

7242
RESEDA BOULEVARD
RESEDA, CA 91335



Marcus & Millichap
BRANDON MICHAELS
GROUP

7242

RESEDA BOULEVARD
RESEDA, CA 91335

EXCLUSIVELY LISTED BY

BRANDON MICHAELS

Senior Managing Director Investments
Senior Director, National Retail Group
Tel: 818.212.2794
brandon.michaels@marcusmillichap.com
CA License: 01434685

STEVEN SCHECHTER

First Vice President Investments
Tel: 818.212.2793
steven.schechter@marcusmillichap.com
CA License: 01089464

BMG TEAM

EMIN GABRIMASSIHI

Associate

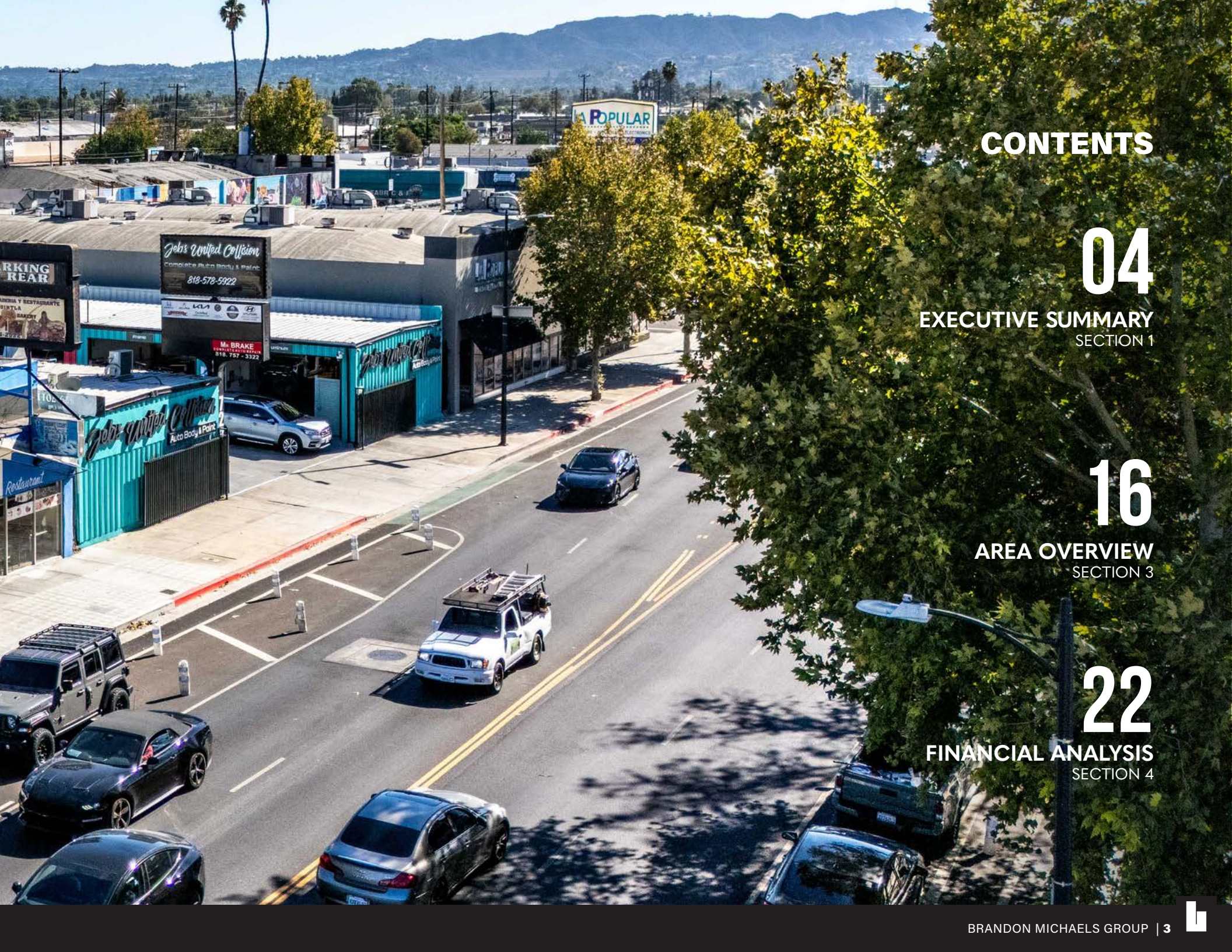
GARY WINFIELD

Associate

DANIEL GAMBOA

Associate





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**

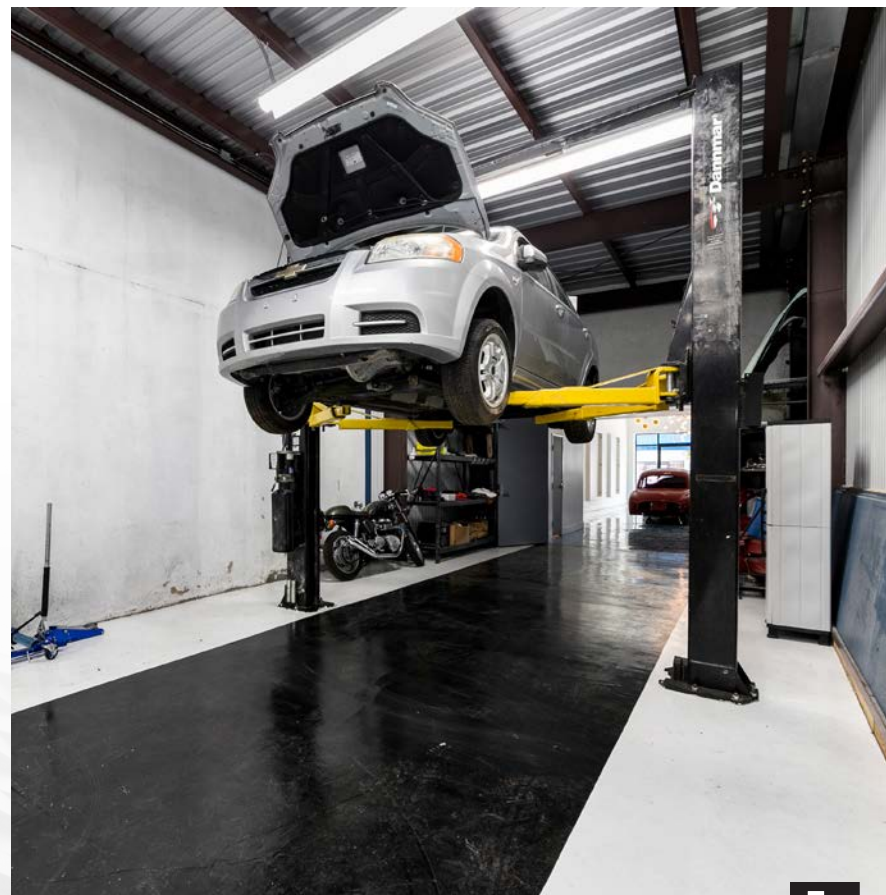
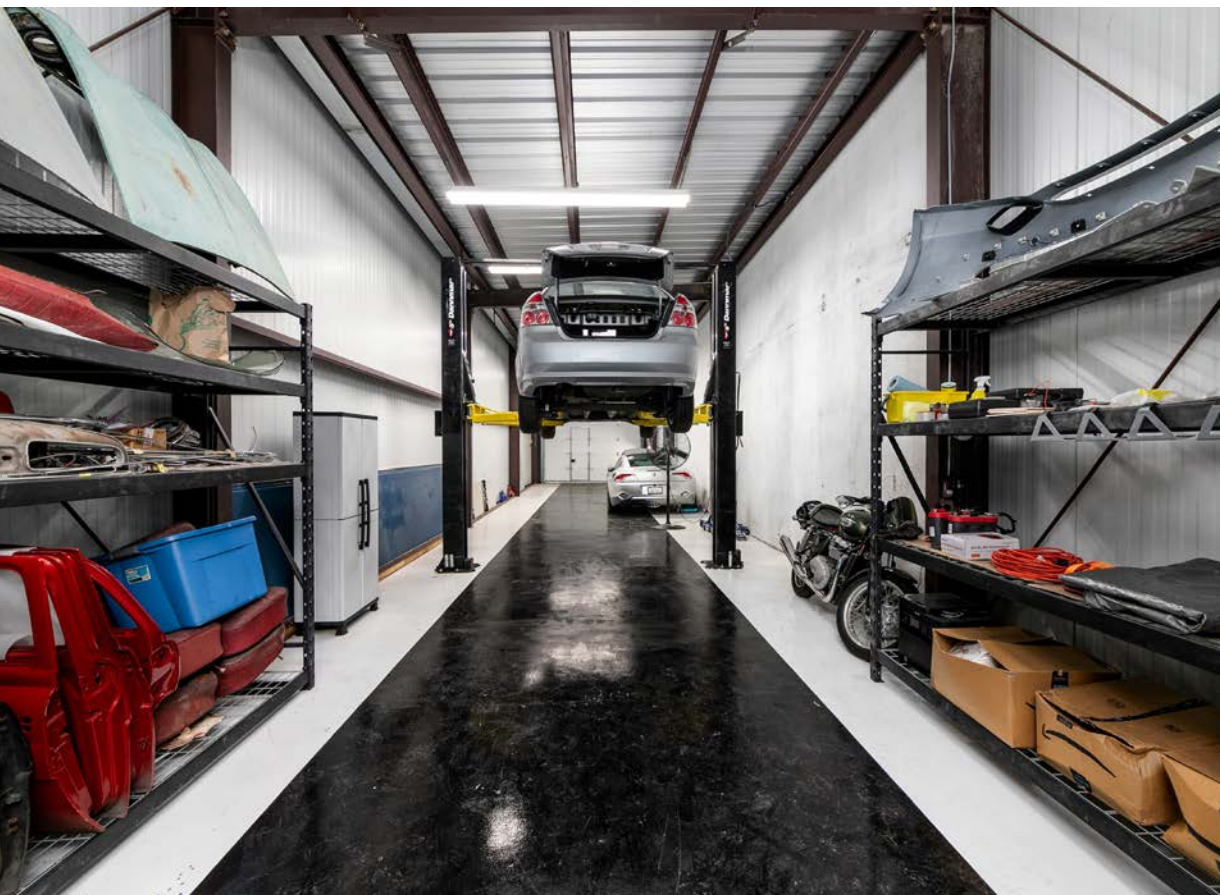
CROSS STREETS





