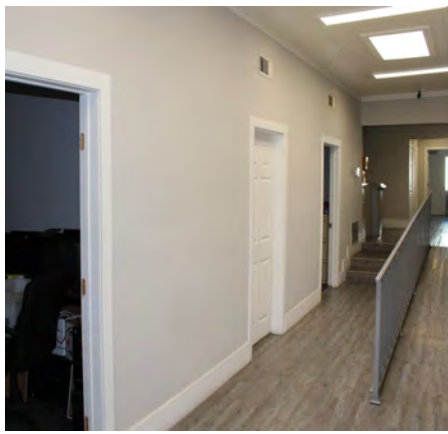
# Medical Office Space

OPEN TO GENERAL OFFICE OR RETAIL USE



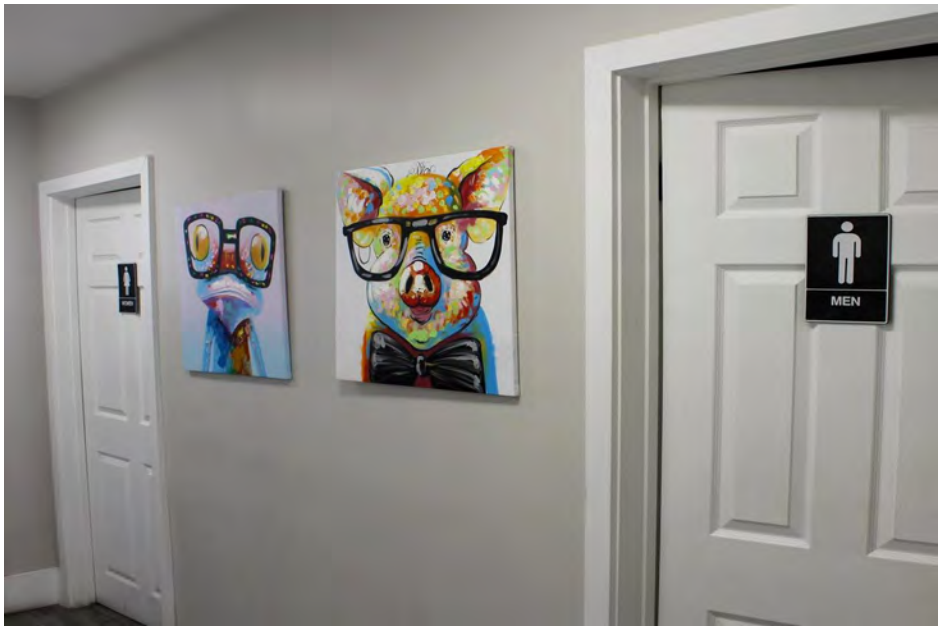
6944 Reseda Blvd.
Reseda , CA 91335

PEAK
COMMERCIAL

# THE SPACE

| | |
|---|---|
| Location | 6944 Reseda Blvd. Reseda, CA 91335 |
| COUNTY | Los Angeles |
| APN | 2125-009-023 |
| Cross Street | Hart Street |
| Traffic Count | 34,780 |
| Square Feet | 3,500 |
| Annual Rent PSF | $30.00 |
| Lease Type | NNN |

**Notes** NNN runs .50/SF




# HIGHLIGHTS

- Great Location
- Ample Onsite Parking Lot
- Prominent Signage
- High Street Visibility
- Convenient Access
- Immediate Bus Route Access

## POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|---|---|---|
| 40,031 | 235,826 | 586,516 |

## AVERAGE HOUSEHOLD INCOME

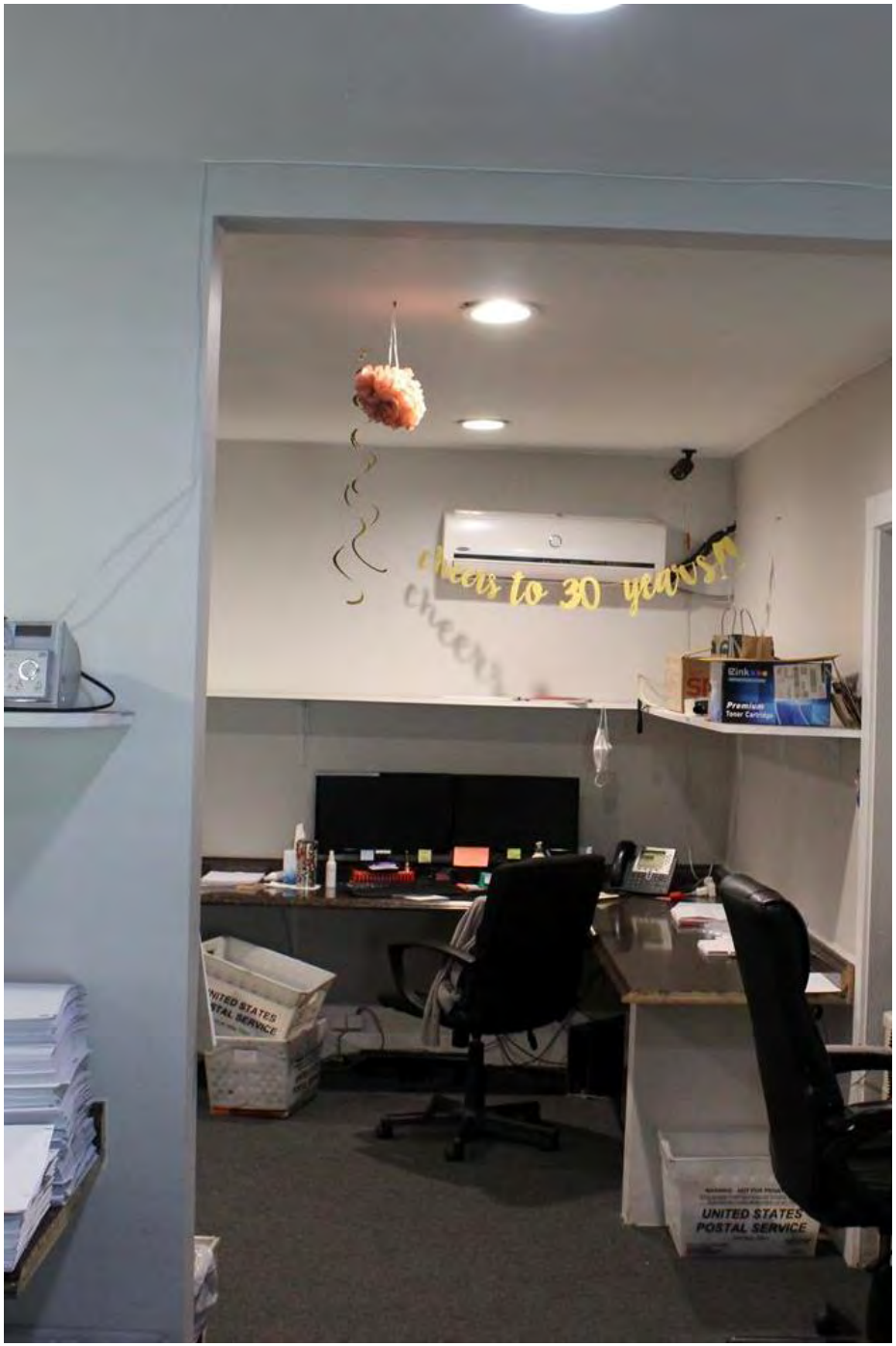
| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|---|---|---|
| $79,245 | $96,648 | $102,059 |

