIC COUNTS

 **1948**  
YEAR BUILT

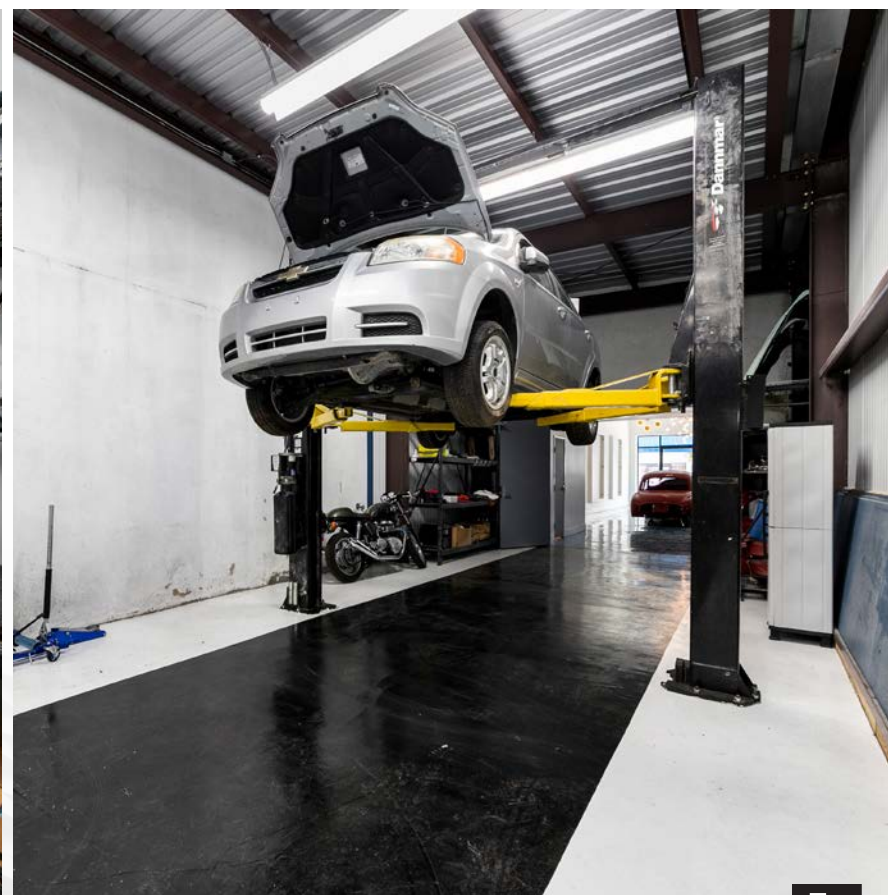