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

RESEDA



SHERMAN WAY





WOODLAND HILLS



CANOGA PARK



RESEDA BLVD (32,715 UPD)



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

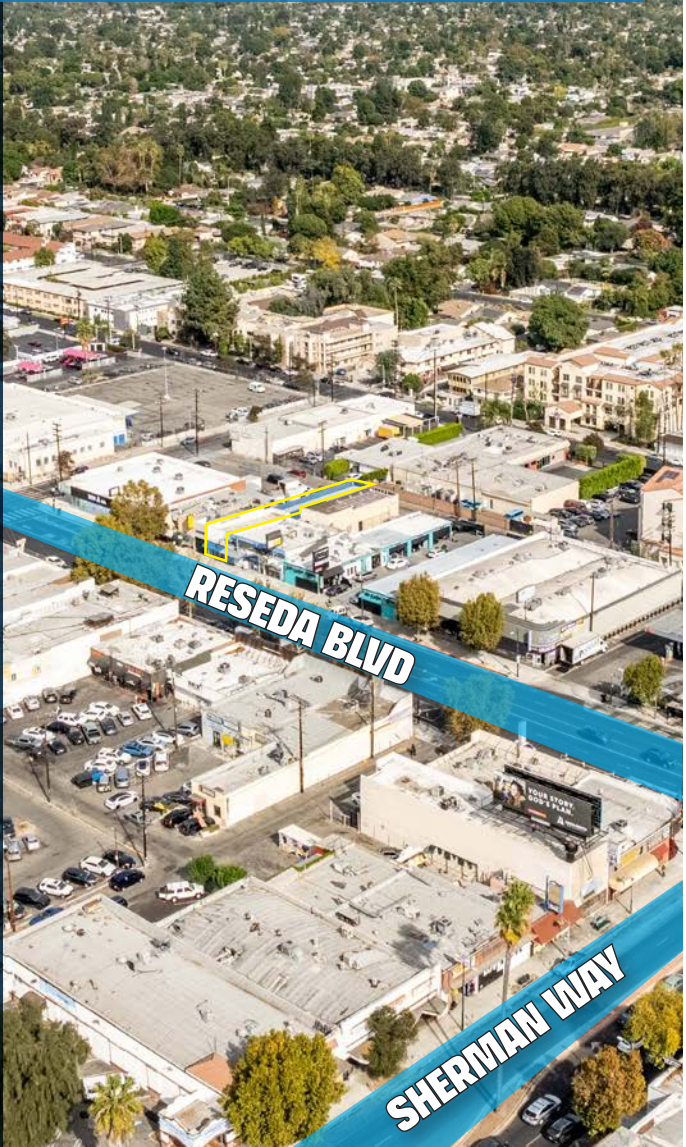
Centralized West San Fernando Valley location in close proximity to key employment centers in Warner Center, Northridge, Encino and Sherman Oaks

