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COMMERCIAL
ASSET GROUP



7550
Tampa Avenue

Reseda, CA 91355

RETAIL LOCATION ON
PRIME CORNER OF
TAMPA AND SATICOY FOR LEASE

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

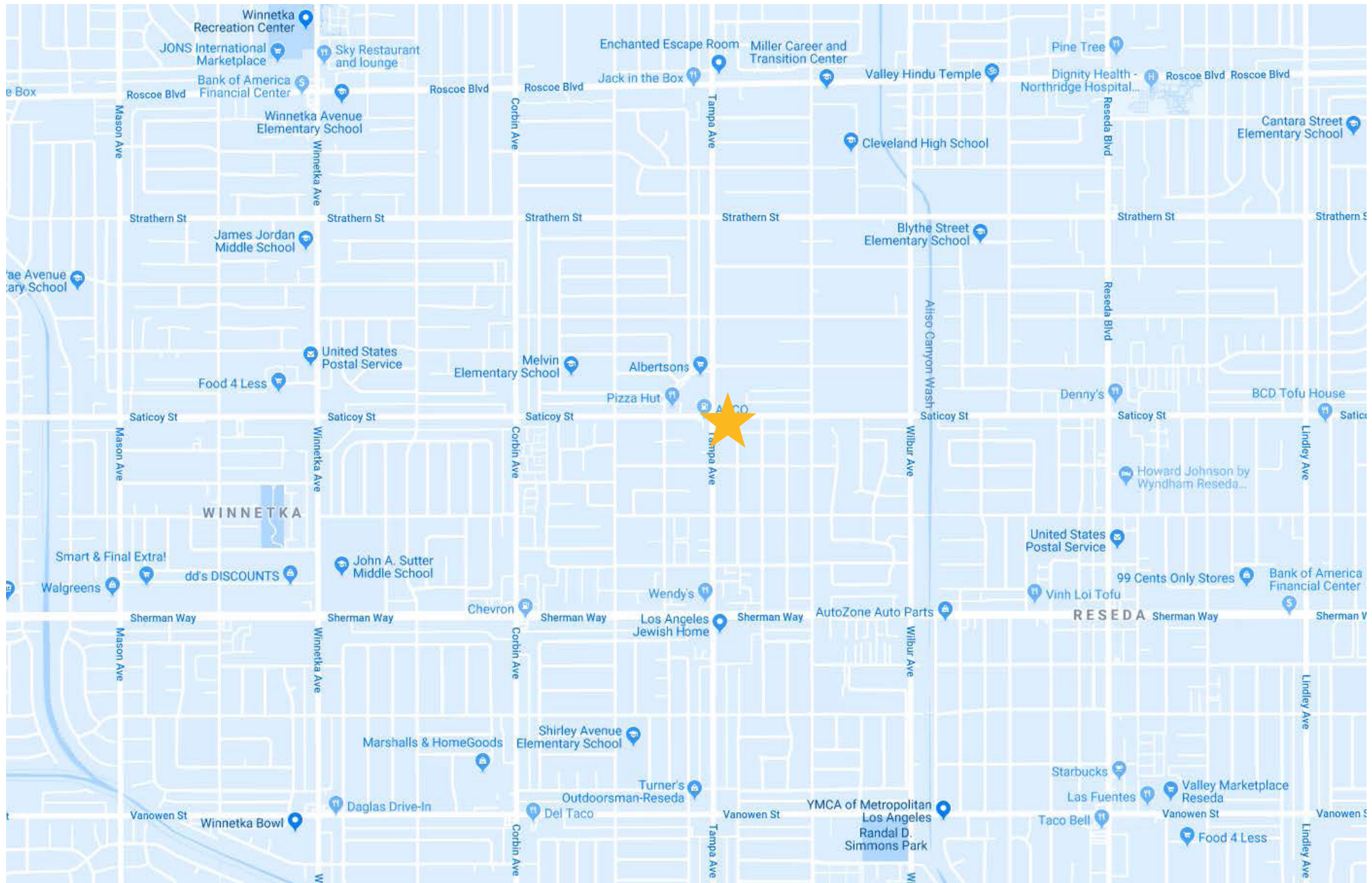
SPACE SIZE
UNIT F: ±900 SF



- Suitable for retail, office, or takeout food use
- Well-maintained center in an easily accessible location with ample parking and monument signage available
- 50,000 cars per day with a 1-mile population of 33,000 and 1-mile average household income of \$64,000
- Seeking: facial, eyebrow threading, ice cream, pet grooming, hair salon, check cashing, insurance, tax services