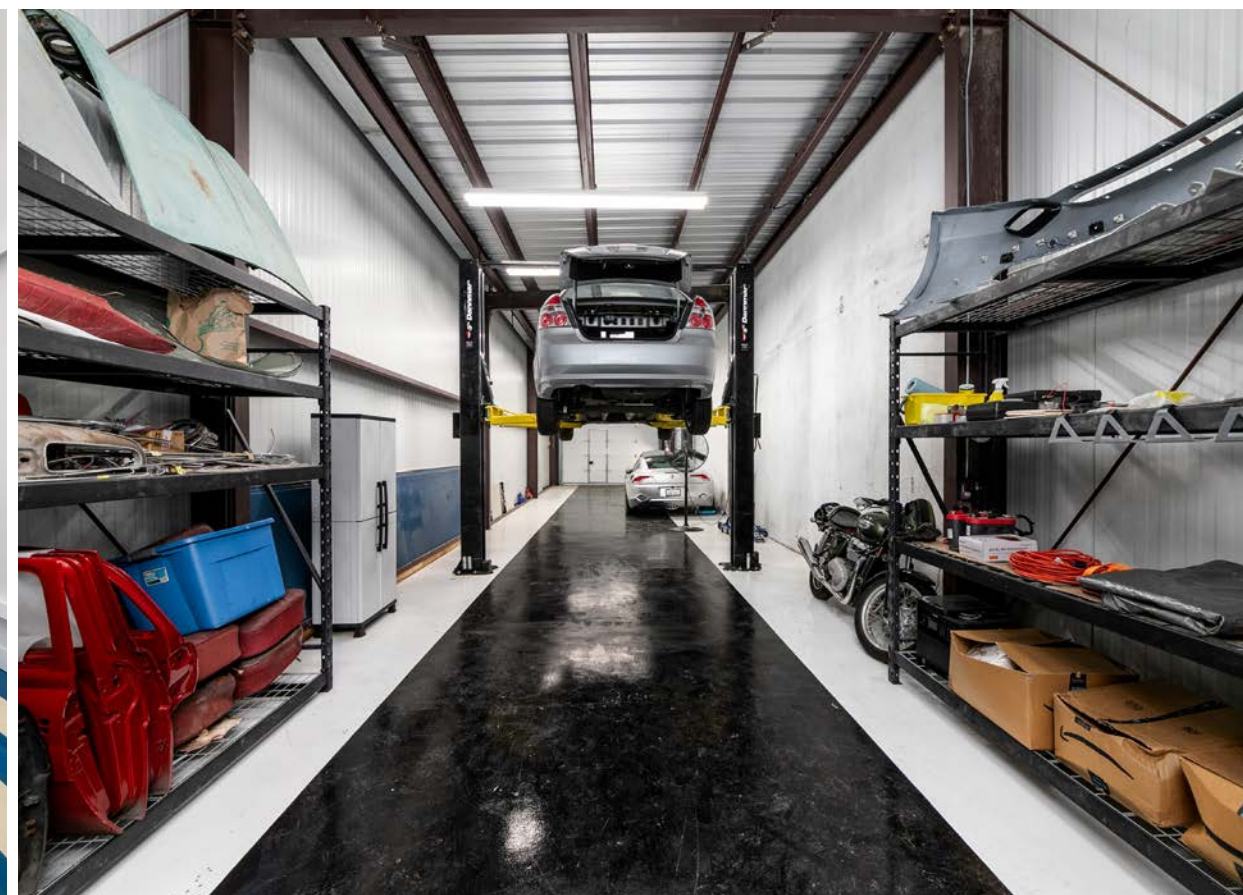
 **[Q]C2-2D-CDO**  
ZONING

