



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

AVAILABLE 

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RETAIL & 2ND GEN RESTAURANT AVAILABLE IN NEWLY RENOVATED TARZANA

6026-6040 Reseda Blvd., Tarzana, CA 91356



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TODD NATHANSON

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DRE#00923779



RETAIL & RESTAURANT
TARZANA, CA

EXCLUSIVELY LISTED BY

BRIAN WIENER

ASSOCIATE

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STEFAN SIEGEL

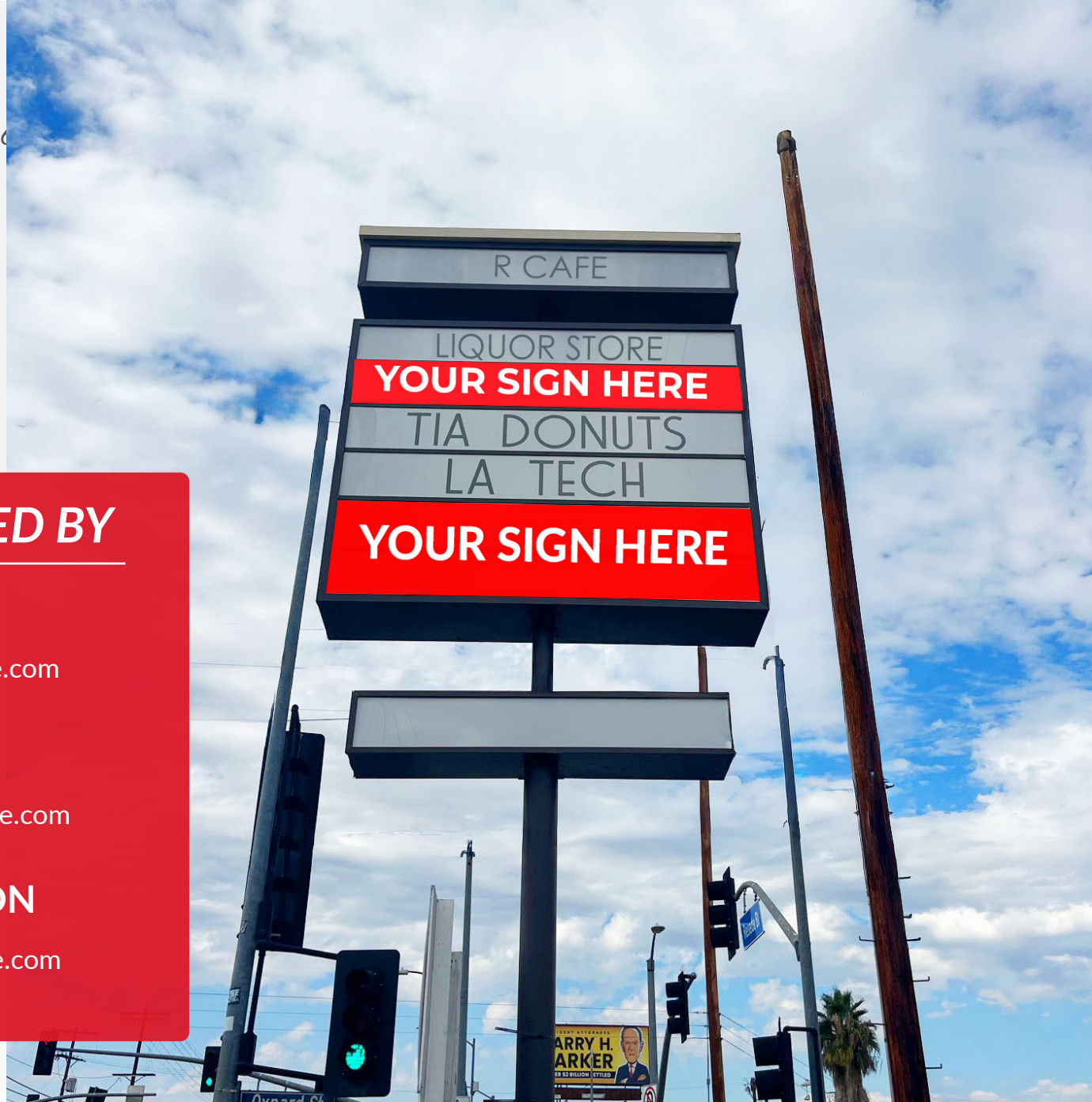
VICE PRESIDENT

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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 foot-age 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.

5945 CANOGA AVE., WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

6026-6040 Reseda Blvd., Tarzana, CA 91356



APPROX. 1,216 - 2,650 SF

END-CAP & 2ND GEN RESTAURANT AVAILABLE

- ✓ Unit 6032: 2nd restaurant space featuring a 12-foot hood, walk-in cooler, dedicated prep area, and indoor seating
- ✓ Located on the SEC at Reseda & Oxnard

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 California College of ASU (Former Columbia College Hollywood Campus), and near Cedar/Providence Hospital
- ✓ 101 Freeway (1 mile) and the first major intersection
- ✓ The access point to the freeway for neighborhoods including: Tarzana, Reseda, and Northridge

RENTAL RATE

Unit 6040 & 6038: ±2,650 SF | \$3.75 SF MO

Unit 6040 (End-cap): ±1,434 SF | \$3.85 SF MO

Unit 6038-B (In-line): ±1,216 SF | \$3.75 SF MO

Unit 6032: ± 1,210 SF | \$4.25 SF MO

— DEMOGRAPHICS	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 CPD ON RESEDA BLVD		

RETAIL & RESTAURANT
TARZANA, CA

UNIT 6040

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RETAIL & RESTAURANT
TARZANA, CA

UNIT 6032

6026-6040 Reseda Blvd., Tarzana, CA 91356

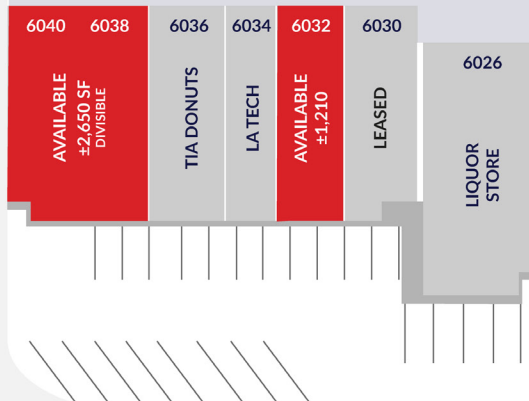


SITE PLAN

6026-6040 Reseda Blvd., Tarzana, CA 91356

ORANGE LINE BUSWAY

OXNARD BLVD



RESEDA BLVD

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 feature 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.



RESEDA CHARTER
HIGH SCHOOL



Food4Less



ROSS
DRESS FOR LESS

InstilBio



ASU California
College of ASU
Arizona State University

AERIAL MAP



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