

7242  
**RESEDA** BOULEVARD  
RESEDA, CA 91335

 **MARBLE COMPLETE**  
Stone & Concrete Restoration - 818.618.5902

7242

**CALMOTORS**



Marcus & Millichap

BRANDON MICHAELS  
GROUP



7242

**RESEDA**

BOULEVARD  
RESEDA, CA 91335

EXCLUSIVELY LISTED BY

**BRANDON MICHAELS**

Senior Managing Director Investments  
Senior Director, National Retail Group  
Tel: 818.212.2794  
brandon.michaels@marcusmillichap.com  
CA License: 01434685

**STEVEN SCHECHTER**

First Vice President Investments  
Tel: 818.212.2793  
steven.schechter@marcusmillichap.com  
CA License: 01089464

**BMG TEAM**

**EMIN GABRIMASSIHI**

Associate

**GARY WINFIELD**

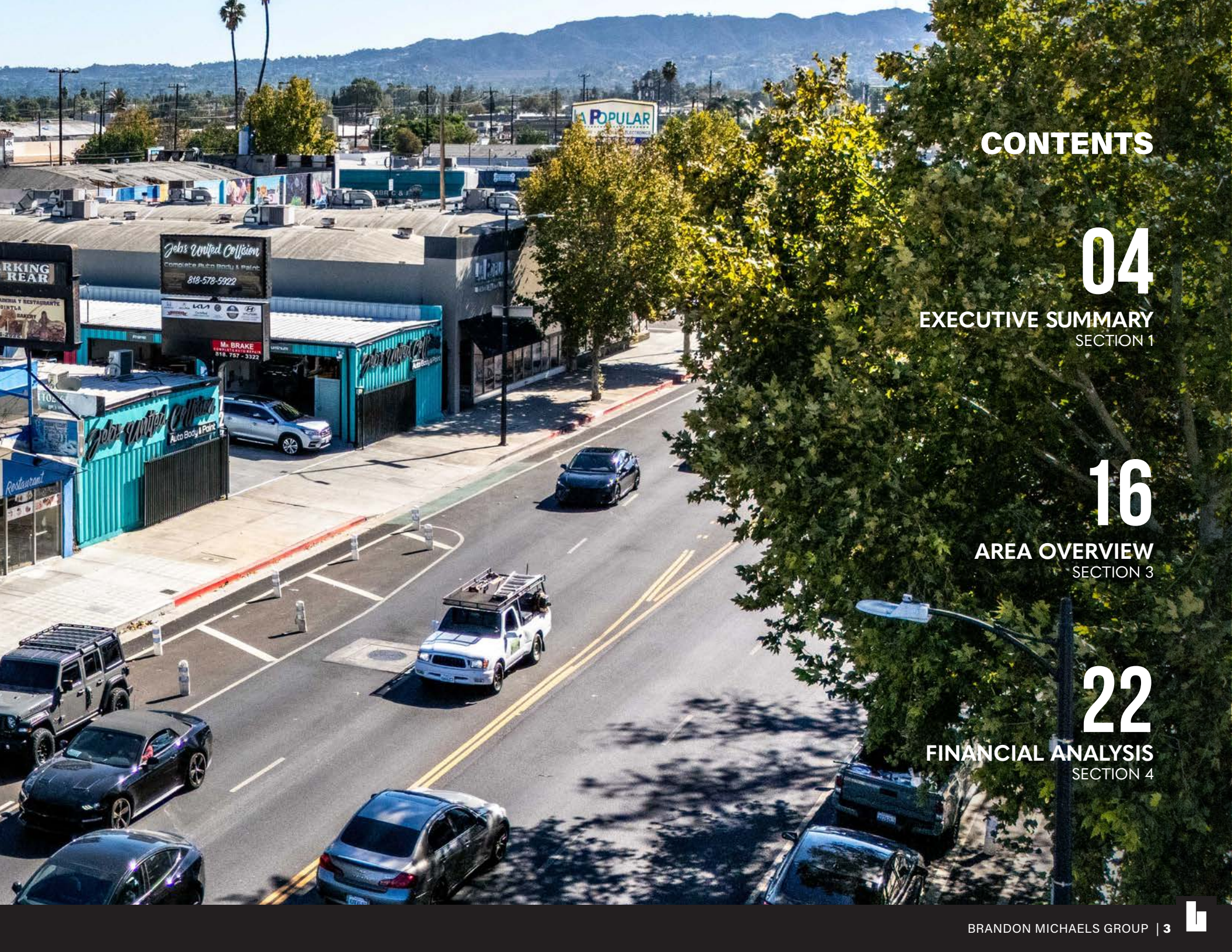
Associate

**DANIEL GAMBOA**

Associate







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# EXECUTIVE SUMMARY

**The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale 7242 Reseda Boulevard, a 2,200 square foot single tenant retail property situated on 0.06 acres of land (2,636 square feet) just north of the NE signalized corner of Reseda Boulevard and Sherman Way in Western San Fernando Valley submarket of Reseda, CA.**

7242 Reseda Boulevard will be delivered vacant allowing for an immediate owner-user or value-add opportunity. The rear surface parking has been enclosed adding an additional 1,265 SF, approximately, to the original 935 SF street front space. The two spaces have been opened up to allow the space to be used as one contiguous unit. Interested parties should independently verify the square footage of the building. Because the unit can be accessed through either the street front door or rear facing roll up door, the property can accommodate a variety of retail, office, or flex uses. A value-add investor will have the ability to reposition the property with a market rate paying tenant. An owner-user buyer can occupy the property for their own business.

