



OFFERING MEMORANDUM

# THE WATERMARK

6625 Reseda Blvd, Reseda, CA

# CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

## OFFERED EXCLUSIVELY BY:

---



### **Todd Wuschnig**

**Principal | DRE 01367230**

818.933.0301

[twuschnig@lee-re.com](mailto:twuschnig@lee-re.com)

[www.lee-associates.com](http://www.lee-associates.com)

---



### **Giann Vitale**

**Managing Director | DRE 01220700**

818.421.7000

[gvitale@peakcommercial.com](mailto:gvitale@peakcommercial.com)

[www.peakcommercial.com](http://www.peakcommercial.com)

# THE OFFERING

# THE WATERMARK

## Property Summary

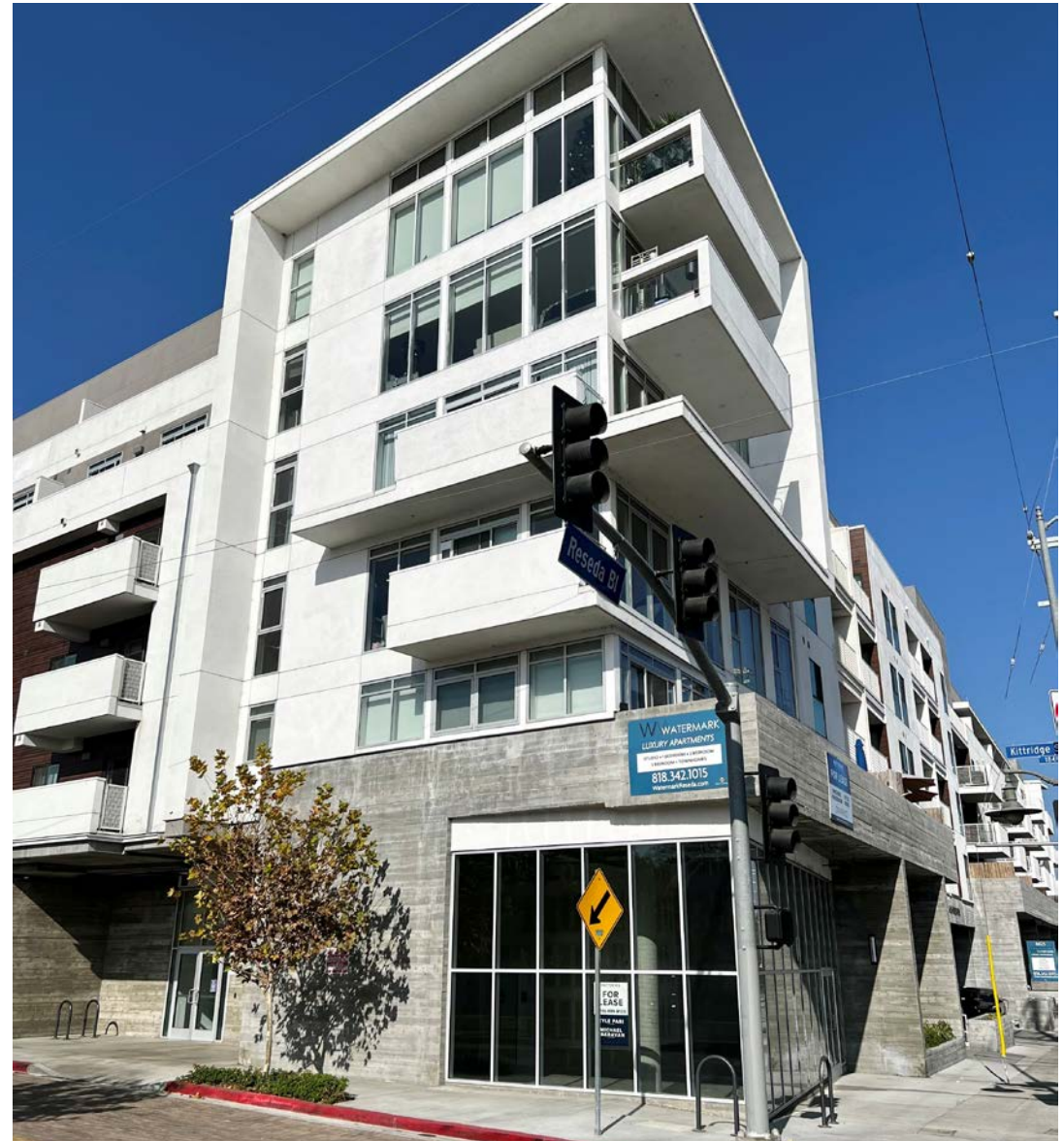
Location	6625 Reseda Blvd., Reseda, CA
Sq. Footage ( <i>contiguous</i> )	4,070 SF
Rate	\$2.50/SF + NNN (\$0.60/SF)
Parking	24 ( <i>dedicated spaces; Free of charge</i> )

