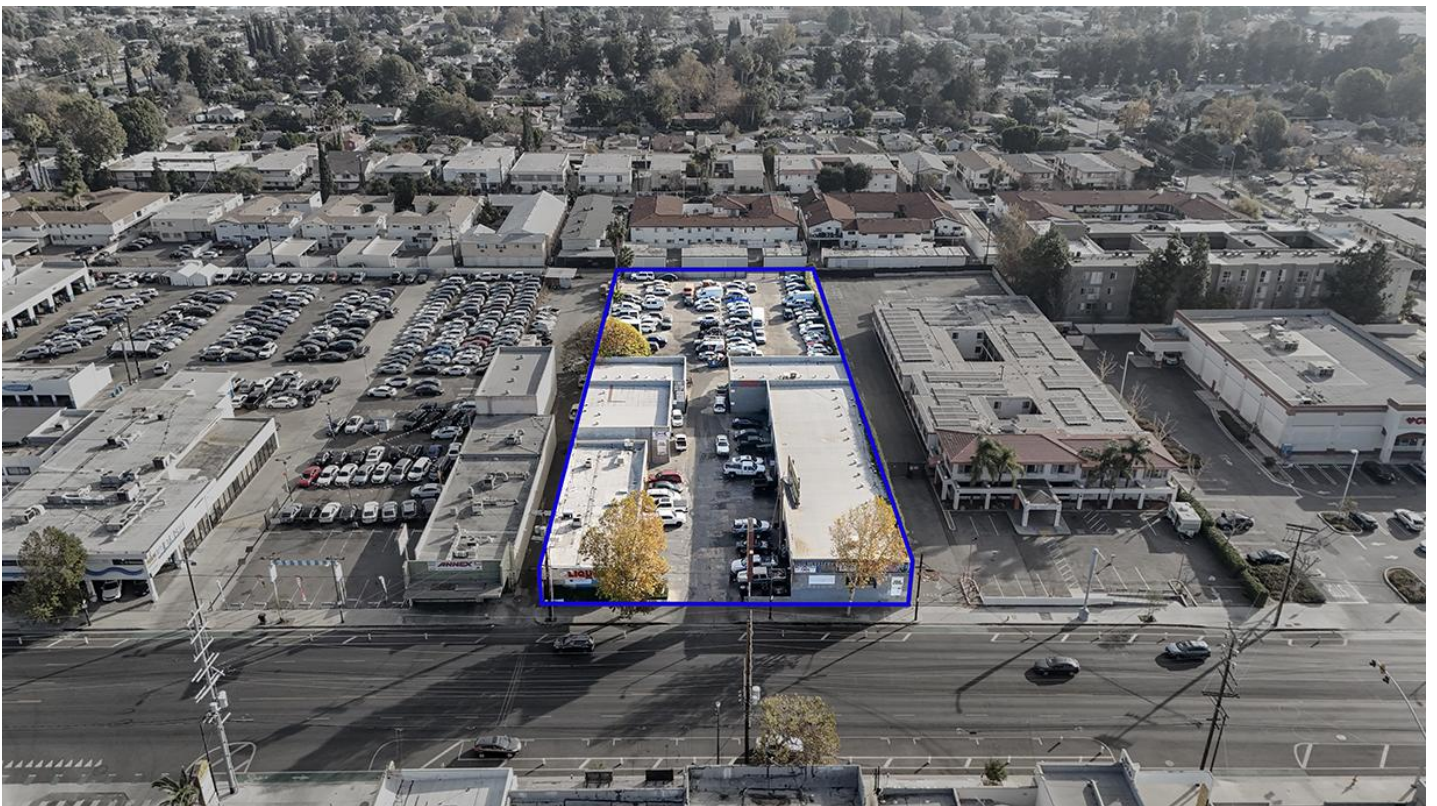


DEVELOPMENT PROPERTY FOR SALE
CONFIDENTIAL OFFERING
7444-7448 Reseda Blvd, Reseda, CA 91335
Land Size: 56,398 sq.ft.
APN: 2119-017-048 & 049