The subject property benefits from great visibility along major thoroughfare Reseda Boulevard and is well positioned just north of the NE signalized corner of Reseda Boulevard & Sherman Way, the commercial core of Reseda. Traffic counts along Reseda Boulevard exceed 32,000 vehicles per day past the property. The property sits proximate to the San Fernando Valley's major transit line, the Orange Busway. Reseda Station along the Busway is just 1.5 miles to the south along Reseda Boulevard. The property has alley access to a rear facing roll up door that can privately park up to four (4) cars, a parking ratio of 1.82 spaces per 1,000 SF.





# PROPERTY HIGHLIGHTS



**\$845,000**

PRICE



**6.25%**

PROFORMA CAP RATE



**4 SPACES**

PARKING



**2,200 SF**

BUILDING SF



**\$384**

PRICE/SF (BLDG)



**1.82 SPACE(S) PER 1000**

PARKING RATIO



**2,636 SF**

LOT SIZE



**\$321**

PRICE/SF (LAND)



**32,715 VPD**

TRAFFIC COUNTS



**1948**

YEAR BUILT



**[Q]C2-2D-CDO**

ZONING



**RESEDA BOULEVARD &  
SHERMAN WAY**

CROSS STREETS



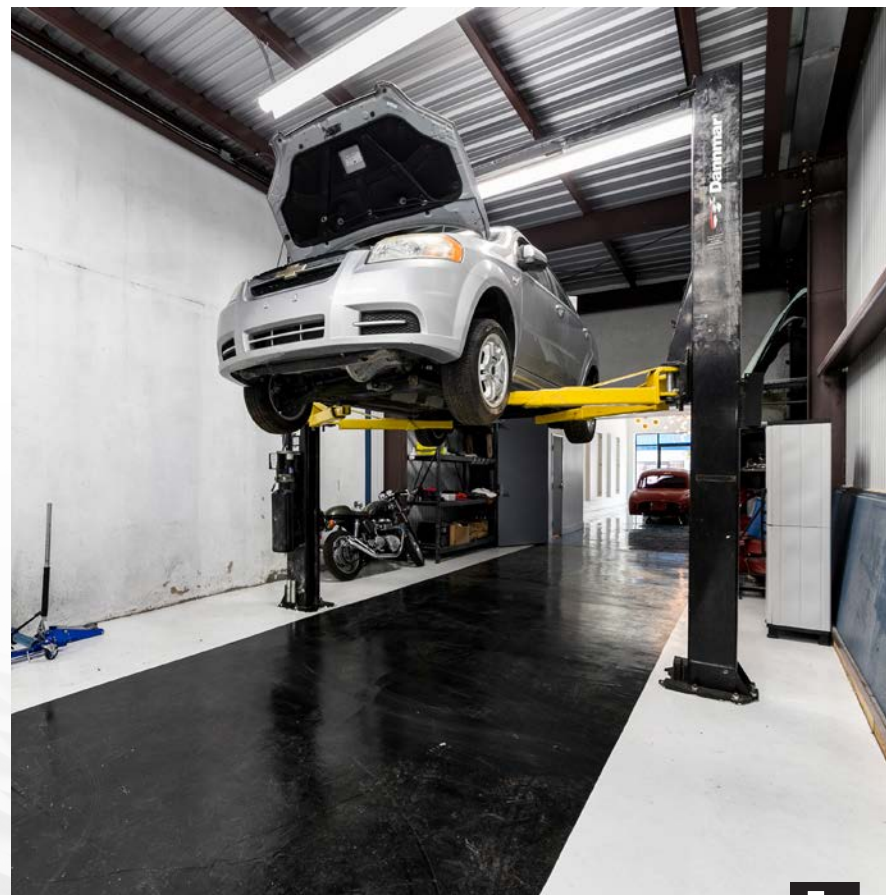
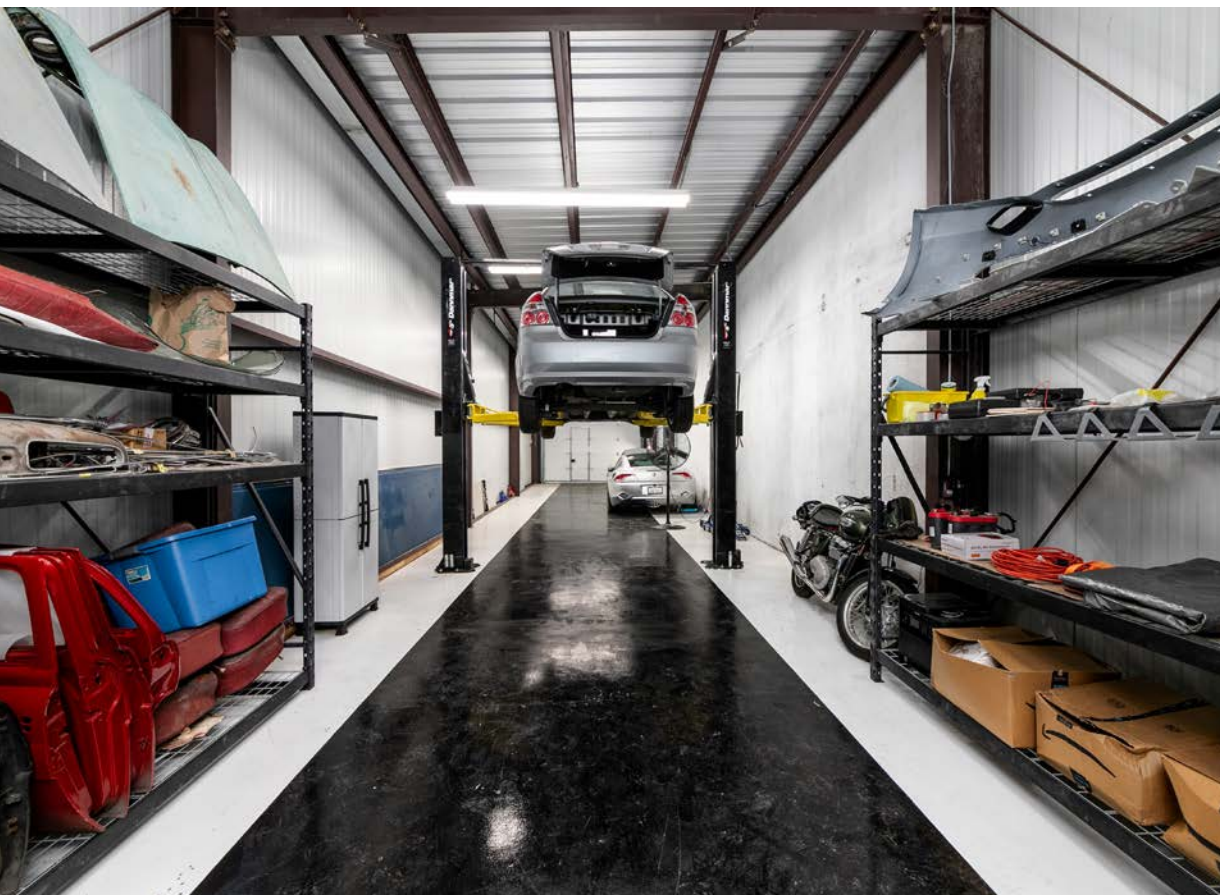




INTERIOR PHOTOS











EXTERIOR PHOTOS







AERIAL PHOTOS





# OWNER-USER OR VALUE-ADD OPPORTUNITY

In the Heart of Reseda, CA

## Single Tenant Retail

A single tenant 2,200 SF retail property on 2,636 SF of underlying land

## Value-Add or Owner-User

The property will be delivered vacant allowing for an immediate owner-user or value-add opportunity

## Dedicated Parking

Rear alley access to a roll up door that can privately park up to four (4) cars, a parking ratio of 1.82 spaces per 1,000 SF

## Additional Square Footage

The rear surface parking has been enclosed adding an additional 1,265 SF, approximately, to the original 935 SF street front space. The two spaces have been opened up to allow the space to be used as one contiguous unit (interested parties should independently verify the square footage of the building) as one contiguous unit (interested parties should independently verify the square footage of the building)







# PRIME STOREFRONT RETAIL

With High Traffic and Excellent Visibility

### **Centrally Positioned Storefront Retail**

Ideally positioned just north of the NE signalized corner of Reseda Boulevard and Sherman Way, the commercial core of Reseda, CA

### **Excellent Traffic Counts**

Traffic counts along Reseda Boulevard exceed 32,000 vehicles per day past the property

### **Flexibility of Future Uses**

Because the unit can be accessed through either the street front door or rear facing roll up door, the property can accommodate a variety of retail, office, or flex uses

### **Transit Oriented**

Reseda Station of the Orange Busway, the San Fernando Valley's major east-west public transit line, is just 1.5 miles south along Reseda Boulevard