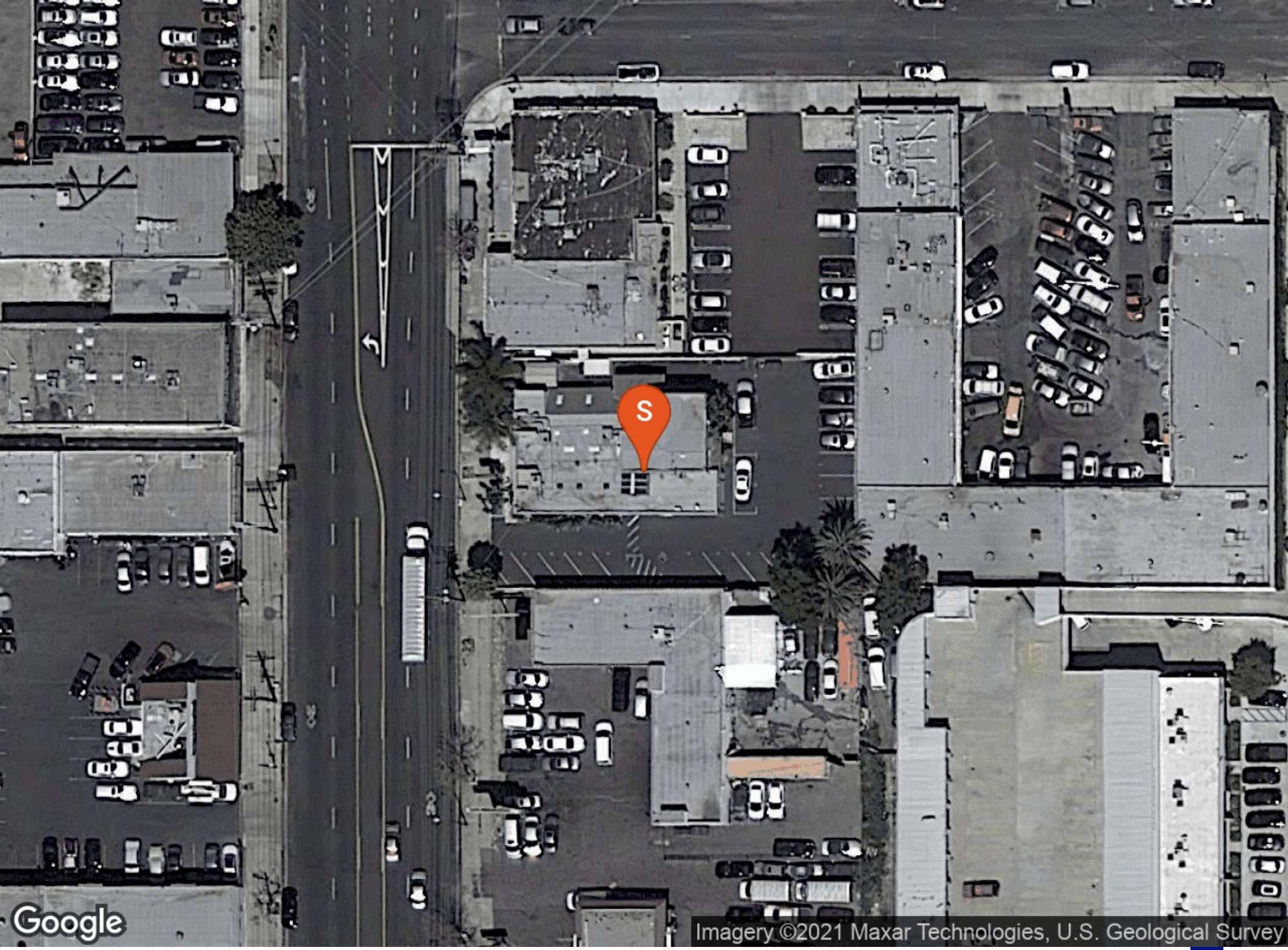
## NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|---|---|---|
| 12,381 | 79,151 | 197,680 |

## PROPERTY FEATURES

| | |
|---|---|
| CURRENT OCCUPANCY | 17.00 % |
| TOTAL TENANTS | 1 |
| BUILDING SF | 4,714 |
| GLA (SF) | 3,500 |
| LAND SF | 11,724 |
| LAND ACRES | .27 |
| YEAR BUILT | 1917 |
| YEAR RENOVATED | 1940 |
| ZONING TYPE | LAC2 |
| NUMBER OF STORIES | 2 |
| NUMBER OF BUILDINGS | 1 |
| NUMBER OF PARKING SPACES | 25 |
| PARKING RATIO | .53/1,000 |
| FRONTAGE | 49' Reseda Blvd |
| WALK SCORE | Very Walkable (89) |
| TRANSIT SCORE | Some Transit (49) |