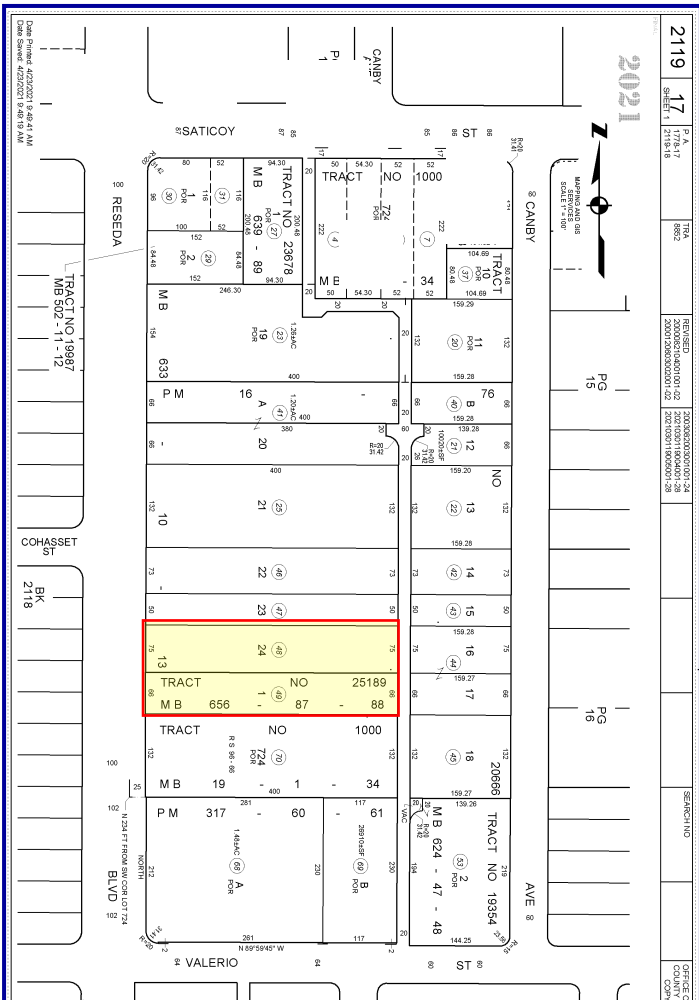
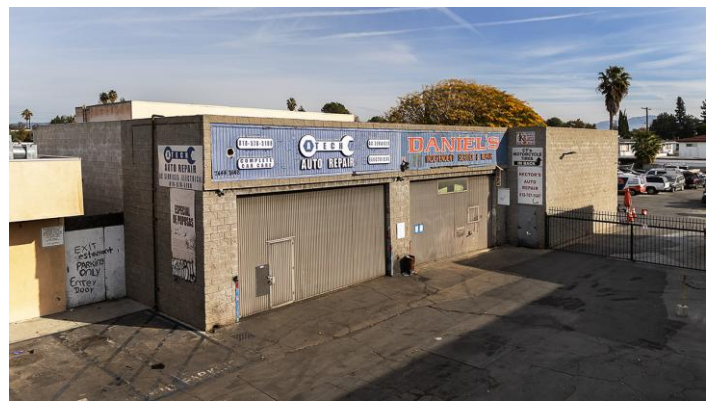


Andrew C. Lee DRE 01046440
Tel: 213-625-1629 Cell: 213-500-6870
E-Mail: aclee.aig@sbcglobal.net

123 ES Onizuka St, Unit 311
Los Angeles, CA 90012

DISCLAIMER

The information contained herein has been obtained from various sources, which we deem reliable, however, we make no guarantee, warranty or representation about it, and it is subject to change and errors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All offerings are subject to prior sale, lease or withdrawal from the market without notice. This property is offered exclusively through Andrew C. Lee



Property Details:

PRICE: Confidential – Please contact Agent

APN: 2119-017-048 & 049
Land Size: 2119-017-048: 29,998 sq.ft.
 2119-017-049: 26,400 sq.ft.
Total Land Size: 56,398 sq.ft.

