

LEASE OPPORTUNITY ♦ PREMIER LOCATION

# PREMIUM FACILITY

18420 HART STREET RESEDA, CA 91335





# Accessibility

Westfield

COSTCO  
WHOLESALE

NORDSTROM  
rack

THE HOME DEPOT  
Fry's

Warner  
Center

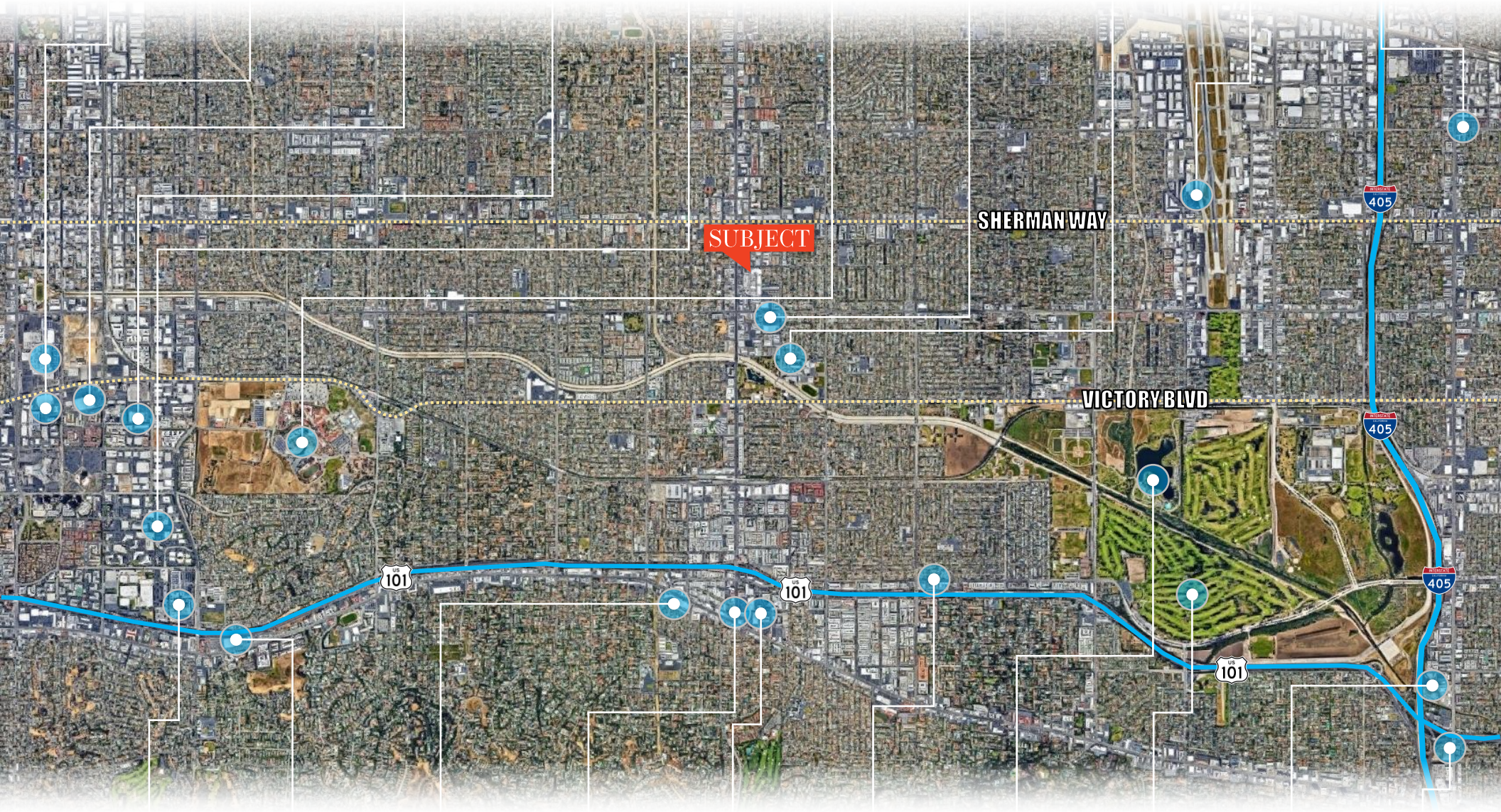
PIERCE  
COLLEGE

JONS  
fresh marketplace

Valley  
Marketplace

Van Nuys  
Airport

Mission Community  
Hospital



SHERMAN WAY

VICTORY BLVD

101

101

101

405

405

405

KAISER PERMANENTE

Target

WHOLE  
FOODS

PROVIDENCE  
Saint Joseph  
Medical Center

CEDARS-SINAI

TRADER JOE'S

Lake  
Balboa

Balboa  
Golf Course

Sherman Oaks  
Castle

Sherman Oaks  
Galleria





**PROVIDENCE**  
Tarzana  
Medical Center

**CEDARS-SINAI**

115 Elderly Care Units

101

101

Food 4 Less ■ dd's Discount

Valley Marketplace

Starbucks

Arby's

Subway

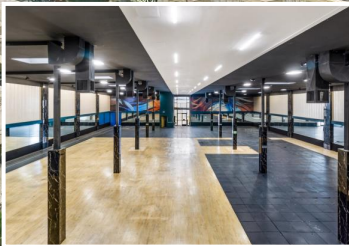
Ramen Nippon

KFC

Warner Center

**WOODLAND  
HILLS**

McClave Animal Hospital



**RESEDA BLVD**

**HART STREET**

**82**

Very Walkable - Most errands can be accomplished on foot.