S
Google
Imagery ©2021 Maxar Technologies, U.S. Geological Survey

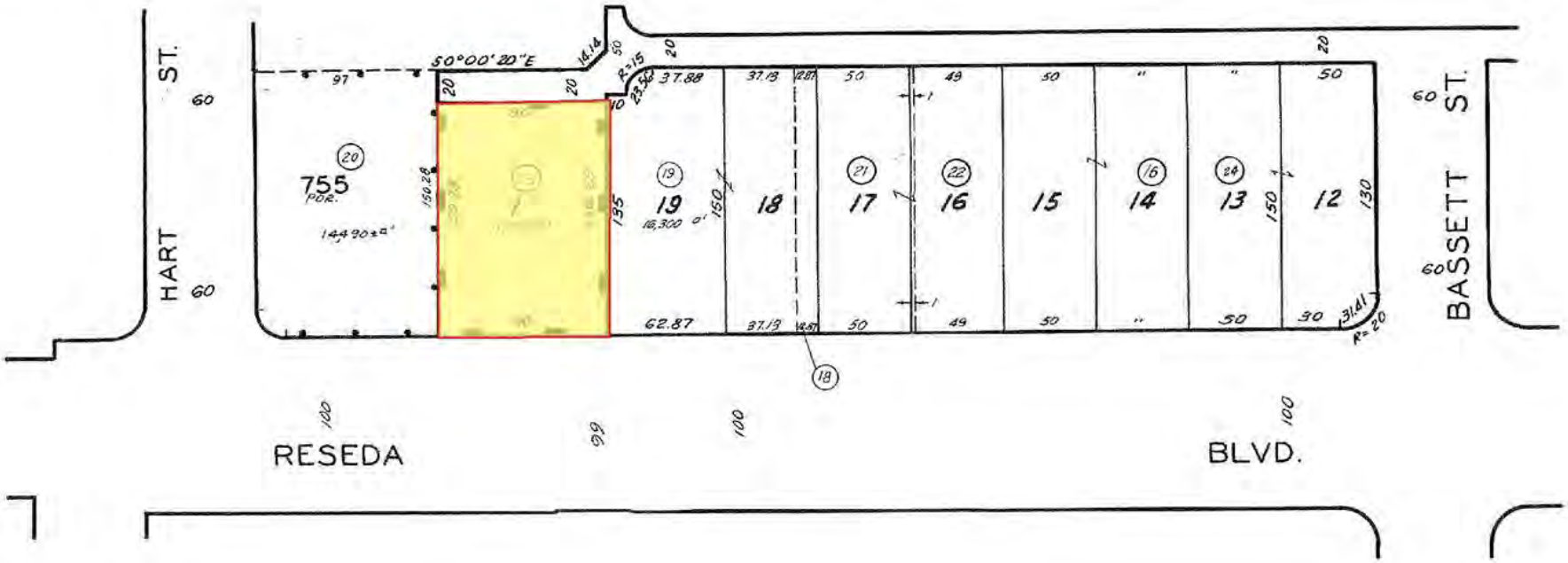
2125 | 9

SCALE 1" = 60'