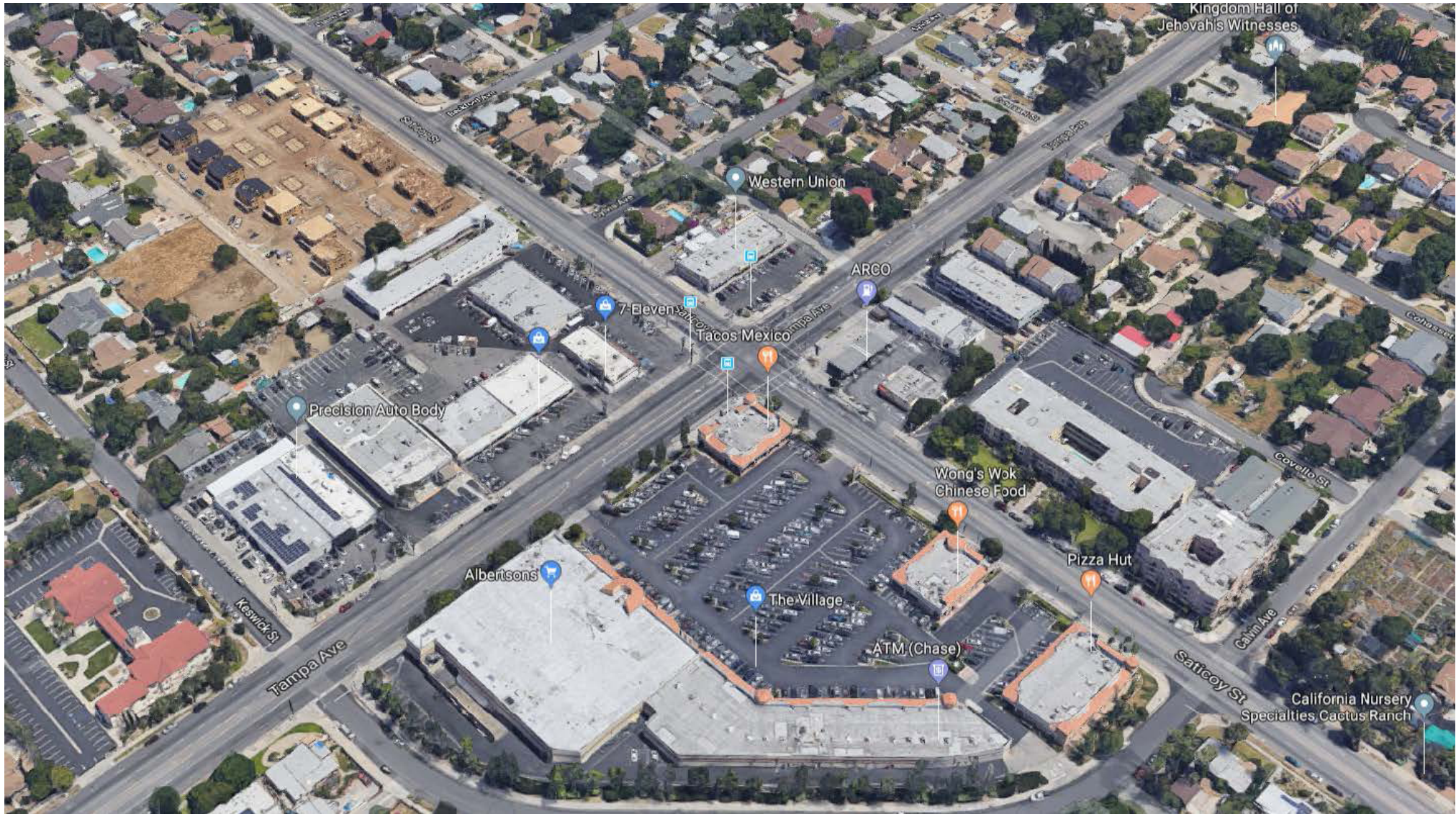
7550 TAMPA AVE, RESEDA, CA 91355

MAP



