

HIGHLIGHTS

- ± 9,900 SF Available
- Located adjacent to busy WSS shoe store
- Ample surface parking (4:1)
- Signalized Intersection
- Great location for apparel, soft goods, restaurant

LOCATION OVERVIEW

- Located on major arterial Sherman Way
- Traffic count estimated at ± 31,387 CPD
- Reseda is the "Hub of the West Valley"
- Easy public transportation access
- Neighboring tenants include: The 99 Store, Jons Market, GoodWill, Citibank

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 **AVAILABLE**
± 9,900 SF

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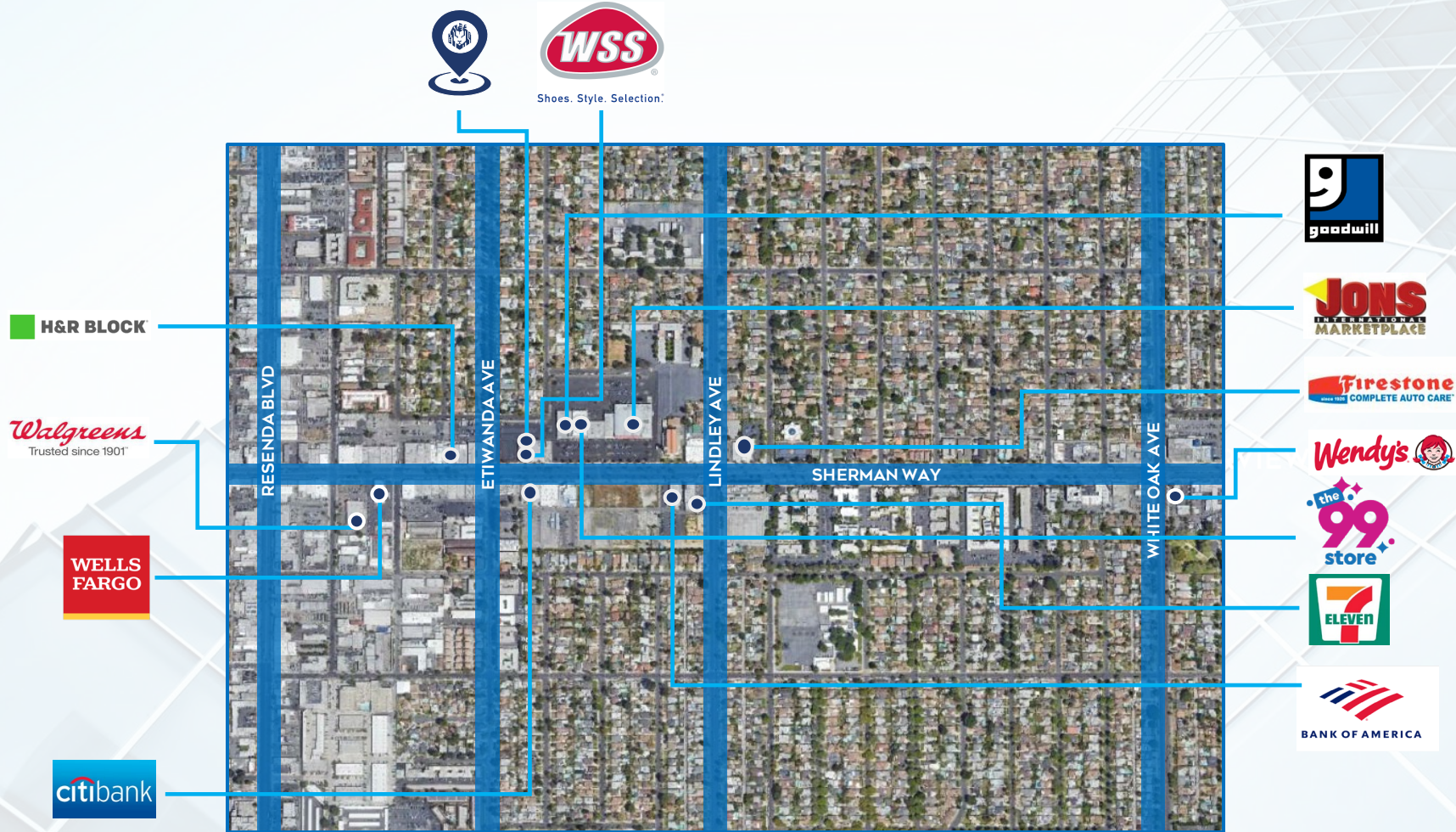