1995

2-13-65

REVISED
1-28-57
2-4-58
4-9-59
700929668
710616601
711028627
751220802
761223806
770523309
B7092208 006 001
950208




TRACT NO.1000
M.B.19-1-34

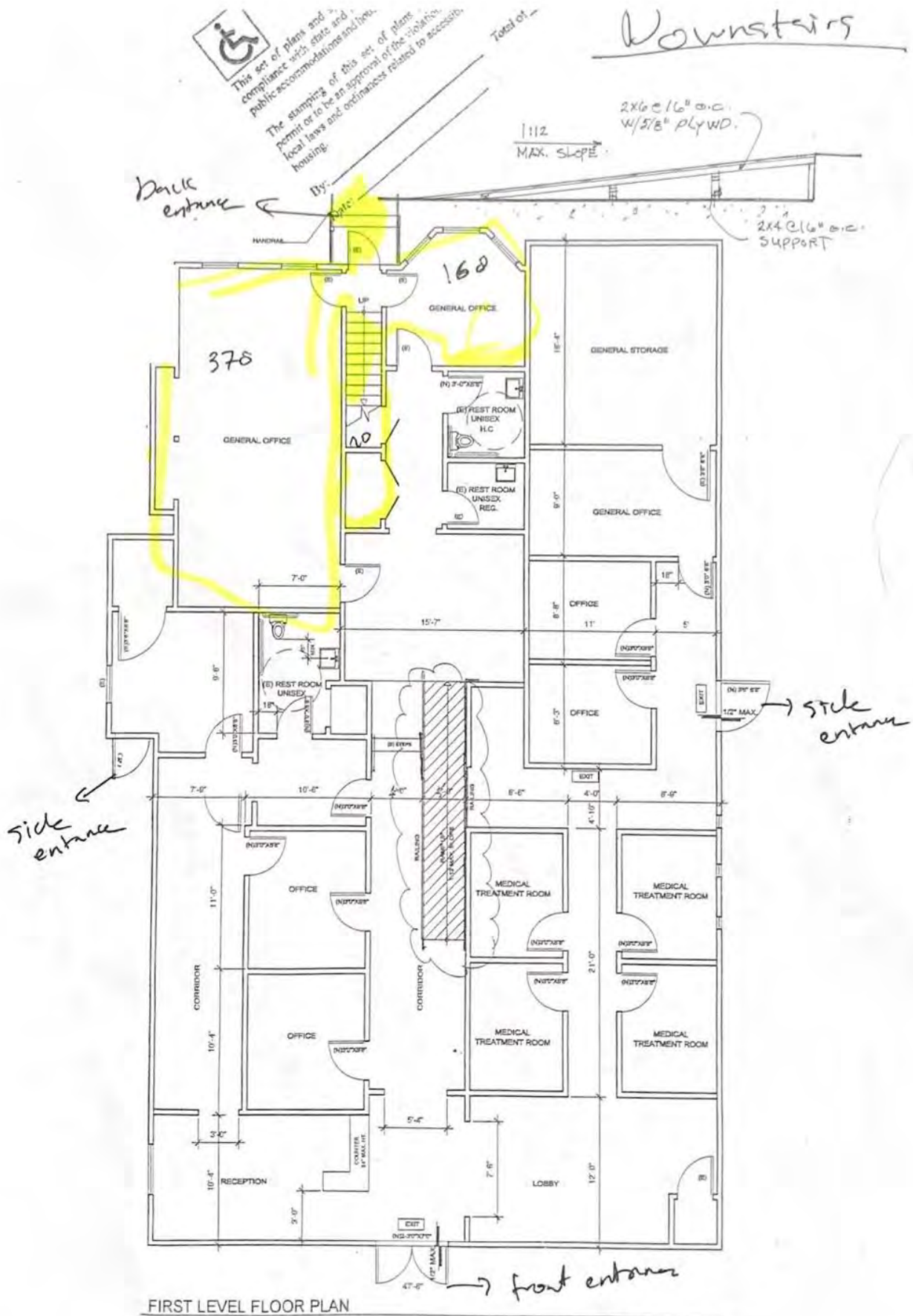
TRACT NO.15278
M.B. 460-16

TRACT NO.14859
M.B.314-42-43

CODE
8852

FOR PREV. ASSM'T. SEE: 1763-9

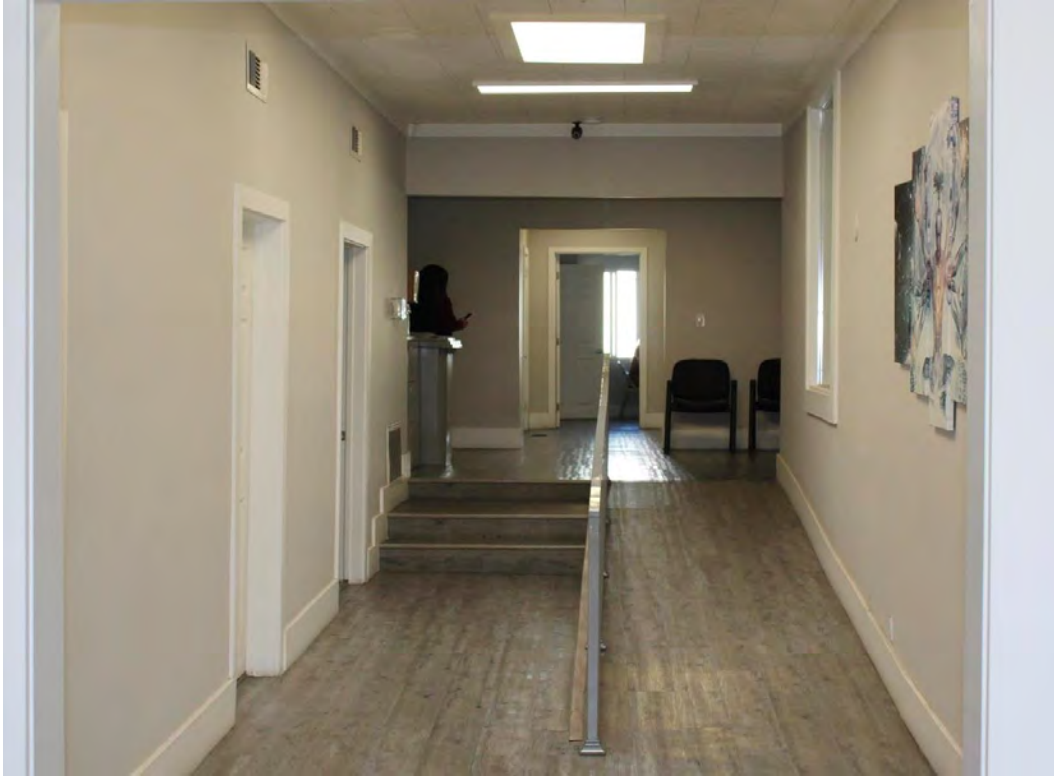
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