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



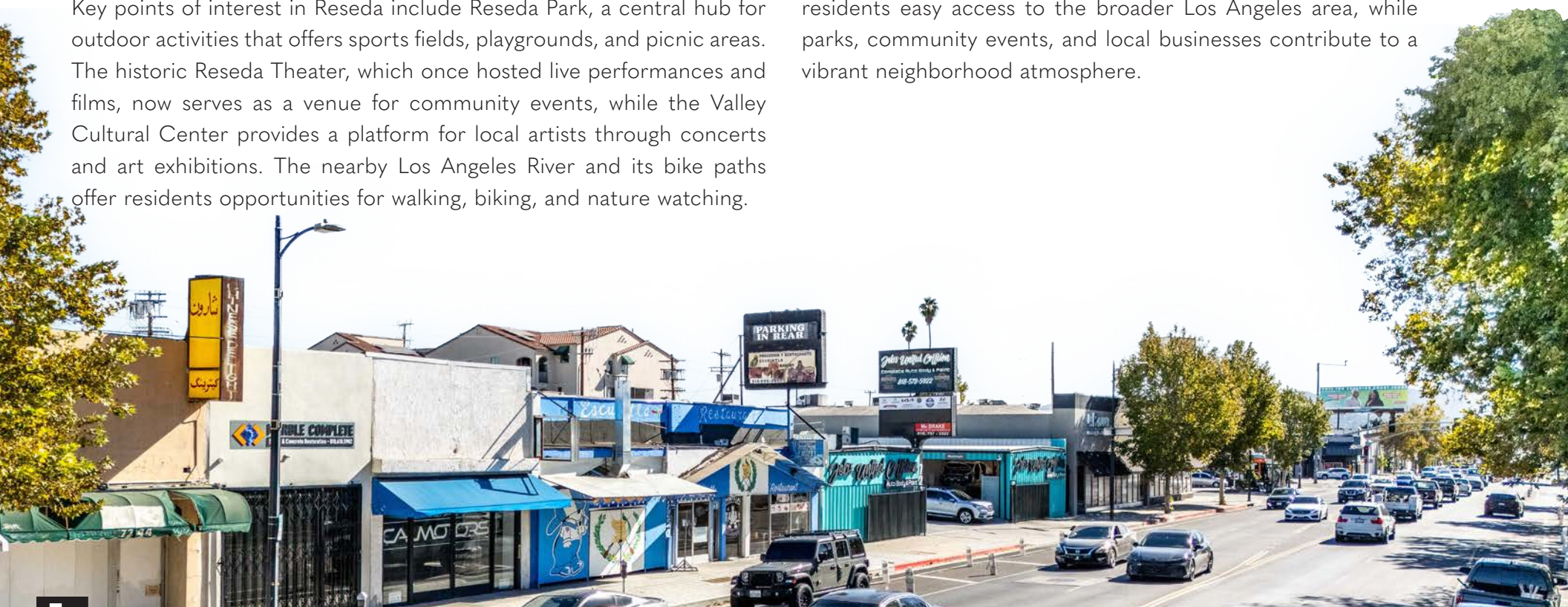
RESEDA, CALIFORNIA

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 UNIVERISTY, 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



