



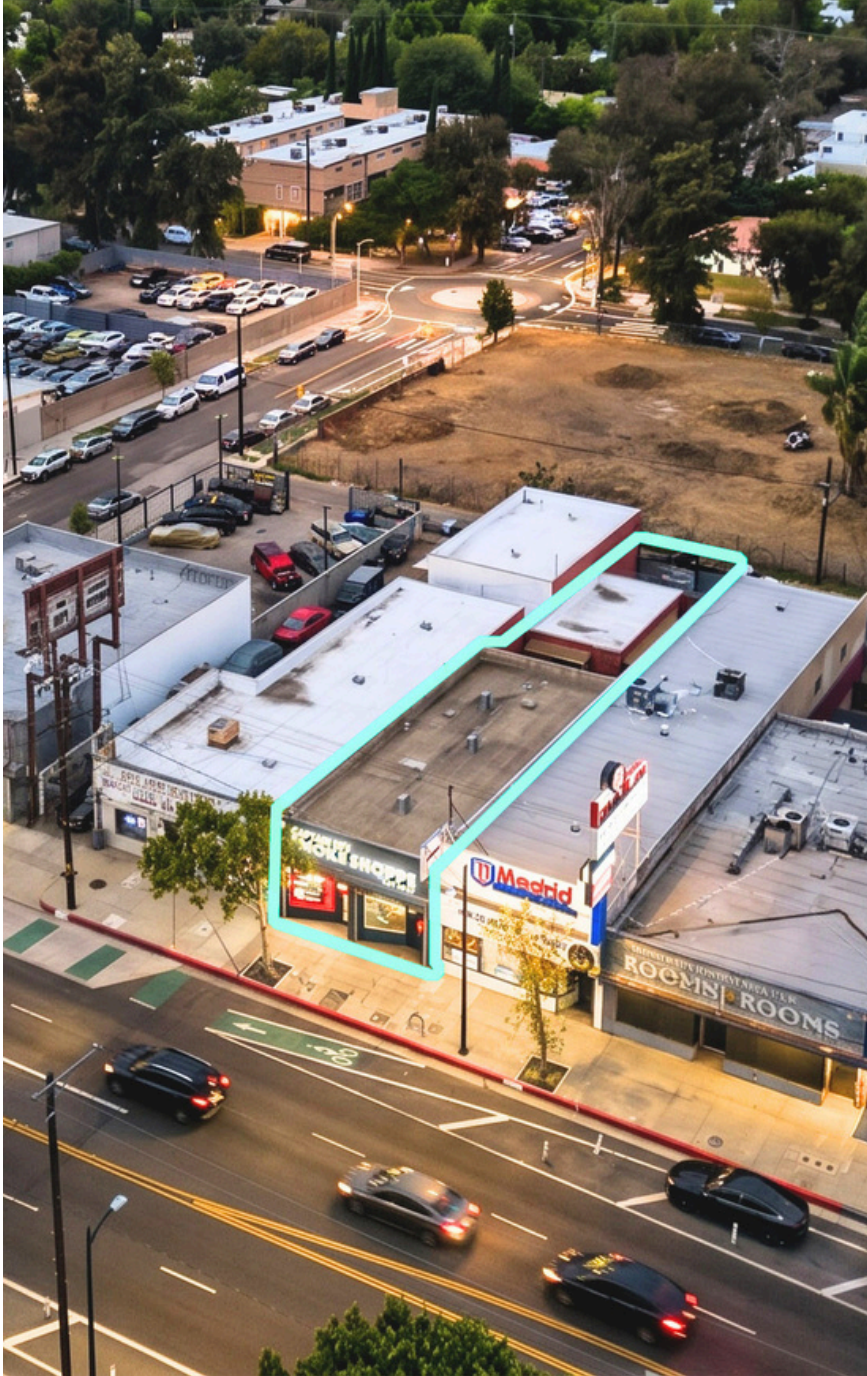
7011 RESEDA BLVD, RESEDA, CA 91335

MIXED USE



FOR SALE

OFFERING MEMORANDUM



● SITE DESCRIPTION

Positioned along Reseda Boulevard in the heart of the Reseda submarket of the San Fernando Valley, 7011 Reseda Blvd offers a strong presence along a well-traveled commercial corridor known for its steady traffic flow, neighborhood-serving retail, and diverse business mix. The property benefits from street frontage and visibility, surrounded by a blend of local businesses and established residential communities that contribute to consistent daily activity.

The location is suitable for a variety of commercial uses including neighborhood retail, office, or service-oriented operations (subject to zoning and city approval). The property provides convenient access to major transportation routes, including the 101 and 405 freeways, allowing connectivity throughout the San Fernando Valley and greater Los Angeles area.