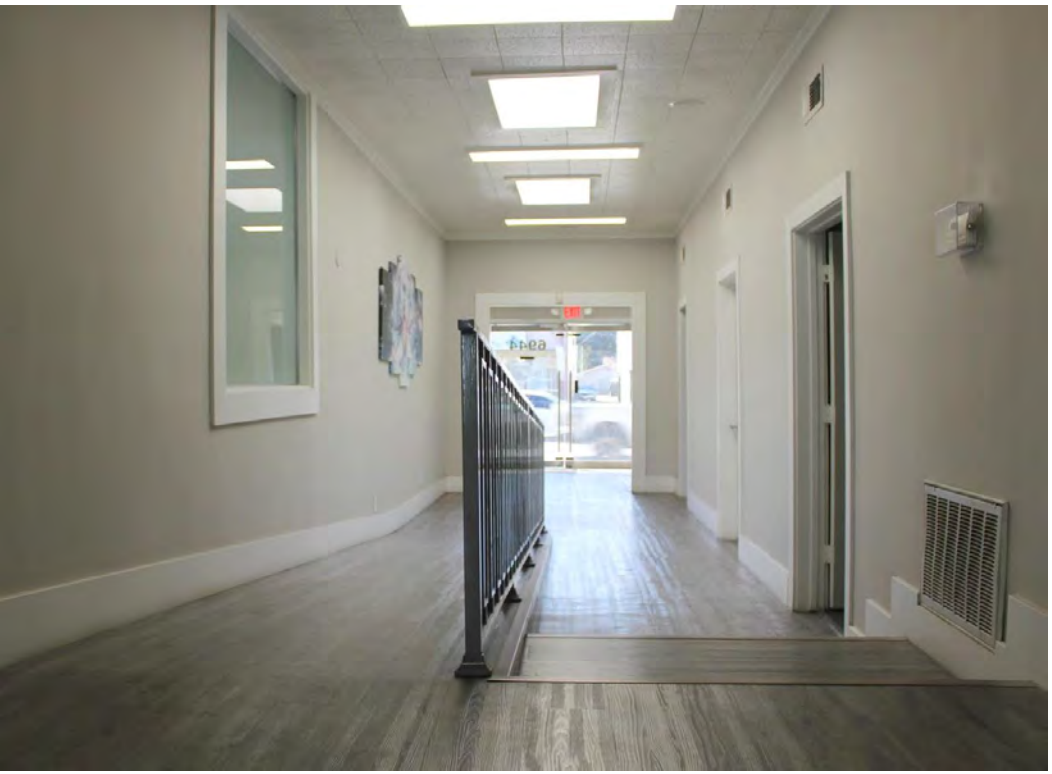


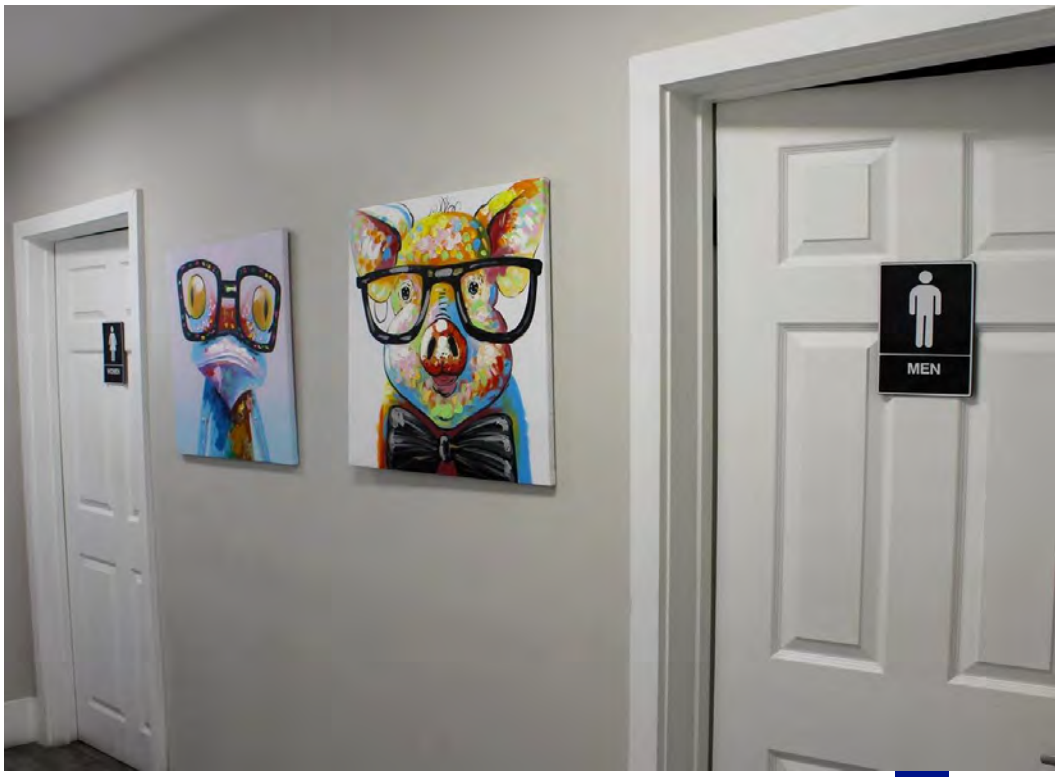

FIRST LEVEL FLOOR PLAN

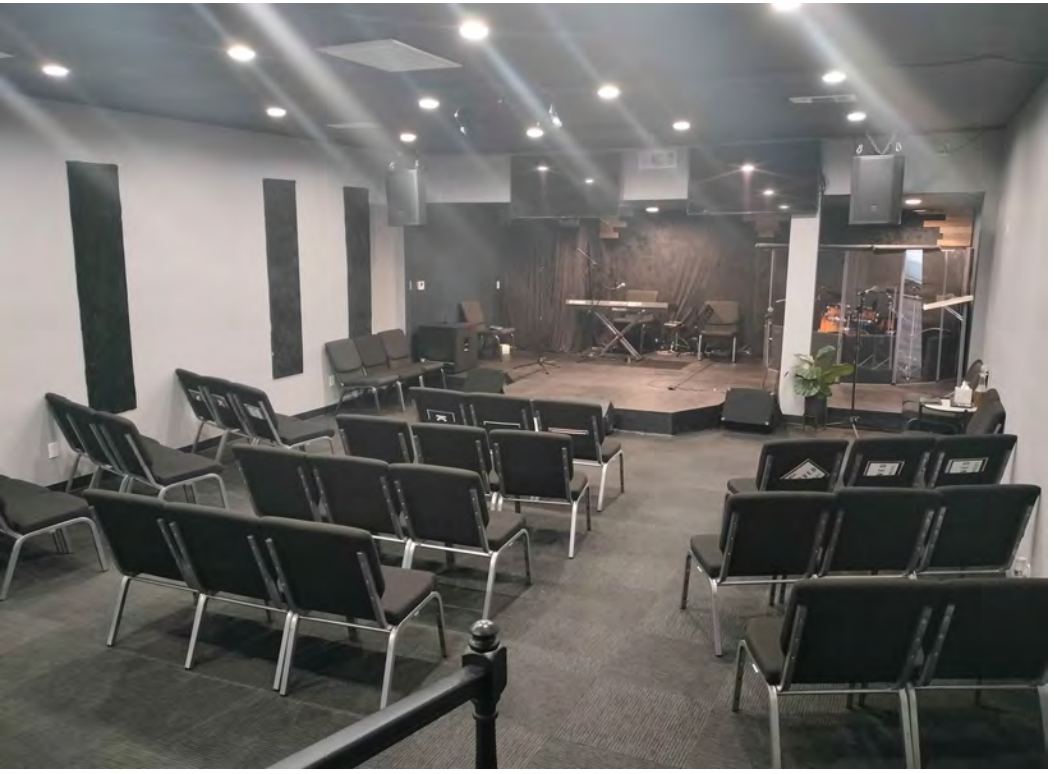
6944 RESEDA BLVD.
LOS ANGELES, CA 91335

6944



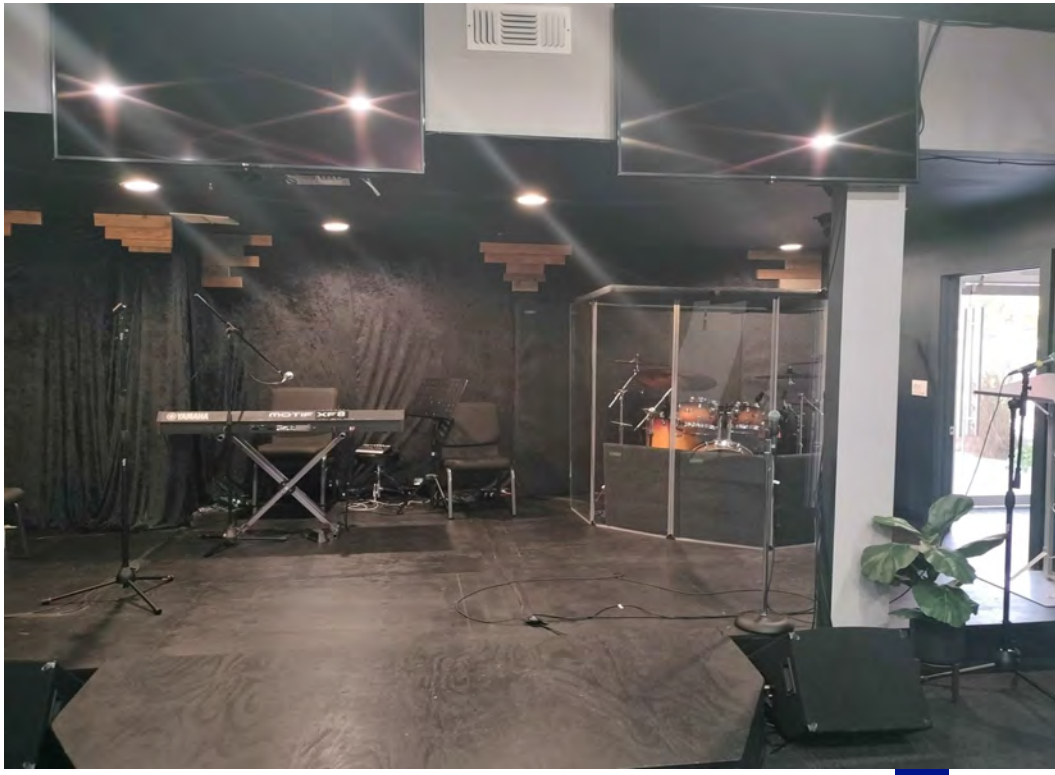



MEN



UMS
Bulletin
Board

6944


YAMAHA
MOTIF XF8

1

| | |
|---|---|
| BUILDING SF | 4,067 |
| LAND SF | 55,628 |
| YEAR BUILT | 1978 |
| LEASE TYPE | NNN |
| RENT PSF (YEARLY) | $24.00 |
| RENT PSF (MONTHLY) | $2.00 |
| DISTANCE | 0.8 miles |

**ANNUAL RENT PSF** $24 - $33

LOW HIGH

**BUILDING SF** 0 - 9,278

LOW HIGH

## Office

18201-18207 Sherman Way
Reseda, CA 91335

2

| | |
|---|---|
| BUILDING SF | 9,278 |
| LAND SF | 25,700 |
| YEAR BUILT | 1957 |
| OCCUPANCY | 86 % |
| LEASE TYPE | NNN |
| RENT PSF (YEARLY) | $24.00 |
| RENT PSF (MONTHLY) | $2.00 |
| DISTANCE | 2.6 miles |

**ANNUAL RENT PSF** $24 - $33

LOW HIGH

**OCCUPANCY** 0 % - 100 %

LOW HIGH

**BUILDING SF** 0 - 9,278

LOW HIGH

## Office/Retail

8957-8967 Reseda Blvd.
Reseda, CA 91324

3

| | |
|---|---|
| BUILDING SF | 5,500 |
| LAND SF | 227,818 |
| YEAR BUILT | 1980 |
| LEASE TYPE | NNN |
| RENT PSF (YEARLY) | $33.00 |
| RENT PSF (MONTHLY) | $2.75 |
| DISTANCE | 2.8 miles |