 **RESEDA BOULEVARD & SHERMAN WAY**  
CROSS STREETS





INTERIOR PHOTOS

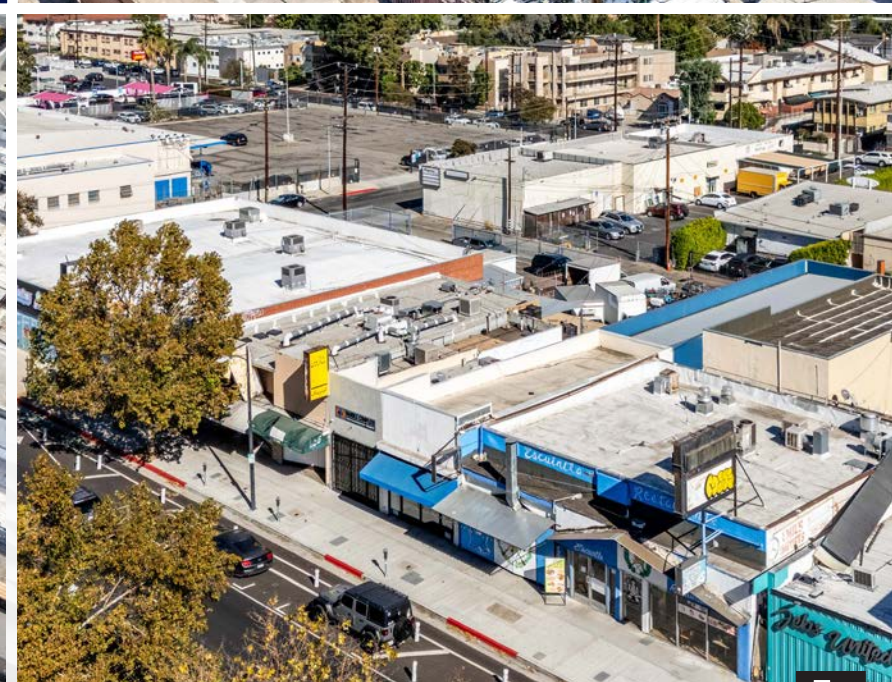




EXTERIOR PHOTOS



AERIAL PHOTOS



## OWNER-USER OR VALUE-ADD OPPORTUNITY

In the Heart of Reseda, CA

### Single Tenant Retail

A single tenant 2,200 SF retail property on 2,636 SF of underlying land

### Value-Add or Owner-User

The property will be delivered vacant allowing for an immediate owner-user or value-add opportunity

### Dedicated Parking

Rear alley access to a roll up door that can privately park up to four (4) cars, a parking ratio of 1.82 spaces per 1,000 SF

### Additional Square Footage

The rear surface parking has been enclosed adding an additional 1,265 SF, approximately, to the original 935 SF street front space. The two spaces have been opened up to allow the space to be used as one contiguous unit (interested parties should independently verify the square footage of the building) as one contiguous unit (interested parties should independently verify the square footage of the building)



## PRIME STOREFRONT RETAIL

With High Traffic and Excellent Visibility

### Centrally Positioned Storefront Retail

Ideally positioned just north of the NE signalized corner of Reseda Boulevard and Sherman Way, the commercial core of Reseda, CA

### Excellent Traffic Counts

Traffic counts along Reseda Boulevard exceed 32,000 vehicles per day past the property

### Flexibility of Future Uses

Because the unit can be accessed through either the street front door or rear facing roll up door, the property can accommodate a variety of retail, office, or flex uses

### Transit Oriented

Reseda Station of the Orange Busway, the San Fernando Valley's major east-west public transit line, is just 1.5 miles south along Reseda Boulevard



101

TARZANA

WOODLAND HILLS

CANOGA PARK

RESEDA

76

SHERMAN WAY

RESEDA BLVD (32,715 UPD)

PROVIDENCE  
Tarzana  
Medical Center

Jack  
in the  
Box

KFC

McDonald's

STARBUCKS  
COFFEE

ROSS  
DRESS FOR LESS

VON'S

PIERCE  
COLLEGE

KAISER  
PERMANENTE

WARNER  
CENTER  
ASSOCIATION

Home  
Depot

Westfield  
TOPANGA & THE VILLAGE

Auto  
Zone

Carl's Jr.

Walgreens

WELLS  
FARGO

## STRONG CENTRALIZED WEST San Fernando Valley Location



### Significant Nearby Development

Significant revitalization in the immediate area with over 1,100 units delivered in the last 5 years within 3-mile radius of the subject property

### Highly Walkable Location In Reseda's Core

Highly walkable location and heavy foot traffic with a walk score of 86/100 (very walkable)

### Nearby Major Employment Hubs

Centralized West San Fernando Valley location in close proximity to key employment centers in Warner Center, Northridge, Encino and Sherman Oaks

### Proximate to Nearby Amenities and Retailers

A short distance from the Sepulveda Basin Recreation Area (3.8 miles), Van Nuys Airport (3.5 miles), Cal State Northridge (2.4 miles), Pierce College (3.5 miles), and the Westfield Topanga and Topanga Village malls in Warner Center (4.3 miles)

## DENSE SUBMARKET With Strong Immediate Demographics



### Dense Nearby Population

Population of more than 41,400 people within one mile of the subject property, 238,600 people within three miles, and 610,700 people within five miles