With solid surrounding demographics, a central infill location, and strong walkability, the property presents an opportunity for both owner-users and investors seeking an asset in an active, community-oriented commercial corridor.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Mixed Use

PRICE
\$850,000

PARCEL NUMBER
2126-008-014

BUILDING
2,222 SF

LOT
4,250 SF

YEAR BUILT
1951

ZONING
LAC2



PROPERTY HIGHLIGHTS

- **Prime Reseda Boulevard Frontage** – Strong visibility and signage opportunity along a well-traveled commercial corridor
- **High Daily Traffic Exposure** – Consistent vehicle and pedestrian activity driven by surrounding residential density
- **Central San Fernando Valley Location** – Positioned within an established, infill submarket with stable demographics
- **Flexible Use Potential** – Suitable for retail, office, or service-oriented users (subject to zoning and city approval)
- **Excellent Connectivity** – Convenient access to the 101 and 405 freeways for efficient regional access
- **Owner-User & Investment Opportunity** – Ideal for businesses seeking a prominent location or investors targeting a steady, neighborhood-serving asset



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RENT ROLL

UNIT #	SF	TENANT	BASE RENT	TERM	TOTAL RENT/YR
1	768 SF	Captain ED'S Smoke Shop	\$4,293.00	5 Years - Exp July 2029	\$51,516.00
Office/Residential	686 SF	Captain ED'S Smoke Shop	-	5 Years - Exp July 2029	-
2	768 SF	VACANT	-	-	-
TOTALS	2,222 SF		\$4,293.00		\$51,516.00

PROFORMA

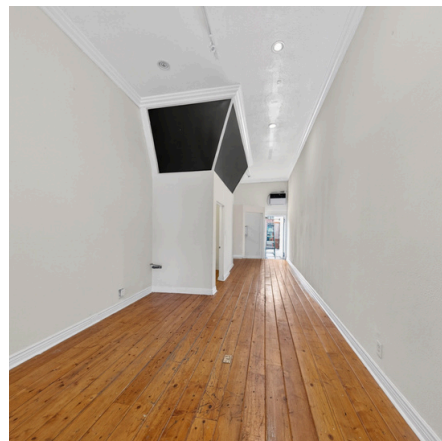
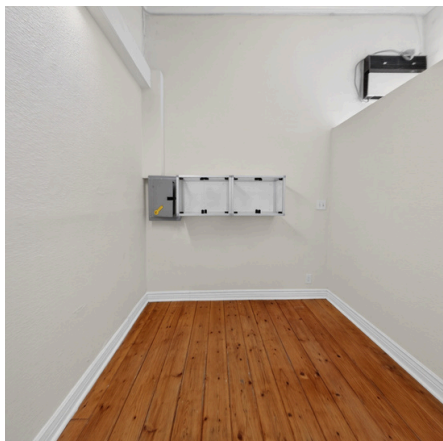
UNIT #	SF	TENANT	BASE RENT (\$1,800/mo)	BASE RENT (\$2,000/mo)
1	768 SF	Captain ED'S Smoke Shop	\$4,400.00	\$4,400.00
Office/Residential	686 SF	Captain ED'S Smoke Shop	-	
2	768 SF	VACANT	\$1,800.00	\$2,000.00
TOTALS	2,222 SF		\$6,200.00	\$4,293.00
		ANNUAL TOTAL	\$74,400.00	\$76,800.00

OPERATING EXPENSES

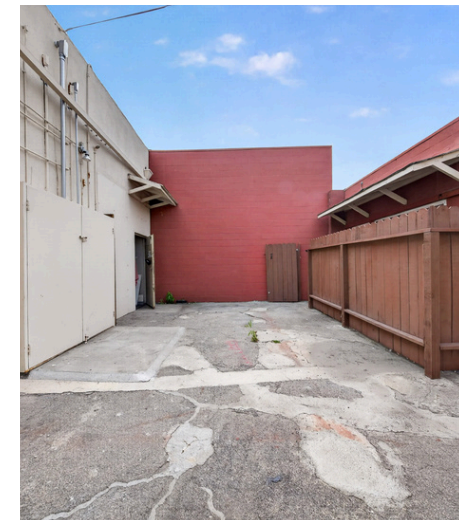
ITEM	MONTHLY	ANNUAL
Trash	\$130.75	\$1,569.00
Insurance	\$366.67	\$4,400.00
Property Taxes	\$885.42	\$10,625.00
TOTAL EXPENSES	\$1,382.84	\$16,594.00