**ANNUAL RENT PSF** $24 - $33

LOW HIGH

**BUILDING SF** 0 - 9,278

LOW HIGH

## Office/Retail

9100-9150 Reseda Blvd.
Northridge, CA 91324

4

| | |
|---|---|
| BUILDING SF | 3,200 |
| LAND SF | 10,454 |
| YEAR BUILT | 1951 |
| OCCUPANCY | 100 % |
| LEASE TYPE | NNN |
| RENT PSF (YEARLY) | $26.13 |
| RENT PSF (MONTHLY) | $2.18 |
| DISTANCE | 2.6 miles |

**ANNUAL RENT PSF** $24 - $33

LOW HIGH

**OCCUPANCY** 0 % - 100 %

LOW HIGH

**BUILDING SF** 0 - 9,278

LOW HIGH

## Office/Retail

8809-8811 Reseda Blvd.
Northridge, CA 91324

S

## Medical Office Space

6944 Reseda Blvd.
Reseda , CA 91335

| | |
|---|---|
| RENT PSF (YEARLY) | $30.00 |
| RENT PSF (MONTHLY) | $2.50 |

**ANNUAL RENT PSF** **$24 - $33**

LOW HIGH

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2000 Population | 35,190 | 214,061 | 531,205 |
| 2010 Population | 38,514 | 227,455 | 561,570 |
| 2020 Population | 40,031 | 235,826 | 586,516 |
| 2025 Population | 41,190 | 239,049 | 598,503 |
| 2020 African American | 1,443 | 9,976 | 26,673 |
| 2020 American Indian | 279 | 1,304 | 3,301 |
| 2020 Asian | 5,111 | 30,972 | 79,717 |
| 2020 Hispanic | 21,914 | 100,179 | 256,011 |
| 2020 Other Race | 10,312 | 46,228 | 118,940 |
| 2020 White | 20,617 | 132,828 | 323,664 |
| 2020 Multiracial | 2,227 | 14,158 | 33,369 |
| 2020-2025: Population: Growth Rate | 2.85 % | 1.35 % | 2.05 % |

| 2020 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| less than $15,000 | 1,611 | 7,717 | 19,045 |
| $15,000-$24,999 | 1,181 | 5,483 | 14,335 |
| $25,000-$34,999 | 968 | 5,830 | 15,399 |
| $35,000-$49,999 | 1,508 | 8,472 | 21,156 |
| $50,000-$74,999 | 1,961 | 13,566 | 33,180 |
| $75,000-$99,999 | 1,557 | 10,132 | 24,292 |
| $100,000-$149,999 | 2,077 | 14,301 | 33,066 |
| $150,000-$199,999 | 914 | 6,819 | 16,360 |
| $200,000 or greater | 603 | 6,830 | 20,848 |
| Median HH Income | $59,534 | $71,259 | $70,660 |
| Average HH Income | $79,245 | $96,648 | $102,059 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2000 Total Housing | 11,974 | 78,310 | 192,139 |
| 2010 Total Households | 12,165 | 77,574 | 191,297 |
| 2020 Total Households | 12,381 | 79,151 | 197,680 |
| 2025 Total Households | 12,597 | 79,737 | 201,068 |
| 2020 Average Household Size | 3.17 | 2.95 | 2.92 |
| 2000 Owner Occupied Housing | 5,225 | 39,965 | 91,434 |
| 2000 Renter Occupied Housing | 6,213 | 35,822 | 94,549 |
| 2020 Owner Occupied Housing | 5,184 | 39,119 | 89,754 |
| 2020 Renter Occupied Housing | 7,197 | 40,032 | 107,925 |
| 2020 Vacant Housing | 804 | 5,212 | 13,820 |
| 2020 Total Housing | 13,185 | 84,363 | 211,500 |
| 2025 Owner Occupied Housing | 5,311 | 39,729 | 91,015 |
| 2025 Renter Occupied Housing | 7,286 | 40,008 | 110,053 |
| 2025 Vacant Housing | 867 | 5,613 | 14,766 |
| 2025 Total Housing | 13,464 | 85,350 | 215,834 |
| 2020-2025: Households: Growth Rate | 1.75 % | 0.75 % | 1.70 % |

Source: esri

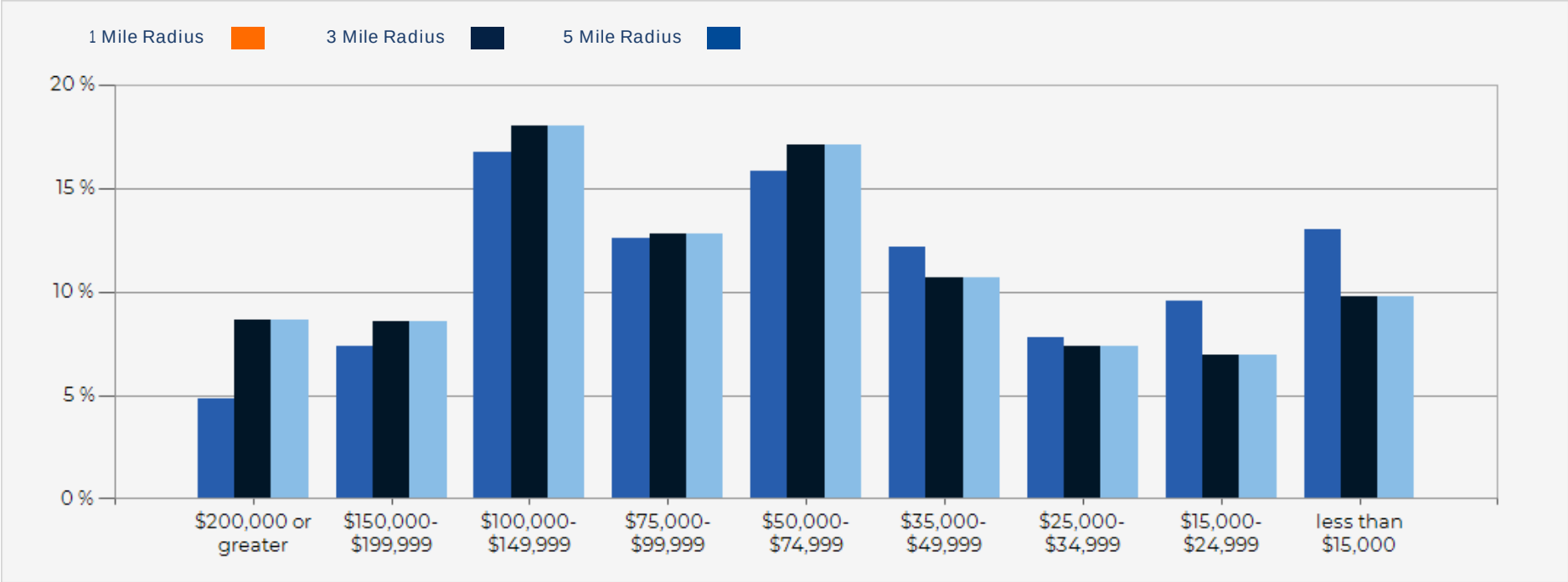
| 2020 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2020 Population Age 30-34 | 3,192 | 18,423 | 45,303 |
| 2020 Population Age 35-39 | 2,833 | 17,514 | 43,300 |
| 2020 Population Age 40-44 | 2,555 | 15,528 | 37,861 |
| 2020 Population Age 45-49 | 2,649 | 15,968 | 38,415 |
| 2020 Population Age 50-54 | 2,619 | 15,864 | 37,860 |
| 2020 Population Age 55-59 | 2,512 | 15,389 | 36,442 |
| 2020 Population Age 60-64 | 2,136 | 13,561 | 32,112 |
| 2020 Population Age 65-69 | 1,680 | 11,302 | 26,606 |
| 2020 Population Age 70-74 | 1,265 | 8,846 | 20,994 |
| 2020 Population Age 75-79 | 814 | 5,791 | 14,288 |
| 2020 Population Age 80-84 | 660 | 4,156 | 10,130 |
| 2020 Population Age 85+ | 1,301 | 5,275 | 12,285 |
| 2020 Population Age 18+ | 31,242 | 186,068 | 459,677 |
| 2020 Median Age | 37 | 38 | 37 |