**73**

Excellent Transit - Transit is convenient for most trips.

**64**

Bikeable - Flat as a pancake, some bike lanes.





## Property Summary

<b>ADDRESS</b>	18420 Hart Street (Portion)	<b>FRONTAGE &amp; ACCESS</b>	Frontage and visibility along Hart Street in Reseda.
<b>CITY</b>	Reseda, CA 91335	<b>NEAREST MAJOR CROSS STREET</b>	Hart Street & Reseda Boulevard
<b>APN</b>	2125-011-020	<b>NEAREST SHOPPING CENTER</b>	Westfield Topanga and Northridge Fashion Center
<b>ZONING</b>	LAM1	<b>NEAREST HOSPITAL</b>	Providence Tarzana Medical Center
<b>SQUARE FEET</b>	The total building square footage of the property is 57,239. <b>The available square footage is approximately 16,000.</b>		



# Lease Summary



■ LEASE RATE **\$1.40/SF NNN**



■ AVAILABLE SF **Approx. 16,000**



■ POTENTIAL TERM **5-10 YEAR LEASE**



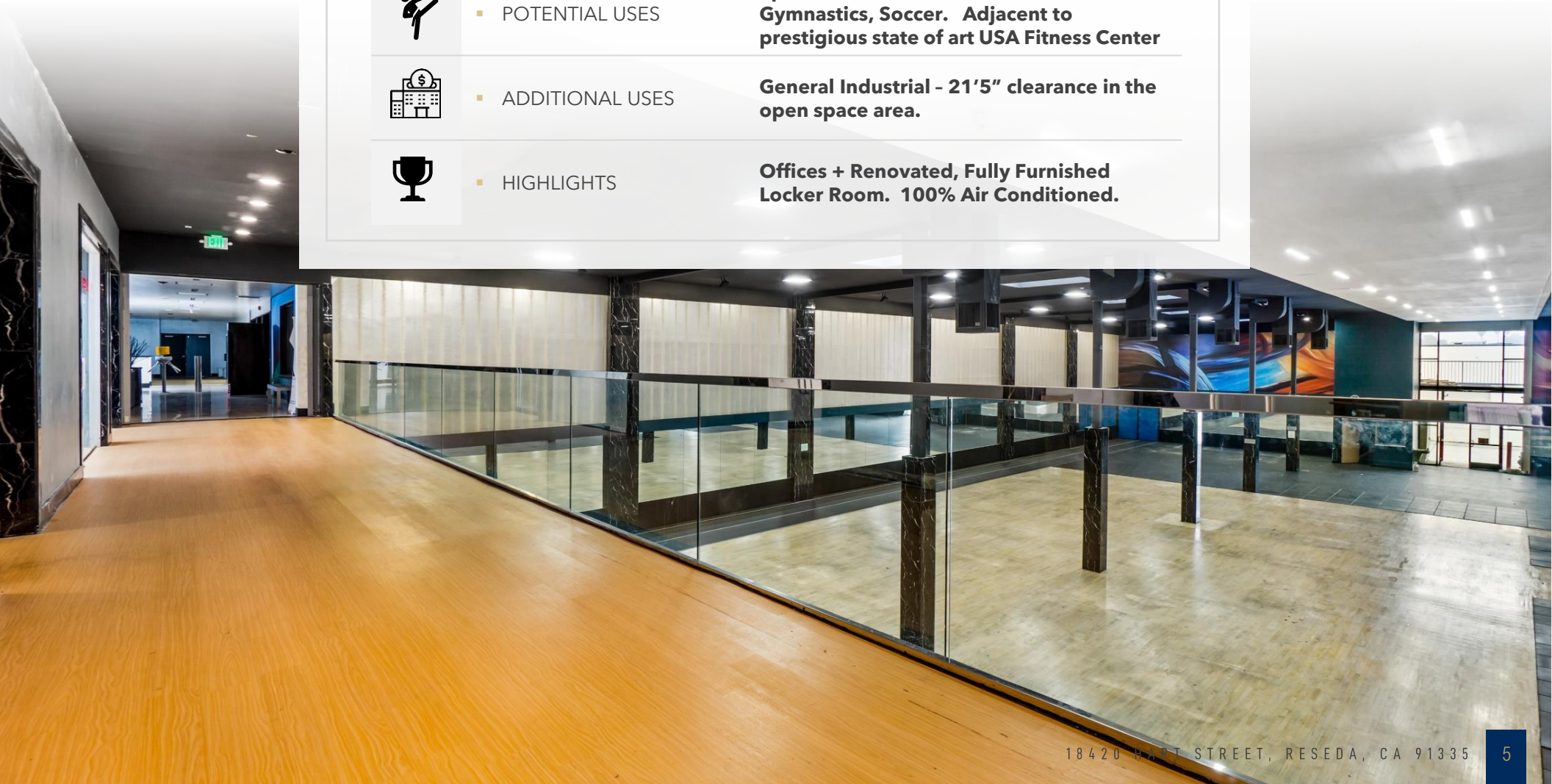
■ POTENTIAL USES **Sports Related, Karate, Pickle Ball, Gymnastics, Soccer. Adjacent to prestigious state of art USA Fitness Center**



