

# End-Cap Available for Lease in Newly Renovated Tarzana Center

6026-6040 Reseda Blvd., Tarzana, CA 91356



**ASHER PERGAMENT (818) 626-5770**

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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 footage 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

- ± 1,000 - 2,500 SF of retail/restaurant space in newly renovated center
- Located on the SEC of a high traffic corridor
- Under 100 feet from the Orange Line Station on Reseda Blvd.
- Property is well suited for national, regional, and local tenants, and high-volume; for high-density locations combined with high-transit traffic: food, restaurant, convenience market, grocery, services,

## 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 Columbia College Hollywood Campus, and right around the corner from Cedar/Providence Hospital
- The "Reseda Commercial Mixed-Use" area allows mixed-use and high density projects surrounding this eye--catching renovated retail center
- 101 Freeway adjacent (1 mile) and the first major intersection north of the 101 Freeway entrance and exit



DEMOS	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 cars per day		



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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 features 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.



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