101



TARZANA

RESEDA



SHERMAN WAY







# WOODLAND HILLS



# CANOGA PARK

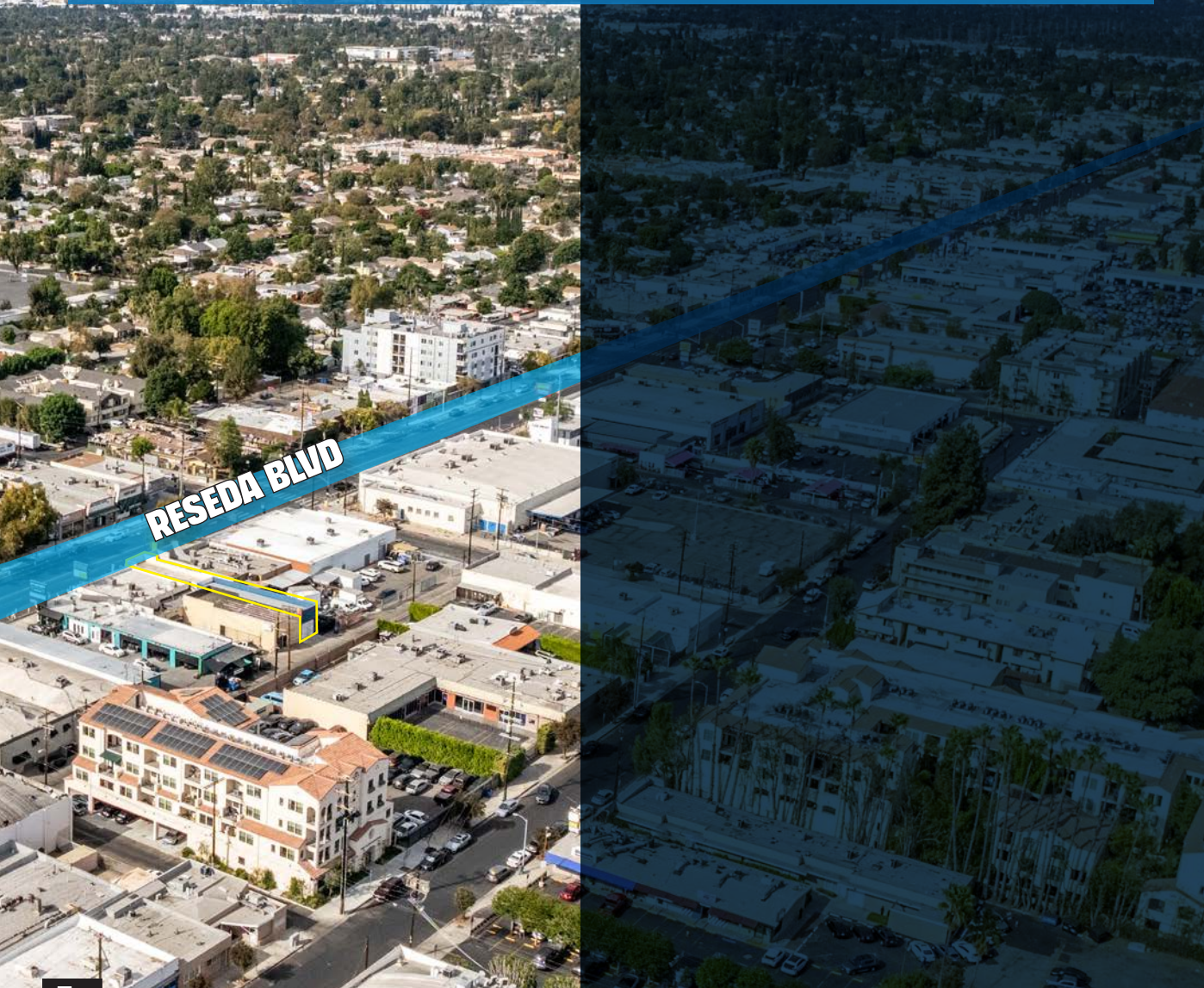


RESEDA BLVD (32,715 UPD)



# STRONG CENTRALIZED WEST

## San Fernando Valley Location



### **Significant Nearby Development**

Significant revitalization in the immediate area with over 1,100 units delivered in the last 5 years within 3-mile radius of the subject property

### **Highly Walkable Location In Reseda's Core**

Highly walkable location and heavy foot traffic with a walk score of 86/100 (very walkable)

### **Nearby Major Employment Hubs**

Centralized West San Fernando Valley location in close proximity to key employment centers in Warner Center, Northridge, Encino and Sherman Oaks

### **Proximate to Nearby Amenities and Retailers**

A short distance from the Sepulveda Basin Recreation Area (3.8 miles), Van Nuys Airport (3.5 miles), Cal State Northridge (2.4 miles), Pierce College (3.5 miles), and the Westfield Topanga and Topanga Village malls in Warner Center (4.3 miles)