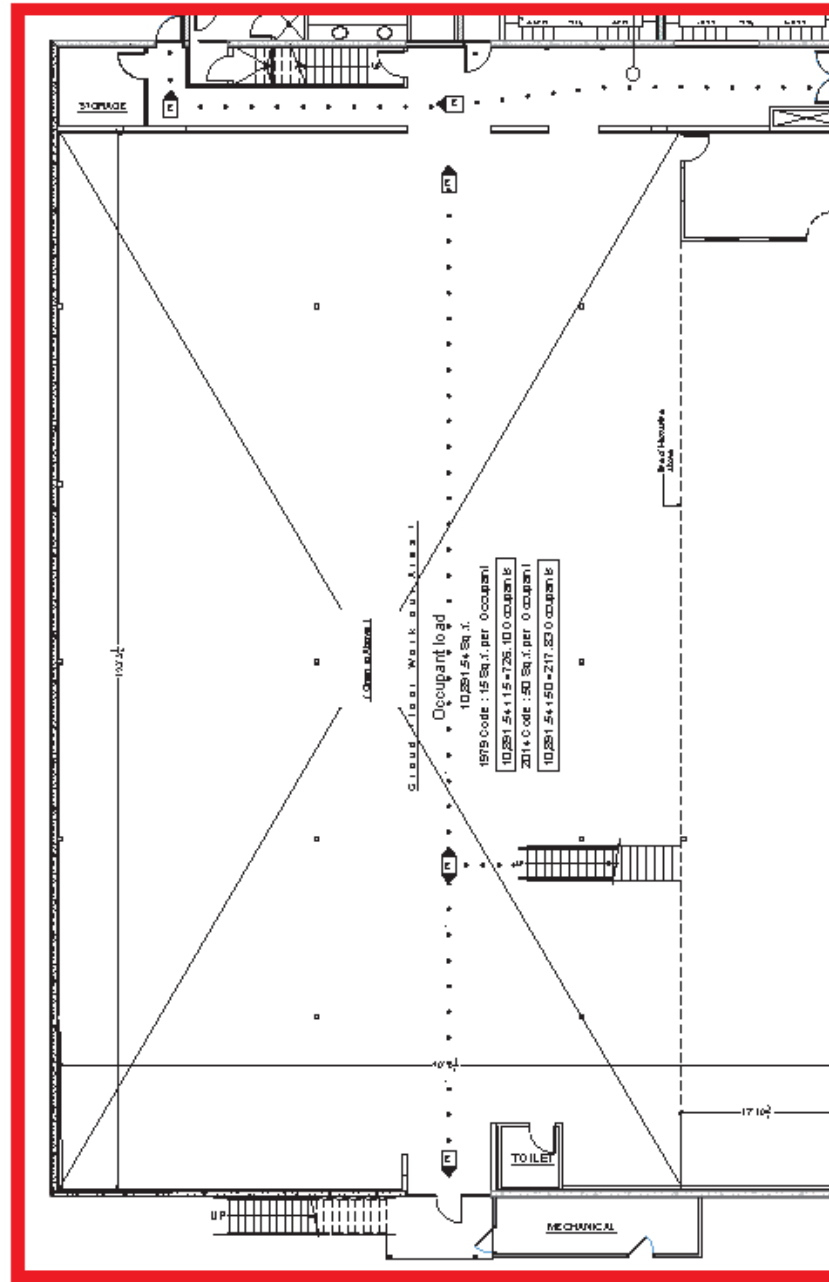
■ ADDITIONAL USES **General Industrial - 21'5" clearance in the open space area.**



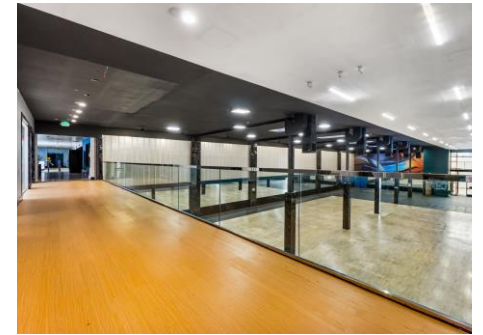
■ HIGHLIGHTS **Offices + Renovated, Fully Furnished Locker Room. 100% Air Conditioned.**



## Available Space









## CONFIDENTIALITY AND DISCLAIMER

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**RESEDA, CA 91335**



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