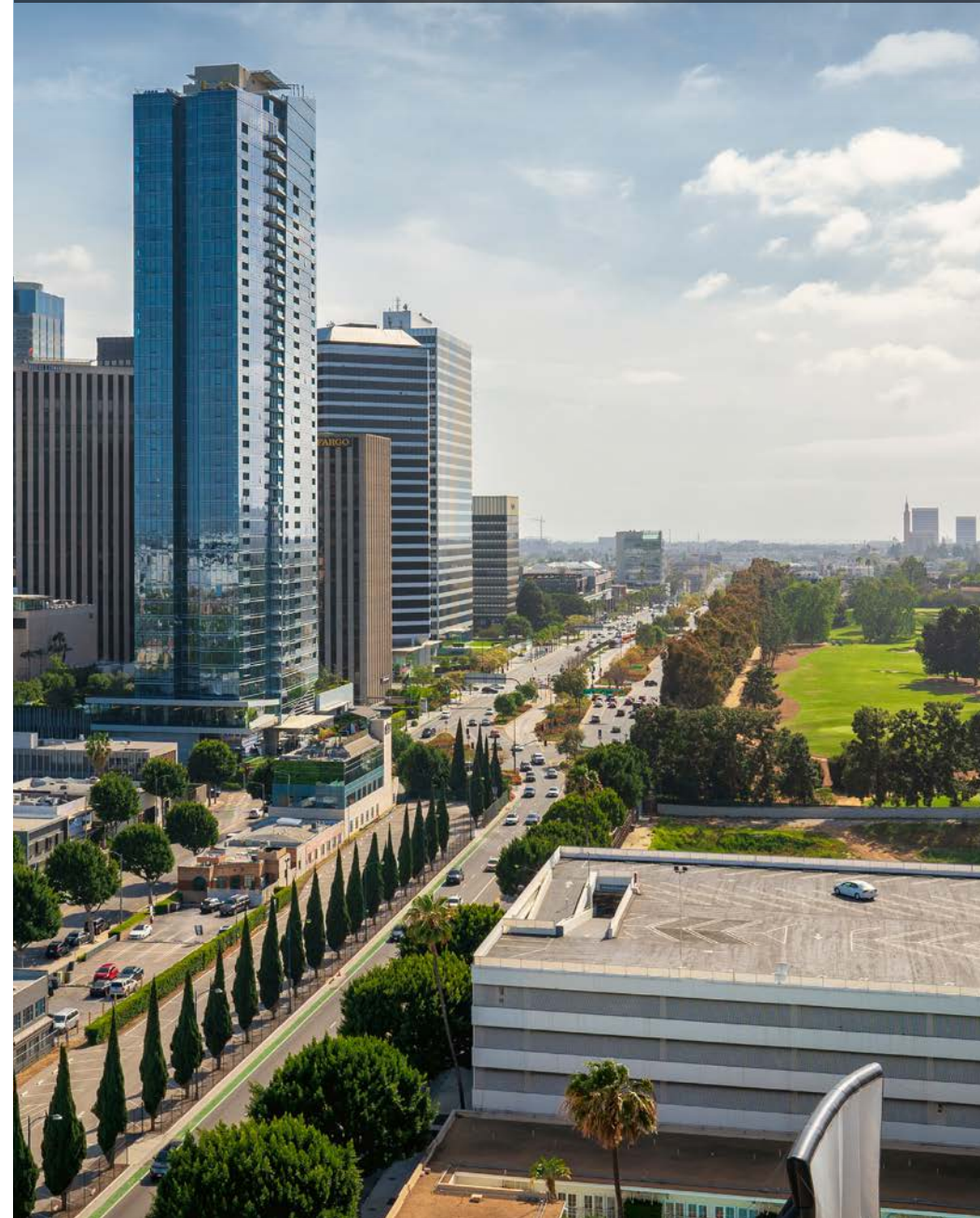
HOLLYWOOD

17.6 MILES FROM THE SUBJECT PROPERTY



CENTURY CITY

18.1 MILES FROM THE SUBJECT PROPERTY



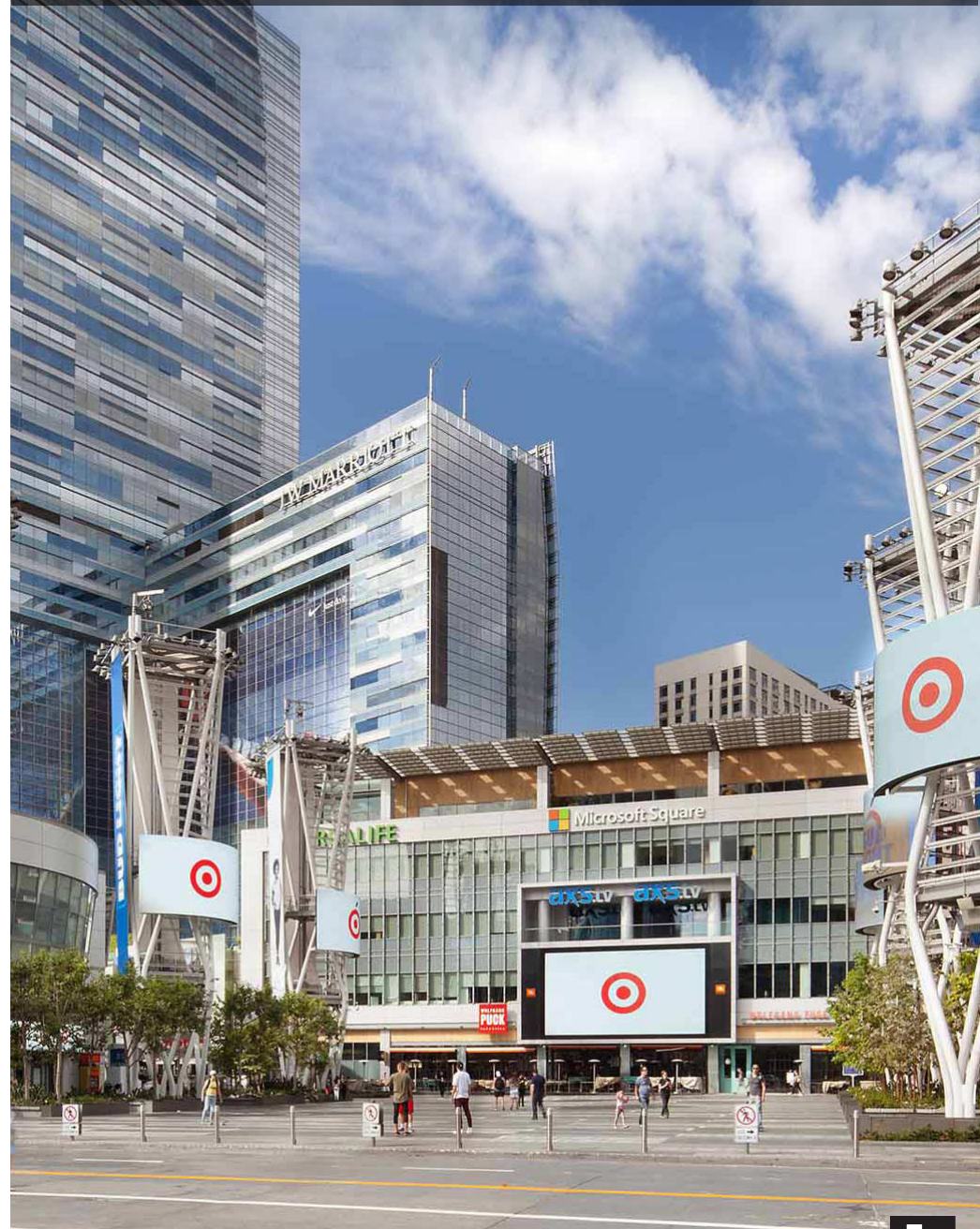
DOWNTOWN LA

22.3 MILES FROM THE SUBJECT PROPERTY







L.A. LIVE

22.9 MILES FROM THE SUBJECT PROPERTY