# DENSE SUBMARKET

## With Strong Immediate Demographics



### **Dense Nearby Population**

Population of more than 41,400 people within one mile of the subject property, 238,600 people within three miles, and 610,700 people within five miles

### **Average Household Incomes**

Immediate submarket boasts an average household income within one, three, and five miles is \$88,300, \$101,700, and \$104,200, respectively

### **Household Density**

There are over 12,700 households within one mile of the subject property, and over 80,400 households within three miles

### **High Median Home Values**

The median home value in the immediate area is \$704,000

### **Businesses and Consumer Spending**

More than 1,800 businesses within a 1-mile radius of the property with a combined annual spending of \$419 million



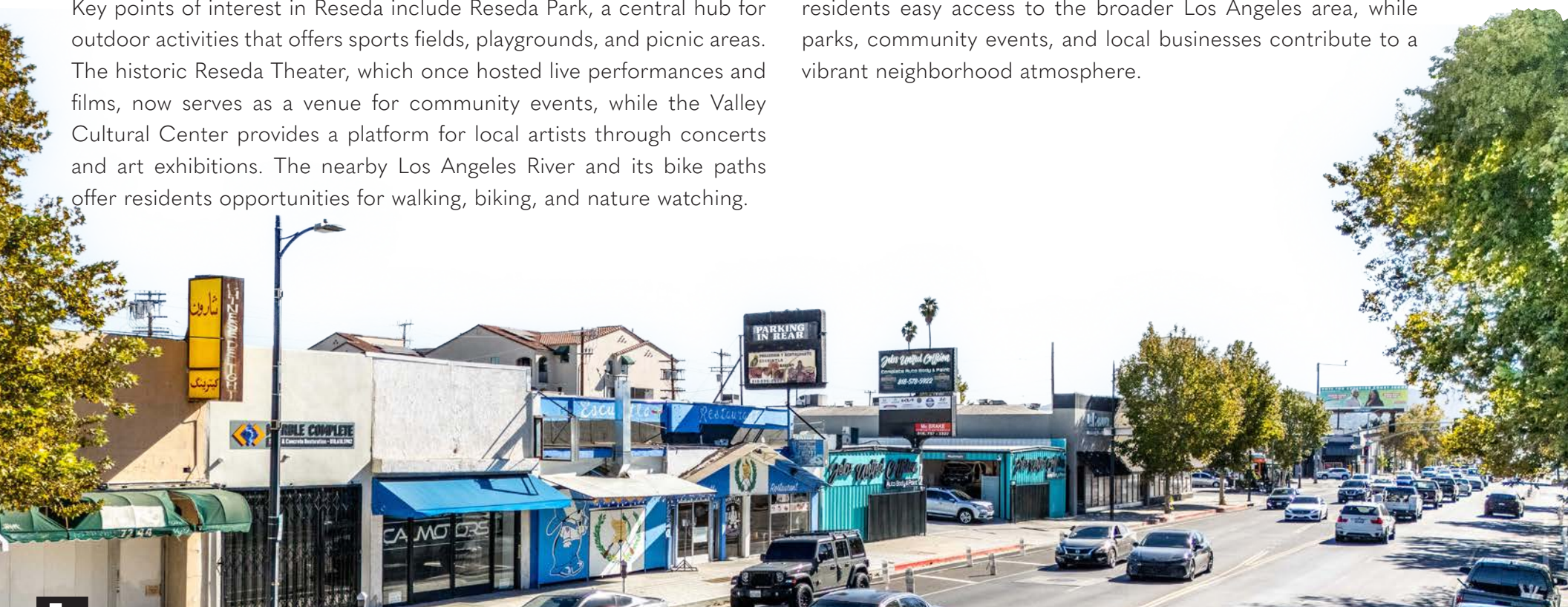
# RESEDA, CALIFORNIA

**Reseda, CA**, a neighborhood in the San Fernando Valley region of Los Angeles, California, spans approximately 3.6 square miles and is home to around 94,000 residents. It shares borders with Northridge to the north, Tarzana to the west, Van Nuys to the east, and Canoga Park to the south. Known for its diverse population and strong sense of community, Reseda features a suburban feel with a mix of residential areas, commercial establishments, and recreational spaces. The neighborhood showcases a variety of housing options, from single-family homes to apartment complexes, making it an affordable choice for families and individuals alike.

Key points of interest in Reseda include Reseda Park, a central hub for outdoor activities that offers sports fields, playgrounds, and picnic areas. The historic Reseda Theater, which once hosted live performances and films, now serves as a venue for community events, while the Valley Cultural Center provides a platform for local artists through concerts and art exhibitions. The nearby Los Angeles River and its bike paths offer residents opportunities for walking, biking, and nature watching.

Education in Reseda is provided by the Los Angeles Unified School District, which includes several elementary, middle, and high schools. Community centers in the area offer educational programs and recreational activities for families and youth. Well-connected by major thoroughfares like Reseda Boulevard and Sherman Way, the neighborhood also benefits from public transportation options, including bus lines that connect residents to surrounding areas and the Metro system.