### Average Household Incomes

Immediate submarket boasts an average household income within one, three, and five miles is \$88,300, \$101,700, and \$104,200, respectively

### Household Density

There are over 12,700 households within one mile of the subject property, and over 80,400 households within three miles

### High Median Home Values

The median home value in the immediate area is \$704,000

### Businesses and Consumer Spending

More than 1,800 businesses within a 1-mile radius of the property with a combined annual spending of \$419 million



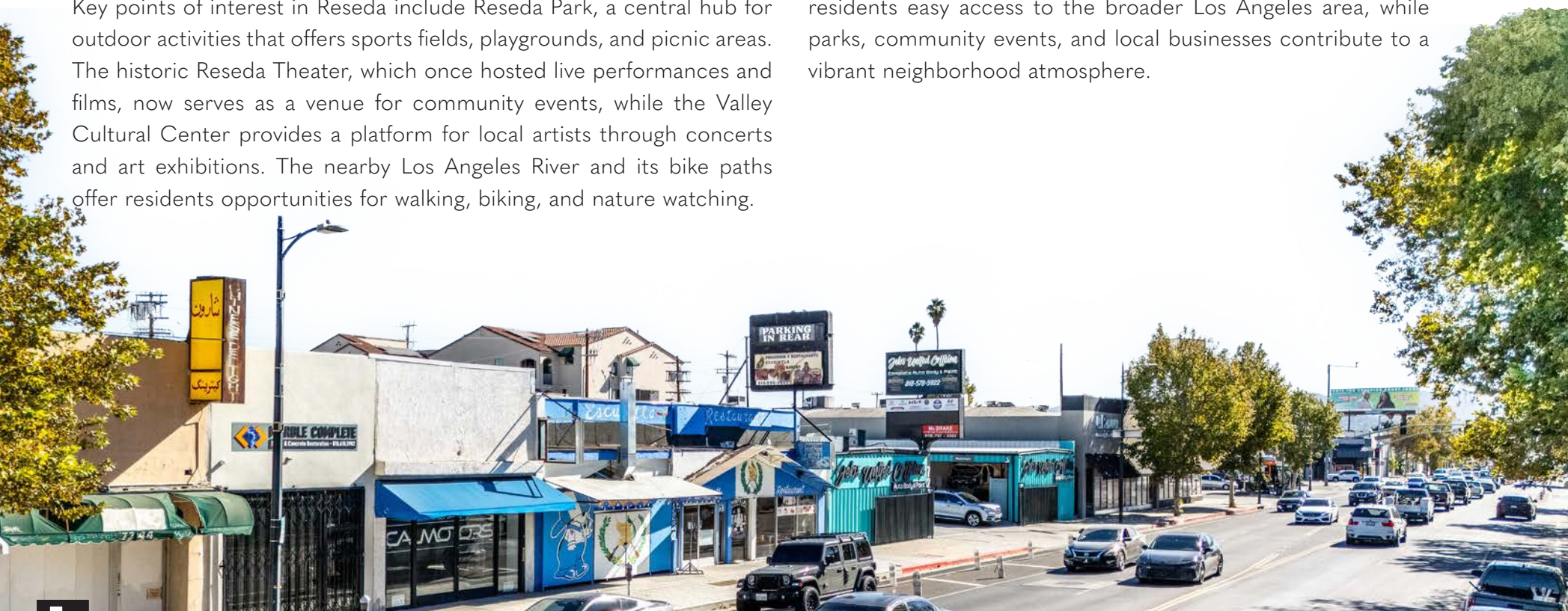
# RESEDA, CALIFORNIA

Reseda, CA, a neighborhood in the San Fernando Valley region of Los Angeles, California, spans approximately 3.6 square miles and is home to around 94,000 residents. It shares borders with Northridge to the north, Tarzana to the west, Van Nuys to the east, and Canoga Park to the south. Known for its diverse population and strong sense of community, Reseda features a suburban feel with a mix of residential areas, commercial establishments, and recreational spaces. The neighborhood showcases a variety of housing options, from single-family homes to apartment complexes, making it an affordable choice for families and individuals alike.