141 ft frontage on Reseda Blvd
 400 ft. deep w/ alley access at rear of property

Current Use: Multi – Tenant Auto Center
 Majority of Tenants are on Mon-Mon Tenancy

Zoning: [Q]C2-1VL-CDO per ZIMAS
 [Q]P-1VL-CDO per ZIMAS

Highlights:

- Location, Location, Location – Busy Reseda Blvd
- Location; North of Sherman Way
- North of 101 Freeway, South of 134 Freeway;
- New Developments in the Area;

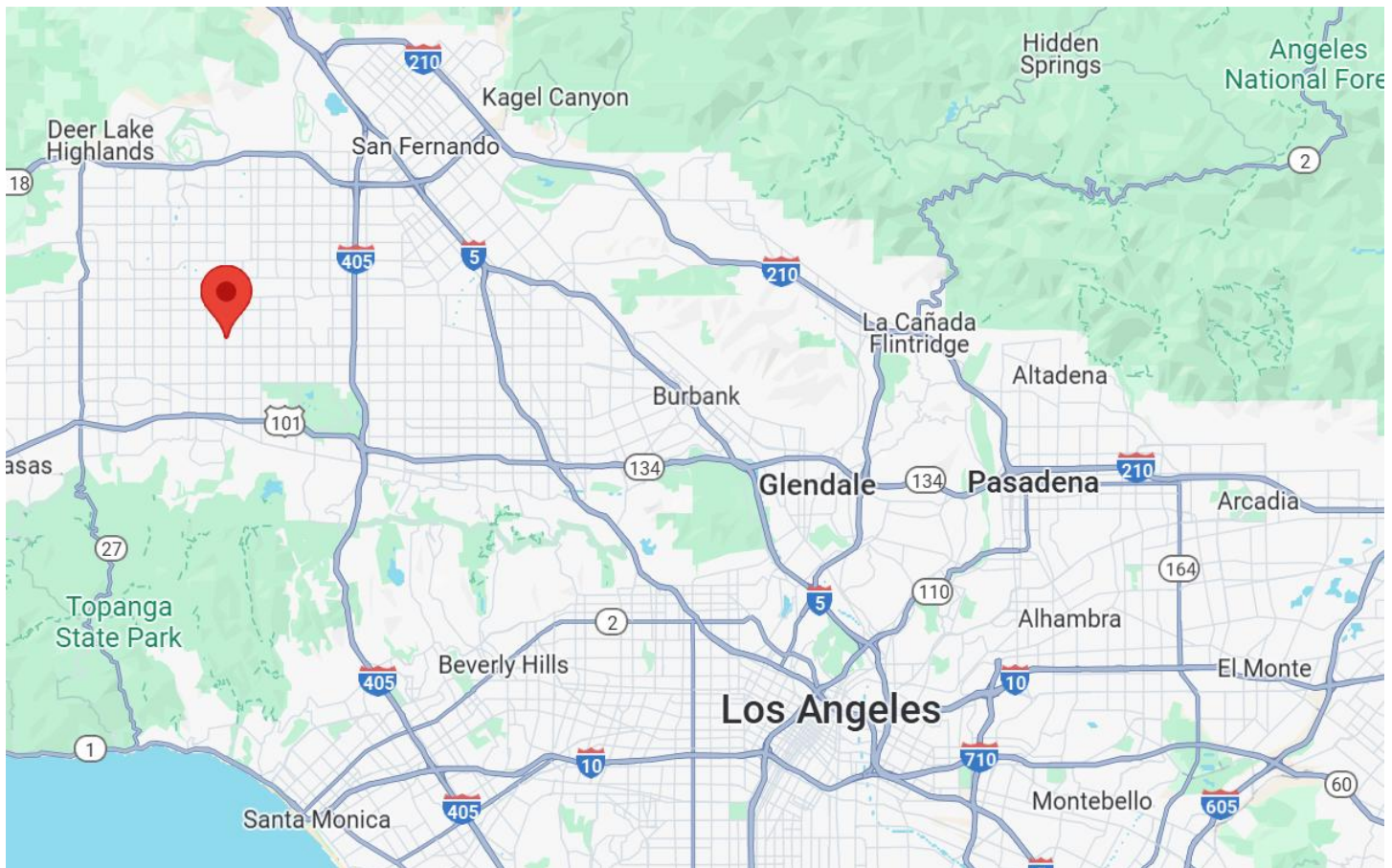
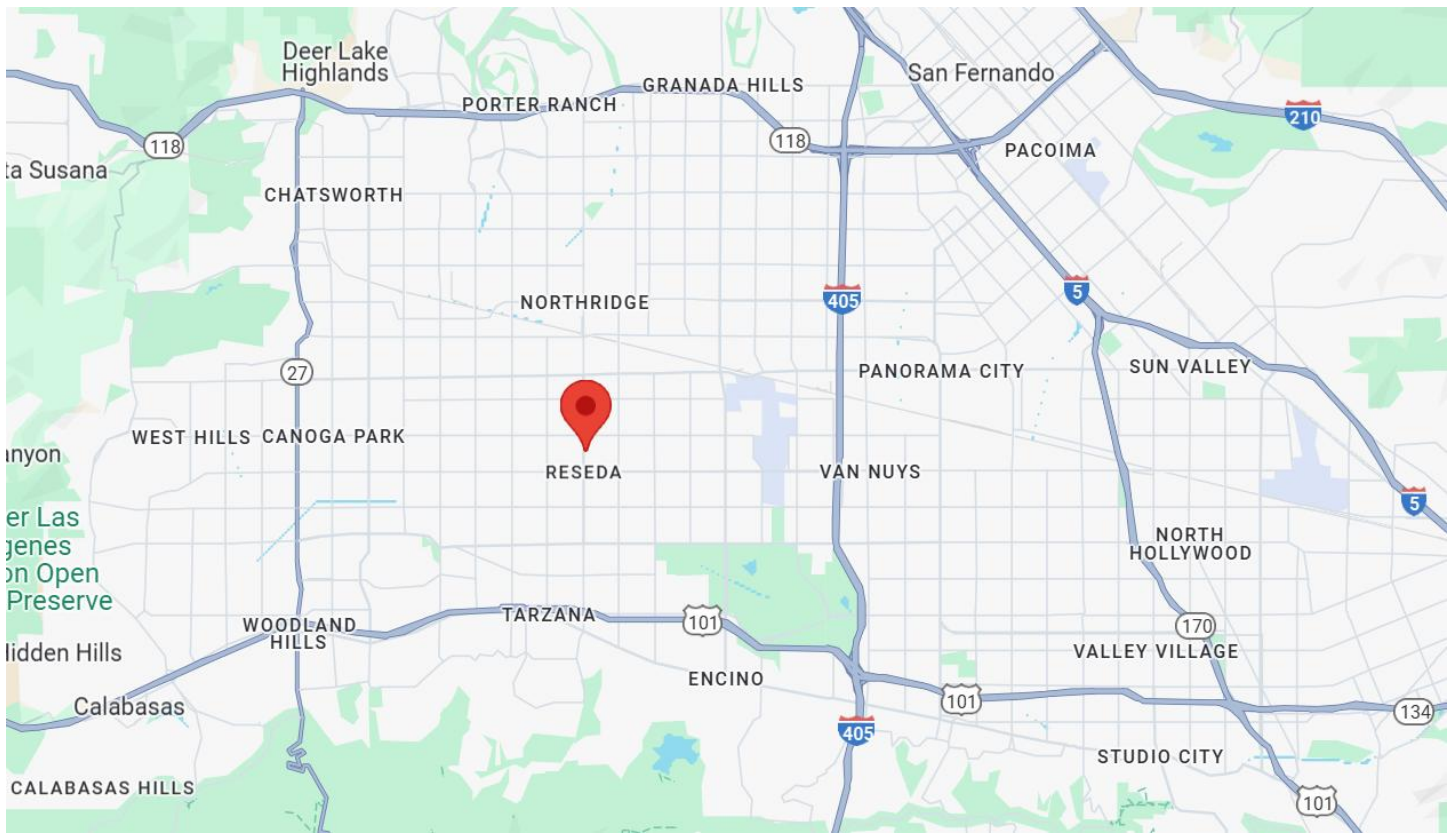
Notes:

- Property Offered in its “As-Is, Where-Is” Condition
- Please contact agent for additional information

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