ITEM	CAP RATE
BASE RENT (\$1,800/mo)	6.80%
BASE RENT (\$2,000/mo)	7.08%

PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP

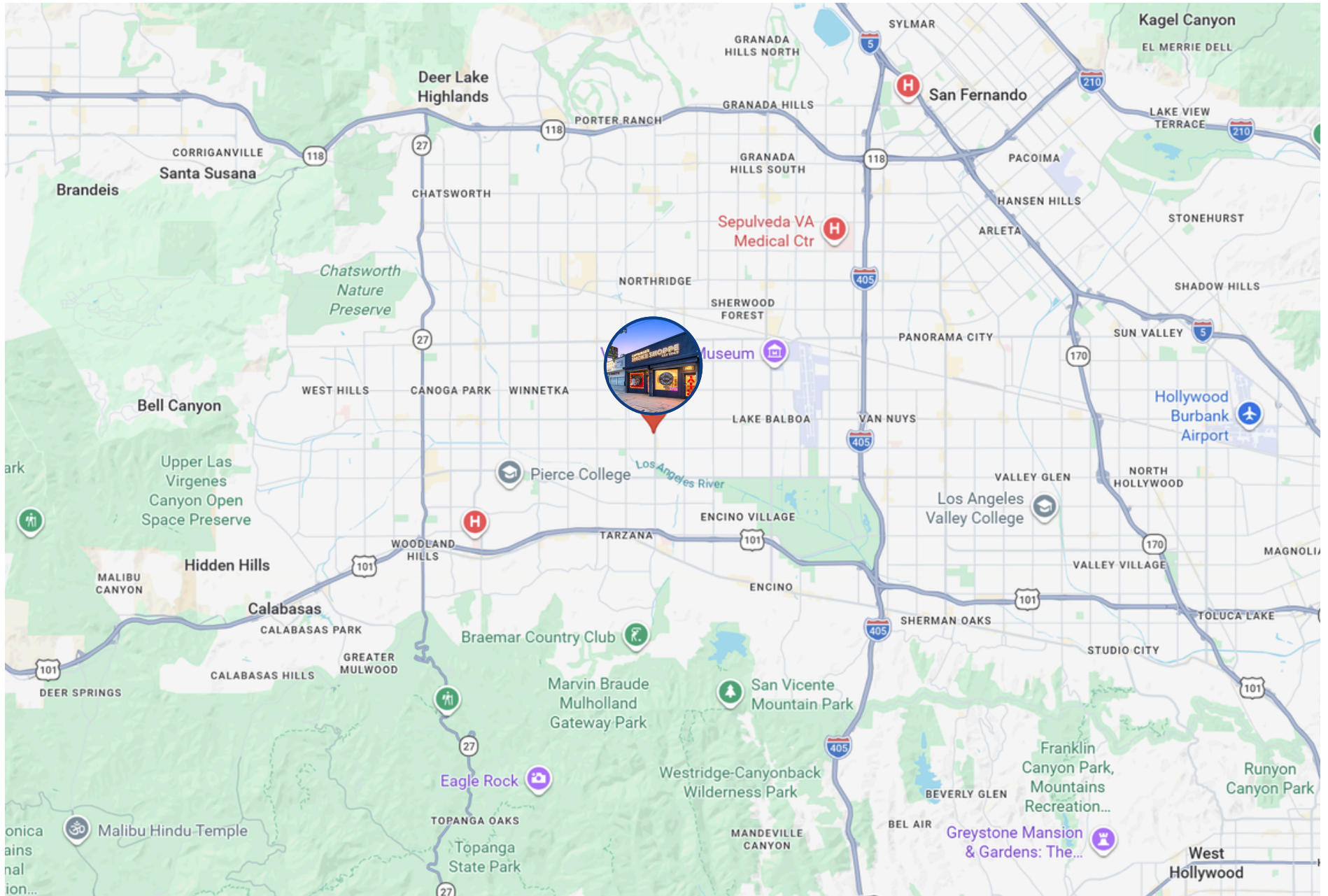


AERIAL MAP

LOCATED ALONG RESEDA BOULEVARD IN THE RESEDA SUBMARKET OF THE SAN FERNANDO VALLEY, 7011 RESEDA BLVD SITS WITHIN A WELL-ESTABLISHED NEIGHBORHOOD COMMERCIAL CORRIDOR SURROUNDED BY A DIVERSE MIX OF LOCAL RETAIL, DINING, AND SERVICE-ORIENTED BUSINESSES. THE PROPERTY OFFERS STRONG STREET FRONTAGE AND VISIBILITY ALONG A CONSISTENTLY TRAVELED THOROUGHFARE, PROVIDING RELIABLE DAILY EXPOSURE TO BOTH VEHICULAR AND PEDESTRIAN TRAFFIC. THE LOCATION PROVIDES CONVENIENT ACCESS TO MAJOR TRANSPORTATION ROUTES, INCLUDING THE 101 AND 405 FREEWAYS, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY AND THE GREATER LOS ANGELES AREA.



LOCATION MAP





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