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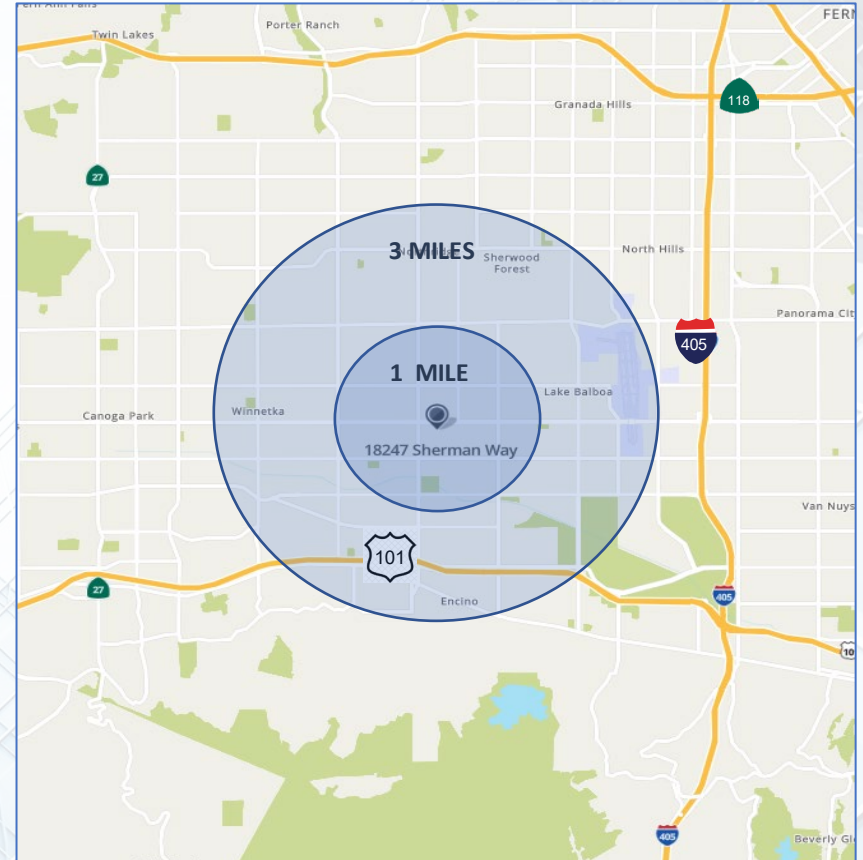
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	1 MILE	3 MILES
2022 Total Population	39,263	241,603
2027 Population	39,001	239,615
Pop Growth 2022-2027	0.67%	0.82%
Average Age	38	40
2022 Total Households	11,739	79,990
HH Growth 2022-2027	1.06%	1.11%
Median Household Inc	\$65,627	\$73,140
Avg Household Size	3.20	2.90
2022 Avg HH Vehicles	2.00	2.00
Median Home Value	\$623,321	\$687,350



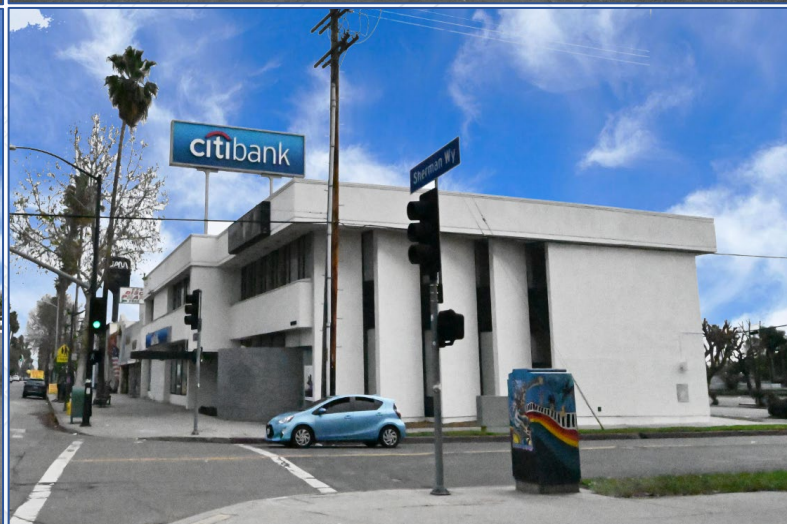
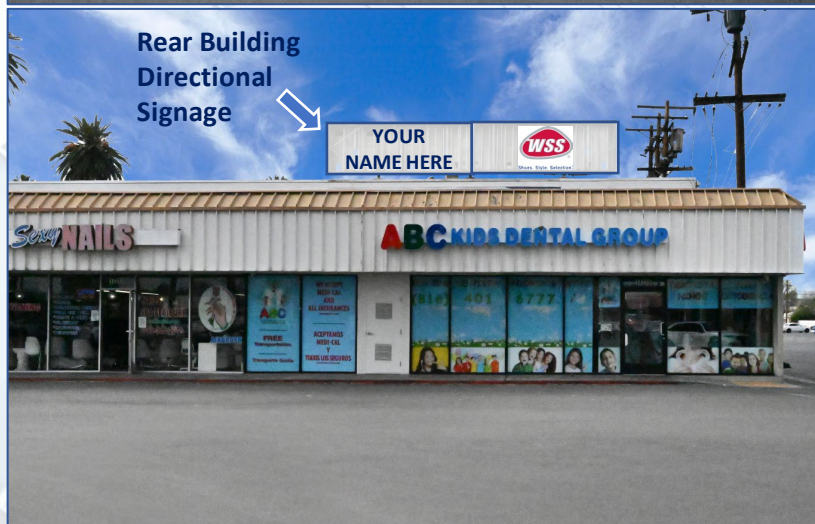
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