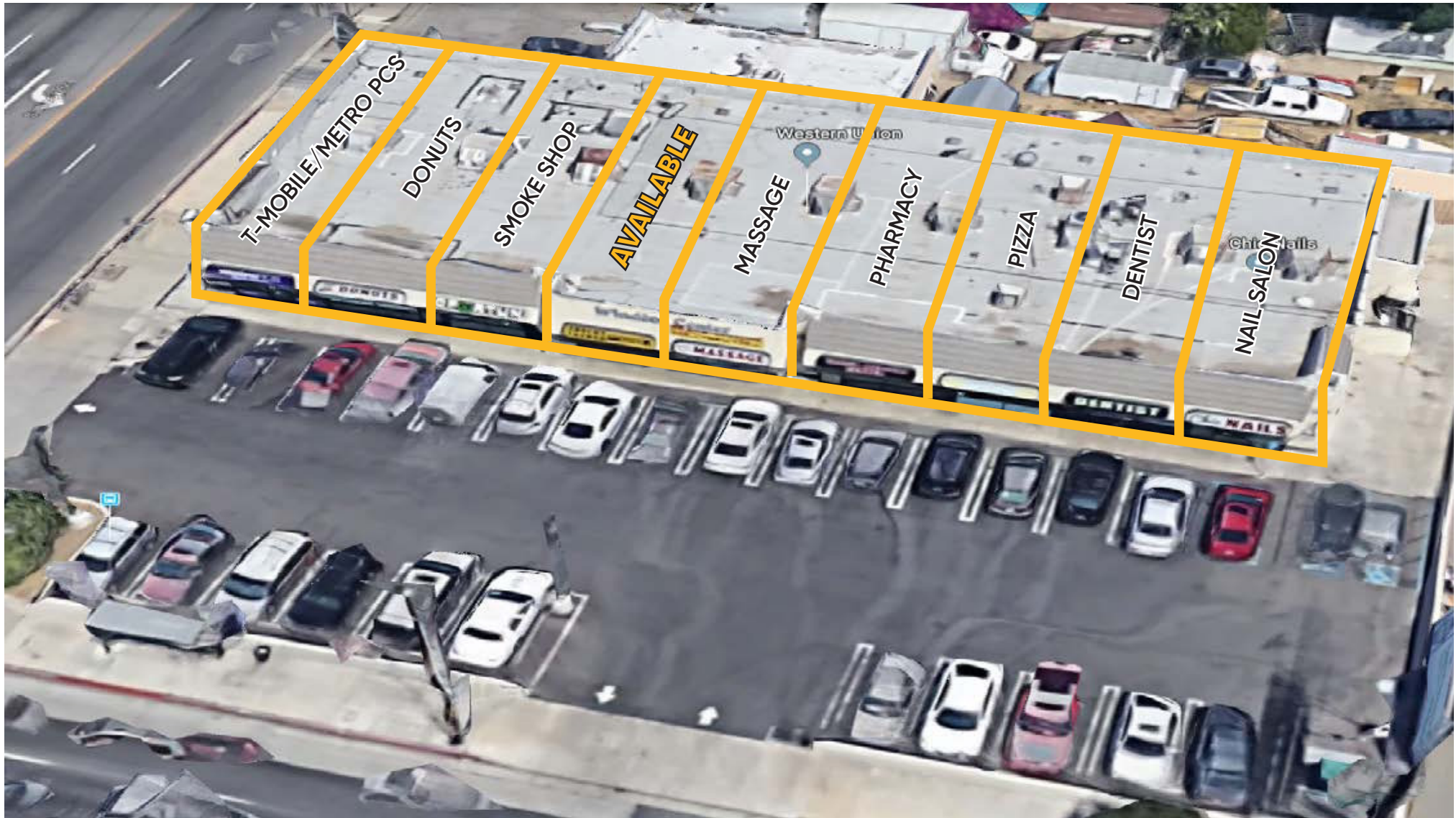
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AERIAL