Key points of interest in Reseda include Reseda Park, a central hub for outdoor activities that offers sports fields, playgrounds, and picnic areas. The historic Reseda Theater, which once hosted live performances and films, now serves as a venue for community events, while the Valley Cultural Center provides a platform for local artists through concerts and art exhibitions. The nearby Los Angeles River and its bike paths offer residents opportunities for walking, biking, and nature watching.

Education in Reseda is provided by the Los Angeles Unified School District, which includes several elementary, middle, and high schools. Community centers in the area offer educational programs and recreational activities for families and youth. Well-connected by major thoroughfares like Reseda Boulevard and Sherman Way, the neighborhood also benefits from public transportation options, including bus lines that connect residents to surrounding areas and the Metro system.

Overall, Reseda combines suburban living with urban amenities, creating a desirable community-oriented environment enriched by diverse cultural influences. Its central location in the San Fernando Valley allows residents easy access to the broader Los Angeles area, while parks, community events, and local businesses contribute to a vibrant neighborhood atmosphere.



**CAL STATE UNIVERSITY, NORTHRIDGE**  
2.4 MILES FROM THE SUBJECT PROPERTY



**NORTHRIDGE FASHION CENTER**  
3.9 MILES FROM THE SUBJECT PROPERTY



**WESTFIELD TOPANGA**  
4.3 MILES FROM THE SUBJECT PROPERTY



**WARNER CENTER**  
5.1 MILES FROM THE SUBJECT PROPERTY

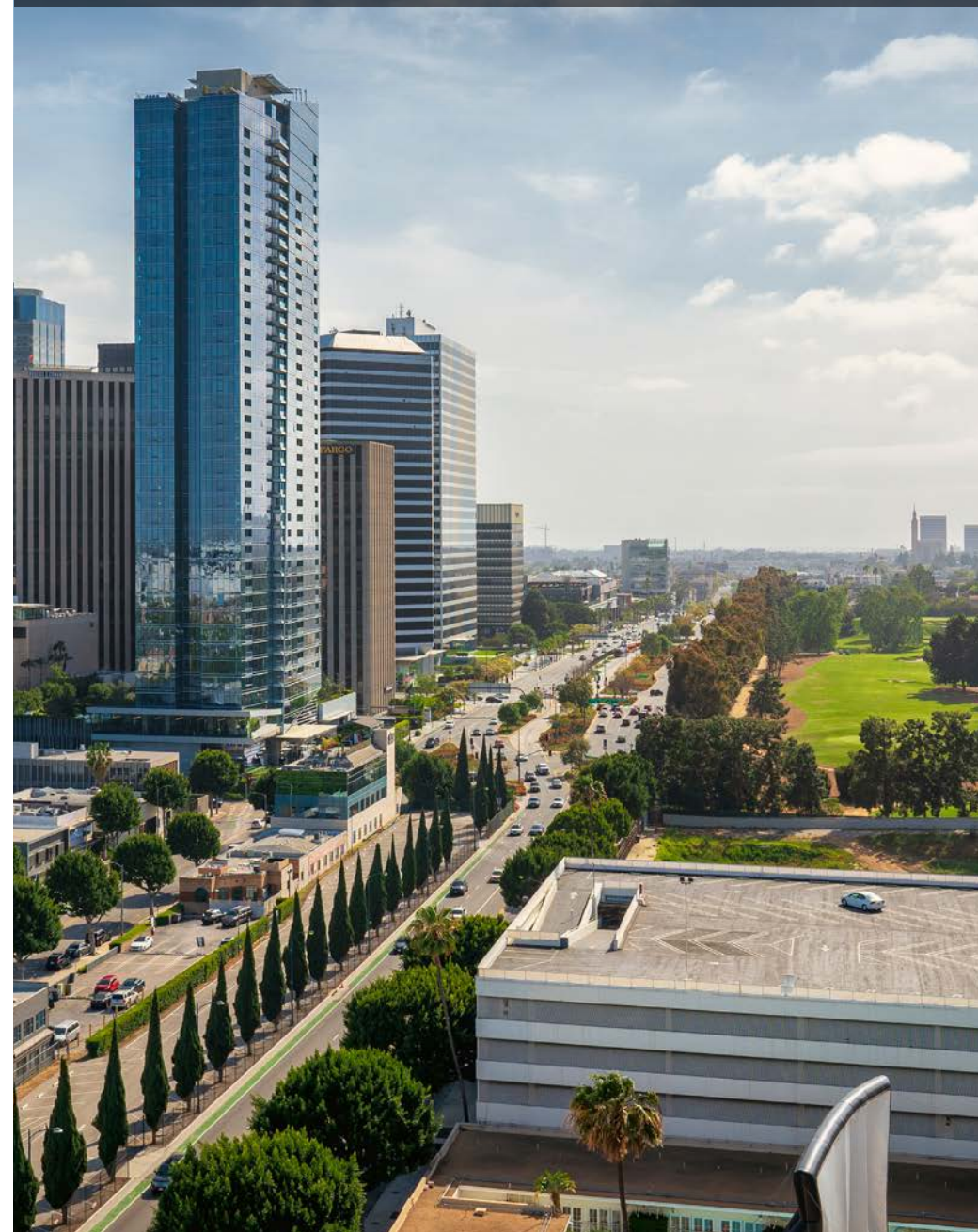
## HOLLYWOOD

17.6 MILES FROM THE SUBJECT PROPERTY



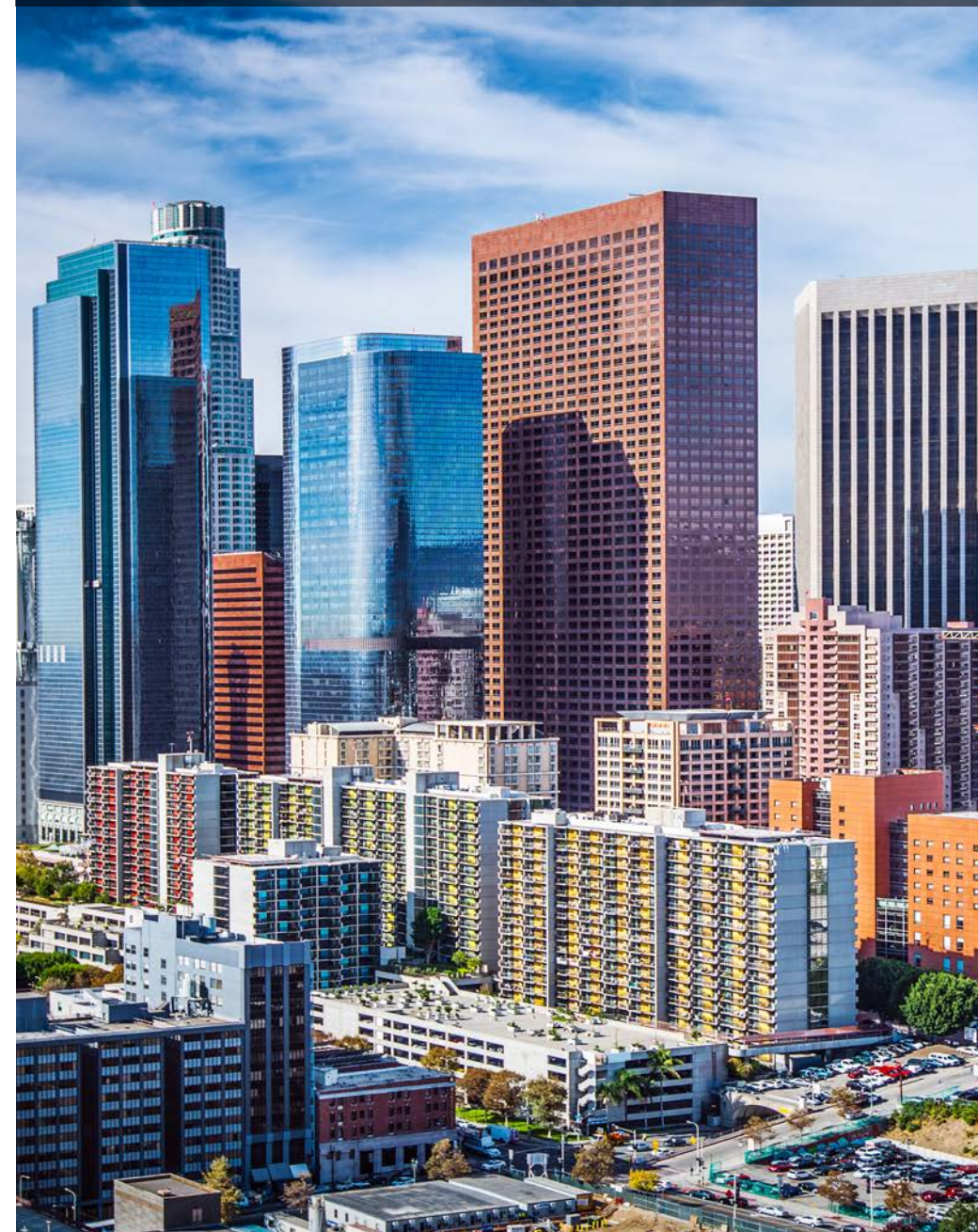
## CENTURY CITY

18.1 MILES FROM THE SUBJECT PROPERTY



## DOWNTOWN LA

22.3 MILES FROM THE SUBJECT PROPERTY



## L.A. LIVE

22.9 MILES FROM THE SUBJECT PROPERTY



# DEMOGRAPHICS RESEDA, CA

## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE



**Population** 41,400 238,600 610,700



**Households** 12,700 80,400 209,500



**Average Household Income** \$88,300 \$101,700 \$104,200



**Median Household Income** \$65,200 \$75,800 \$77,000

# DEMOGRAPHICS BY RADIUS

## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

Population 41,400 238,600 610,700

Households 12,700 80,400 209,500

Average Household Size 3.1 2.8 2.8

Annual Growth 2020-2024 1.1% 0.9% 1.6%

Median Age 38.6 39.8 39.1

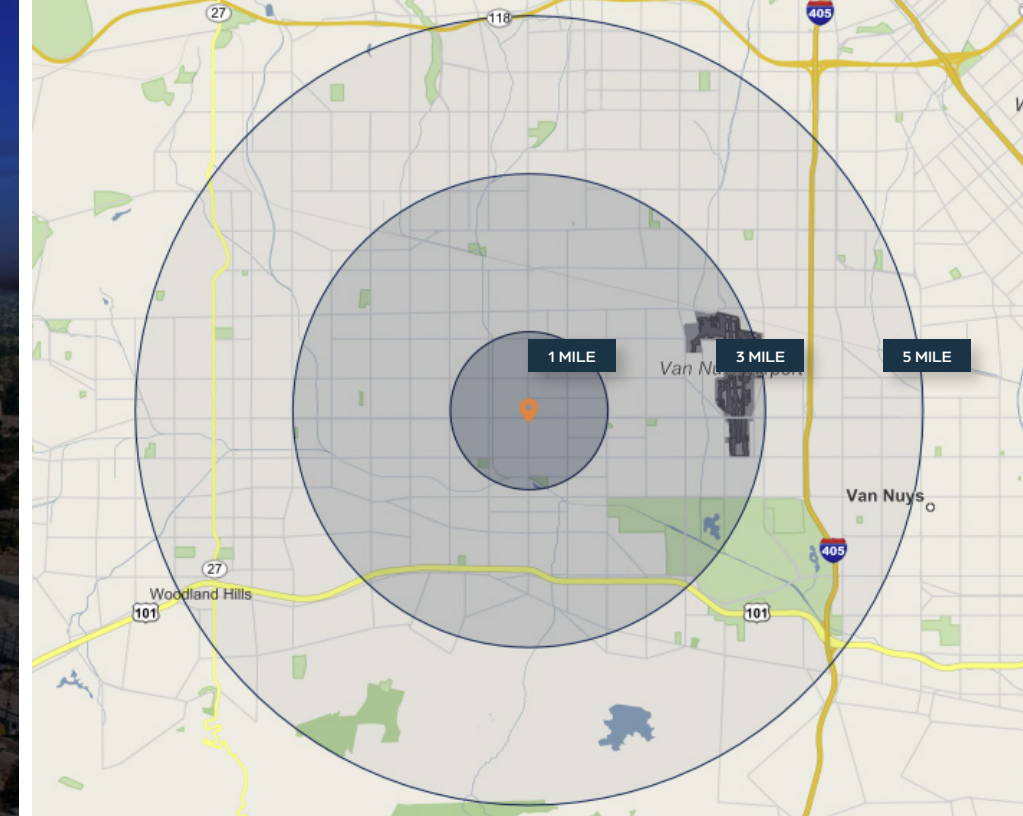
Owner Occupied Households 4,900 37,500 88,700

Renter Occupied Households 7,300 40,500 115,500

Average Household Income \$88,300 \$101,700 \$104,200

Median Household Income \$65,200 \$75,800 \$77,000

Businesses 1,800 15,000 41,200



# RENT ROLL

## TENANT INFORMATION

TENANT	SF	FLOOR	%	PF RENT	PF RENT/SF	PF LEASE TYPE
Vacant	2,200	1	100.00%	\$4,400.00	\$2.00	NNN
	<b>2,200</b>		<b>100%</b>	<b>\$4,400.00</b>	<b>\$2.00</b>	

# OPERATING EXPENSES

OPERATING EXPENSES	PROFORMA	PER SF