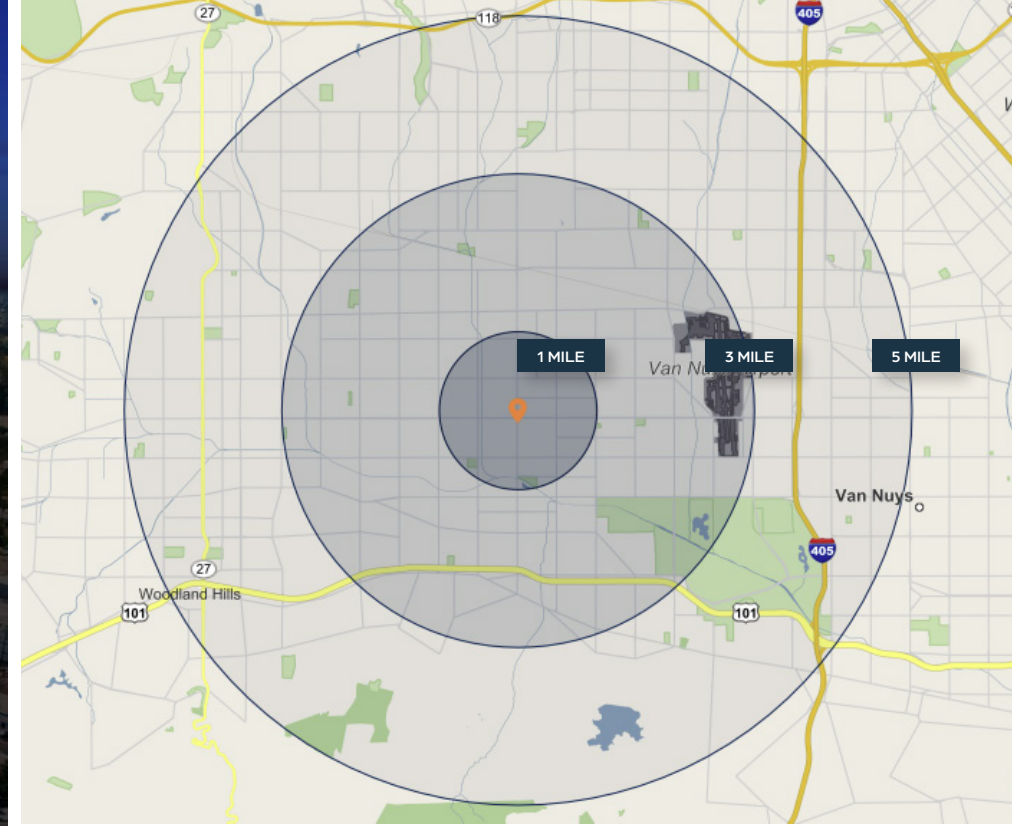
DEMOGRAPHICS RESEDA, CA

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
	2,200		100%	\$4,400.00	\$2.00	



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
TOTAL EXPENSES	\$17,770	\$8.08
EXPENSES/SF/MONTH		\$0.67

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
NET OPERATING INCOME:	\$52,800

7242
RESEDA BOULEVARD
RESEDA, CA 91335

\$795,000

PRICE

[Q]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)



7242 RESEDA BOULEVARD RESEDA, CA 91335

Marcus & Millichap
BRANDON MICHAELS
GROUP

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.