Overall, Reseda combines suburban living with urban amenities, creating a desirable community-oriented environment enriched by diverse cultural influences. Its central location in the San Fernando Valley allows residents easy access to the broader Los Angeles area, while parks, community events, and local businesses contribute to a vibrant neighborhood atmosphere.







**CAL STATE UNIVERISTY, NORTHRIDGE**  
2.4 MILES FROM THE SUBJECT PROPERTY



**NORTHRIDGE FASHION CENTER**  
3.9 MILES FROM THE SUBJECT PROPERTY



**WESTFIELD TOPANGA**  
4.3 MILES FROM THE SUBJECT PROPERTY



**WARNER CENTER**  
5.1 MILES FROM THE SUBJECT PROPERTY





## HOLLYWOOD

17.6 MILES FROM THE SUBJECT PROPERTY



## CENTURY CITY

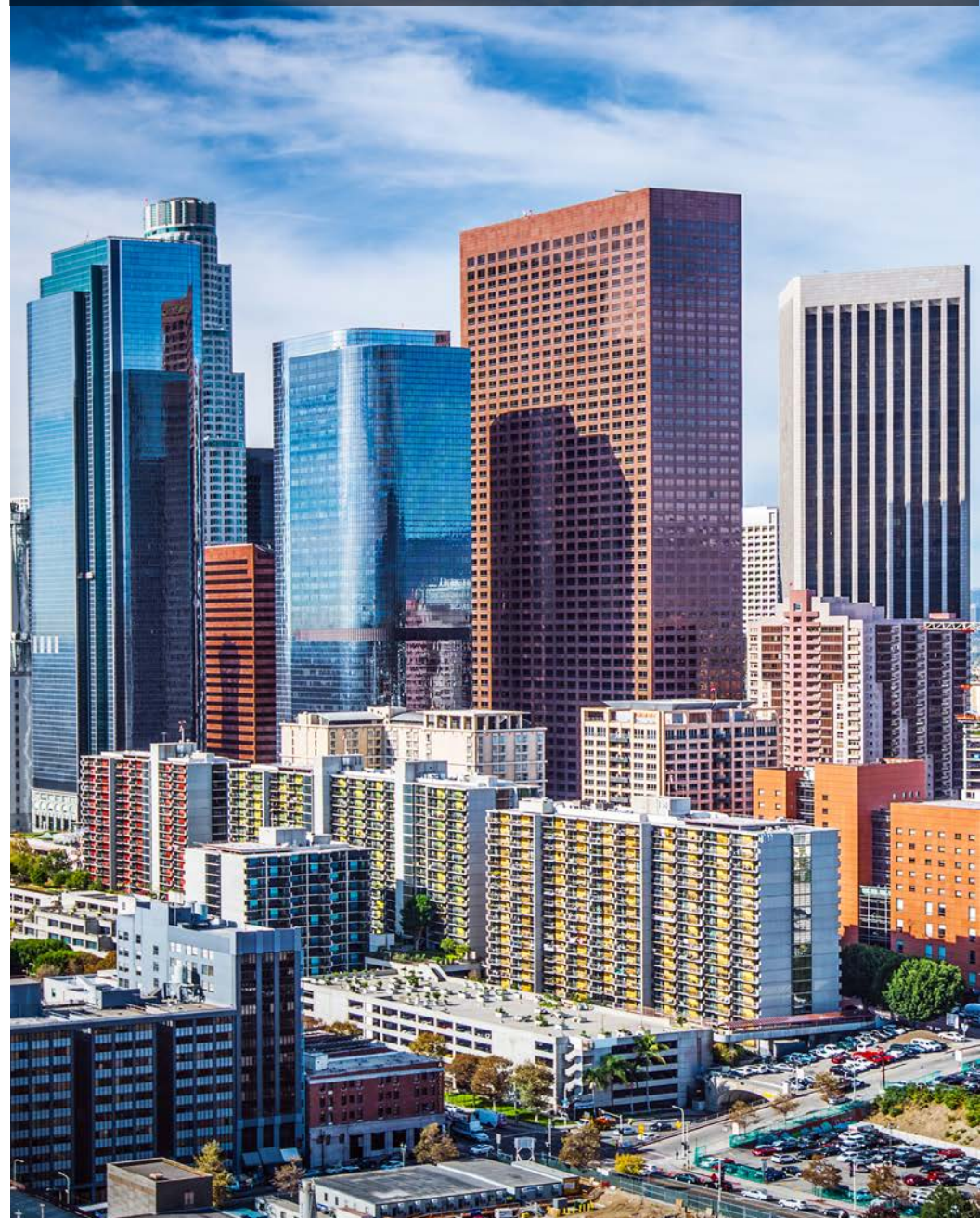
18.1 MILES FROM THE SUBJECT PROPERTY





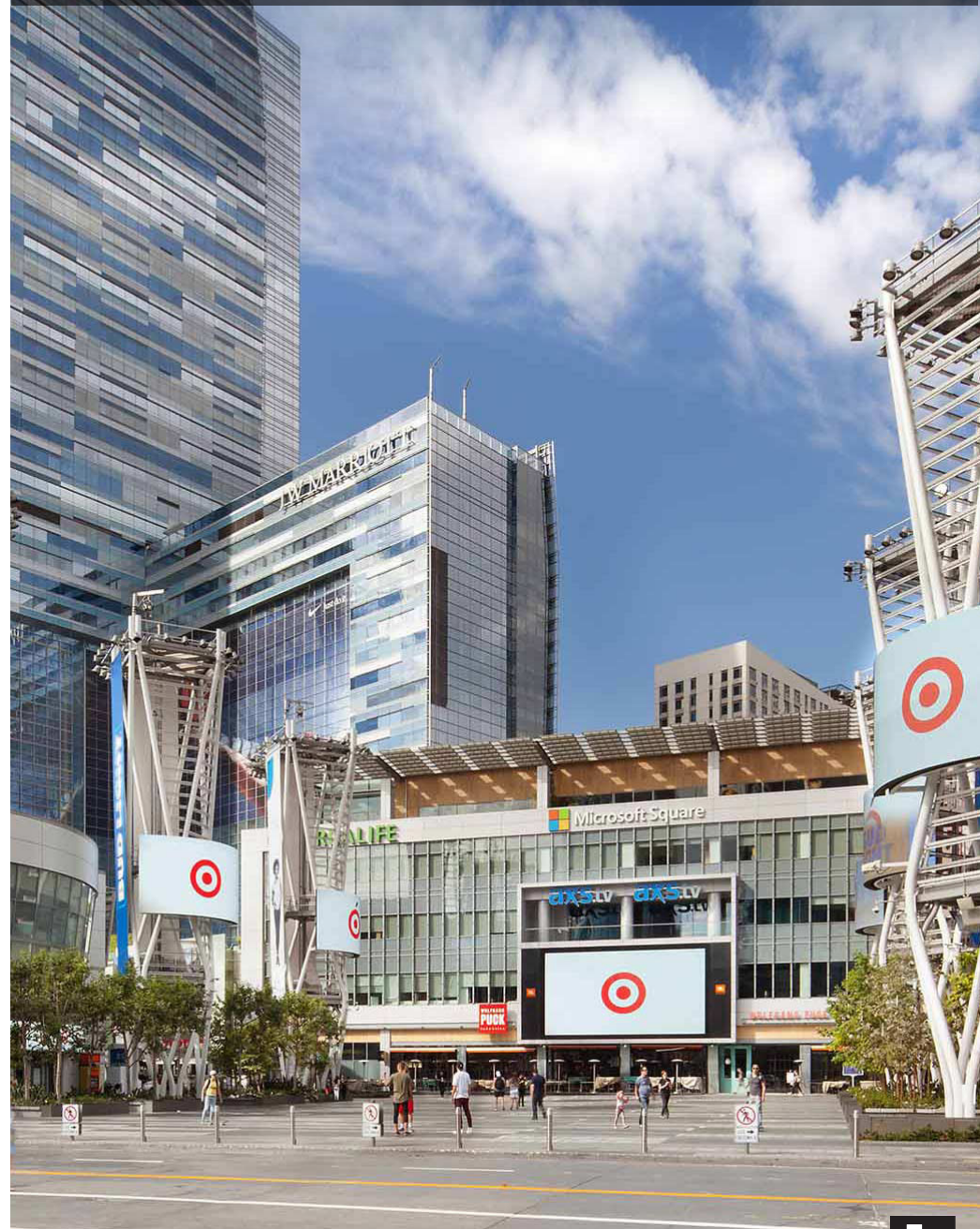
## DOWNTOWN LA

22.3 MILES FROM THE SUBJECT PROPERTY






## L.A. LIVE

22.9 MILES FROM THE SUBJECT PROPERTY





# DEMOGRAPHICS RESEDA, CA

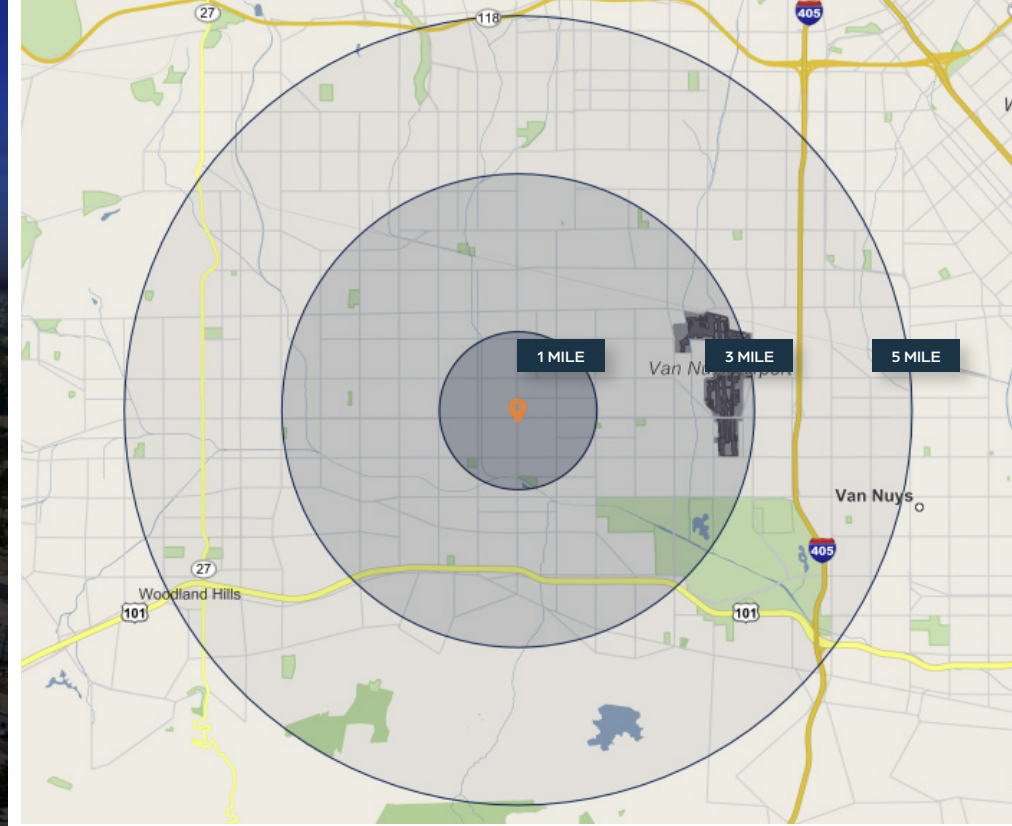