| 2025 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2025 Population Age 30-34 | 3,296 | 18,166 | 46,940 |
| 2025 Population Age 35-39 | 3,161 | 18,505 | 45,433 |
| 2025 Population Age 40-44 | 2,828 | 17,331 | 42,708 |
| 2025 Population Age 45-49 | 2,554 | 15,256 | 37,004 |
| 2025 Population Age 50-54 | 2,599 | 15,500 | 37,250 |
| 2025 Population Age 55-59 | 2,514 | 15,188 | 36,021 |
| 2025 Population Age 60-64 | 2,384 | 14,126 | 33,585 |
| 2025 Population Age 65-69 | 1,955 | 12,212 | 28,969 |
| 2025 Population Age 70-74 | 1,543 | 10,057 | 23,813 |
| 2025 Population Age 75-79 | 1,177 | 7,660 | 18,365 |
| 2025 Population Age 80-84 | 768 | 4,859 | 11,786 |
| 2025 Population Age 85+ | 1,322 | 5,427 | 12,714 |
| 2025 Population Age 18+ | 32,656 | 190,880 | 474,751 |
| 2025 Median Age | 39 | 40 | 38 |

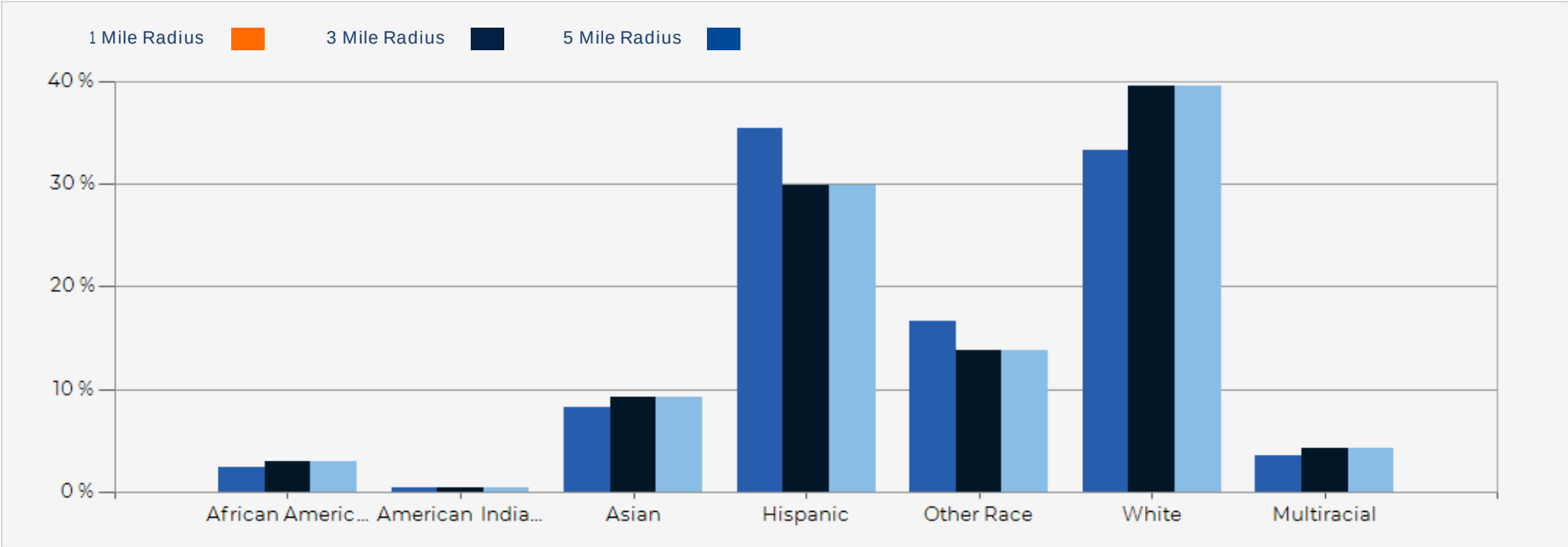
| 2020 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| Median Household Income 25-34 | $60,104 | $68,321 | $63,928 |
| Average Household Income 25-34 | $77,085 | $86,261 | $83,599 |
| Median Household Income 35-44 | $68,766 | $84,952 | $80,539 |
| Average Household Income 35-44 | $86,496 | $108,042 | $109,884 |
| Median Household Income 45-54 | $82,656 | $96,010 | $94,369 |
| Average Household Income 45-54 | $97,940 | $121,787 | $128,032 |
| Median Household Income 55-64 | $65,918 | $78,814 | $81,858 |
| Average Household Income 55-64 | $83,077 | $104,707 | $117,634 |
| Median Household Income 65-74 | $49,257 | $58,139 | $63,263 |
| Average Household Income 65-74 | $65,759 | $80,653 | $93,143 |
| Average Household Income 75+ | $47,333 | $56,952 | $65,147 |

| 2025 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| Median Household Income 25-34 | $71,734 | $78,678 | $71,938 |
| Average Household Income 25-34 | $88,137 | $98,777 | $94,267 |
| Median Household Income 35-44 | $81,523 | $99,555 | $92,714 |
| Average Household Income 35-44 | $99,991 | $125,870 | $128,103 |
| Median Household Income 45-54 | $93,517 | $107,514 | $105,137 |
| Average Household Income 45-54 | $113,365 | $139,907 | $144,752 |
| Median Household Income 55-64 | $77,065 | $89,415 | $91,306 |
| Average Household Income 55-64 | $97,494 | $119,816 | $131,944 |
| Median Household Income 65-74 | $52,808 | $63,170 | $69,034 |
| Average Household Income 65-74 | $75,196 | $92,359 | $105,551 |
| Average Household Income 75+ | $56,086 | $64,833 | $74,036 |