Property Taxes @ 1.25%	\$9,938	\$4.52/SF
Management	\$2,112	\$0.96/SF
Insurance	\$1,760	\$0.80/SF
Utilities	\$770	\$0.35/SF
Trash Removal	\$770	\$0.35/SF
Grounds Maintenance	\$550	\$0.25/SF
Repairs & Maintenance	\$1,870	\$0.85/SF
<b>TOTAL EXPENSES</b>	<b>\$17,770</b>	<b>\$8.08</b>
<b>EXPENSES/SF/MONTH</b>		<b>\$0.67</b>

## OPERATING DATA

	PROFORMA
Scheduled Lease Income:	\$52,800
CAM Reimbursement:	\$17,770
Additional Income:	\$0
Effective Gross Income:	\$70,570
Vacancy:	\$0
Expenses:	\$17,770
<b>NET OPERATING INCOME:</b>	<b>\$52,800</b>



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**\$795,000**

PRICE

**[O]C2-2D-CDO**

ZONING

**2,200 SF**

BUILDING SF

**4 SPACES**

PARKING

**2,636 SF**

LOT SIZE

**1.82 SPACE(S) PER 1000**

PARKING RATIO

**1948**

YEAR BUILT

**32,715 VPD**

TRAFFIC COUNTS

**6.64%**

PROFORMA CAP RATE

**RESEDA BOULEVARD & SHERMAN WAY**

CROSS STREETS

**\$361**

PRICE/SF (BLDG)

**\$302**

PRICE/SF (LAND)

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