

PRIME RESEDA BOULEVARD SPACE FOR LEASE

7626 Reseda Boulevard, Reseda , CA 91335



PROPERTY FEATURES

- Former Coin Laundry with plumbing and drain lines in place
- ±1,500 SF retail unit in a well patronize Strip Center
- Unit features great visibility on heavily traf-ficked street
- Large on site parking
- Monument and building signage available

PROPERTY FEATURES

- Prime Reseda location at the Reseda and Sa-ticoy Intersection
- Convenient access to a variety of public transit options
- Close to Reseda Park and Recreation Center
- Over 15 public and private schools in the area
- Growing area with multiple new residential apartment complexes under construction

DEMOS	1 mile	3 mile	3 mile
Population	38,895	246,567	624,845
Avg. HH Income	\$70,893	\$88,927	\$94,219
Daytime Pop.	9,584	90,227	271,808
Traffic Count		±63,300 CPD	

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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.