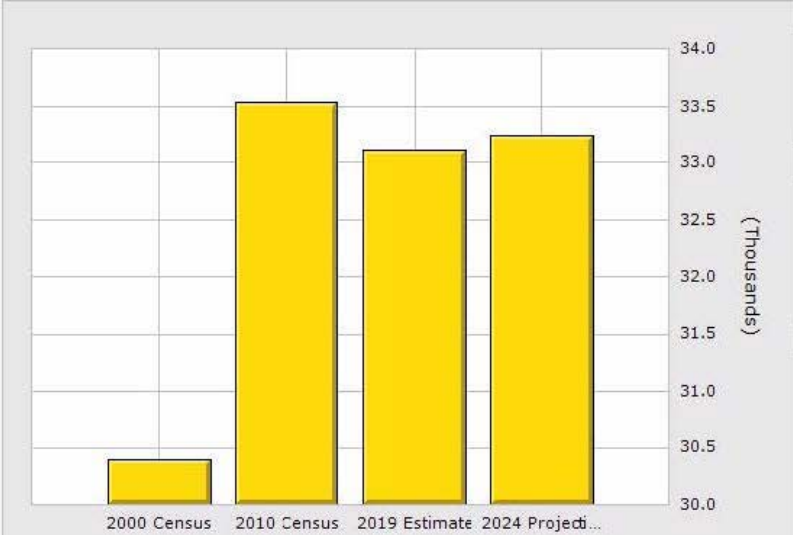
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SITE PLAN

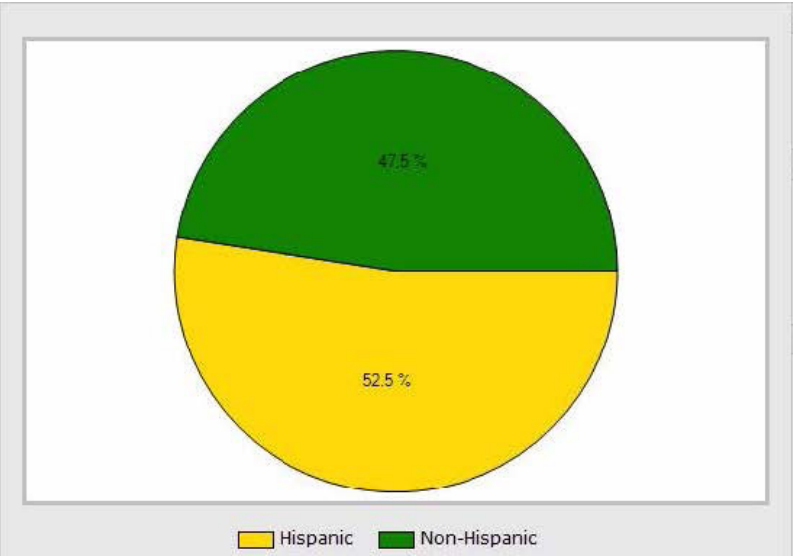


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DEMOGRAPHICS



Population	1 Mile	2 Mile	3 Mile
2019 Total Population:	33,110	137,080	276,057
2024 Population:	33,226	139,229	282,488
Pop Growth 2019-2024:	0.35%	1.57%	2.33%
Average Age:	37.80	37.70	37.50
Households			
2019 Total Households:	9,587	41,004	88,985
HH Growth 2019-2024:	0.01%	1.17%	2.15%
Median Household Inc:	\$63,998	\$61,480	\$62,125
Avg Household Size:	3.30	3.20	3.00
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$451,628	\$459,828	\$482,906
Median Year Built:	1964	1965	1969



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