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	41,400	238,600	610,700
 Households	12,700	80,400	209,500
 Average Household Income	\$88,300	\$101,700	\$104,200
 Median Household Income	\$65,200	\$75,800	\$77,000



# DEMOGRAPHICS

## BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	41,400	238,600	610,700
Households	12,700	80,400	209,500
Average Household Size	3.1	2.8	2.8
Annual Growth 2020-2024	1.1%	0.9%	1.6%
Median Age	38.6	39.8	39.1
Owner Occupied Households	4,900	37,500	88,700
Renter Occupied Households	7,300	40,500	115,500
Average Household Income	\$88,300	\$101,700	\$104,200
Median Household Income	\$65,200	\$75,800	\$77,000
Businesses	1,800	15,000	41,200





# RENT ROLL

## TENANT INFORMATION

TENANT	SF	FLOOR	%	PF RENT	PF RENT/SF	PF LEASE TYPE
Vacant	2,200	1	100.00%	\$4,400.00	\$2.00	NNN
	<b>2,200</b>		<b>100%</b>	<b>\$4,400.00</b>	<b>\$2.00</b>	





# OPERATING EXPENSES

OPERATING EXPENSES	PROFORMA	PER SF
Property Taxes @ 1.25%	\$10,563	\$4.80/SF
Management	\$2,112	\$0.96/SF
Insurance	\$1,760	\$0.80/SF
Utilities	\$770	\$0.35/SF
Trash Removal	\$770	\$0.35/SF
Grounds Maintenance	\$550	\$0.25/SF
Repairs & Maintenance	\$1,870	\$0.85/SF
<b>TOTAL EXPENSES</b>	<b>\$18,395</b>	<b>\$8.36</b>
<b>EXPENSES/SF/MONTH</b>		<b>\$0.70</b>

## OPERATING DATA

	PROFORMA
CAM Reimbursement:	\$52,800
Additional Income:	\$18,395
Effective Gross Income:	\$0
Vacancy:	\$71,195
Expenses:	\$0
<b>NET OPERATING INCOME:</b>	<b>\$18,395</b>
	<b>\$52,800</b>

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**\$845,000**

PRICE

**[Q]C2-2D-CDO**

ZONING

**2,200 SF**

BUILDING SF

**4 SPACES**

PARKING

**2,636 SF**

LOT SIZE

**1.82 SPACE(S) PER 1000**

PARKING RATIO

**1948**

YEAR BUILT

**32,715 VPD**

TRAFFIC COUNTS

**6.25%**

PROFORMA CAP RATE

**RESEDA BOULEVARD &  
SHERMAN WAY**

CROSS STREETS

**\$384**

PRICE/SF (BLDG)

**\$321**

PRICE/SF (LAND)





# 7242 RESEDA BOULEVARD RESEDA, CA 91335

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