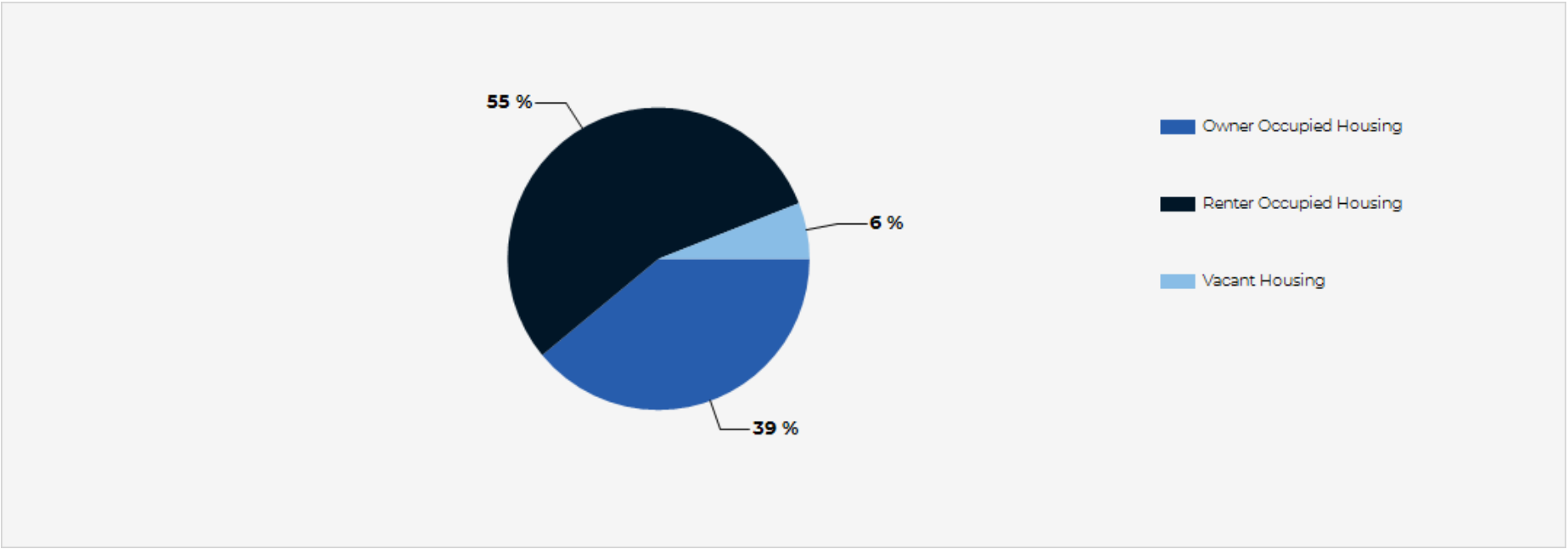
## 2020 Household Income



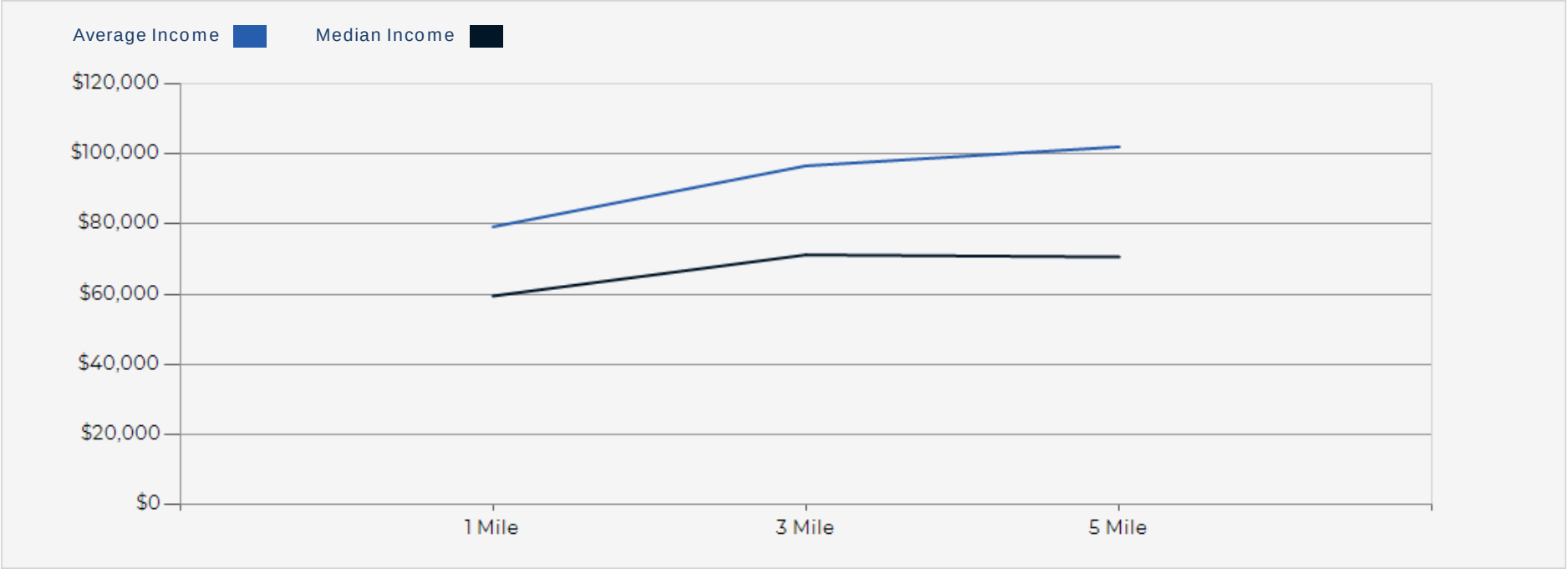

## 2020 Population by Race



## 2020 Household Occupancy - 1 Mile Radius




## 2020 Household Income Average and Median



# COMPANY OVERVIEW

Peak Commercial is a full-service, professionally dedicated commercial real estate brokerage company with its headquarters located at 5900 Canoga Ave., Woodland Hills, CA.

Peak Commercial's management and agent team prides itself on a depth of experience spanning more than 100 years in local, national, and international commercial markets. Peak Commercial operates as one of the Peak Corporate Network group of companies. The Peak Corporate Network provides a full array of comprehensive real estate services nationwide, including commercial and residential brokerage services, financing, insurance services, escrow services, short sales, foreclosure processing and 1031 exchange services. As part of this network of dynamic entities our agents have access to resources that provide you the expertise, services, and solutions required to meet all of your real estate needs. Visit peakcorp.com to learn more about the Peak Corporate Network.

The Peak Corporate Network is a brand that represents a group of related separate legal entities, each providing its unique set of real estate services.

## ALL RESOURCES | ALL MARKETS | ALL COMMERCIAL

# Medical Office Space

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Peak Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Peak Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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*Exclusively Marketed by:*

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willwhite@peakcommercial.com
Lic: 01985275

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COMMERCIAL