## Availability

Unit 1	1,014 SF
Unit 2	1,192 SF*
Unit 3	1,041 SF*
Unit 4	837 SF*
Unit 5	1,000 SF*
*Total Contiguous	4,070 SF

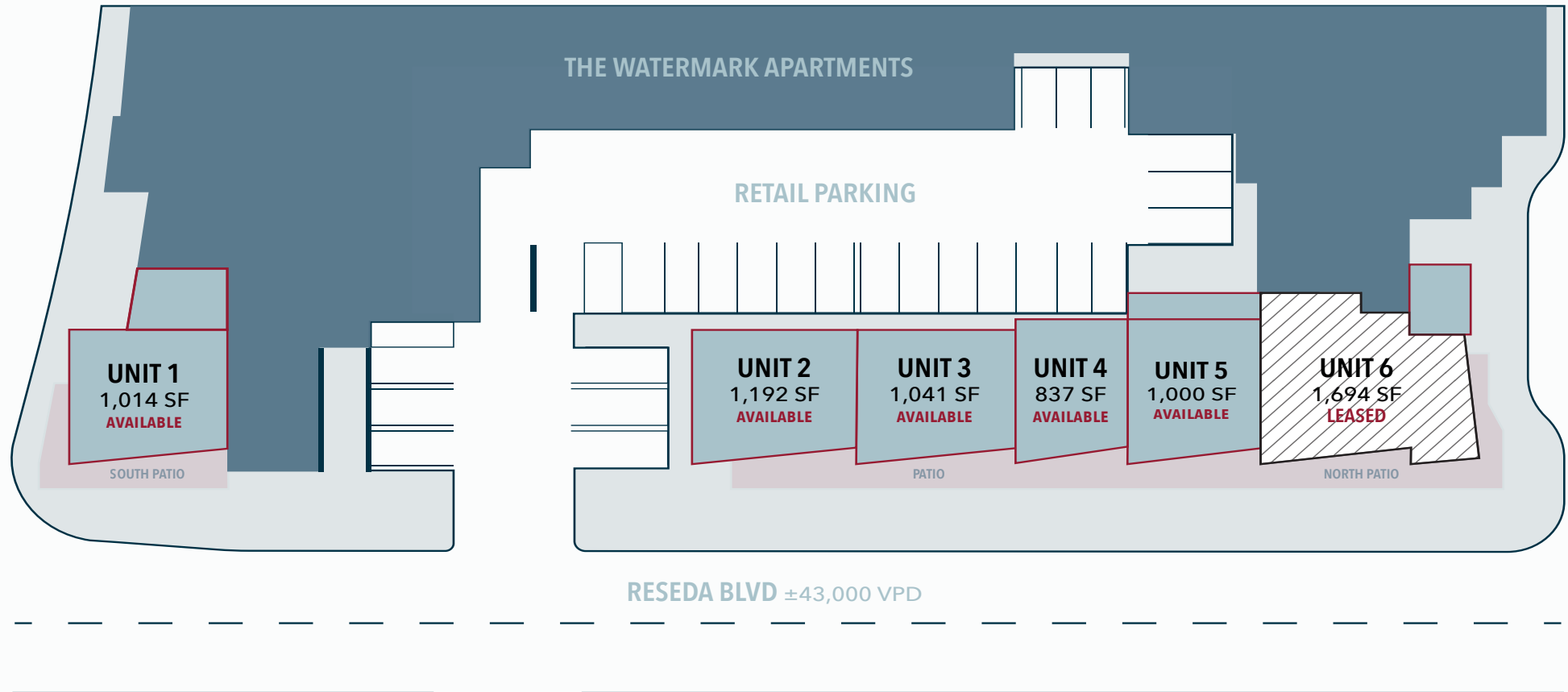
## Property Highlights

- Great Visibility and Signage
- Located directly below 250 apartment units
- Bright Space with Large Windows
- Immediate Access to Metro Bus Line
- Adjacent to the Los Angeles River and Reseda Park Lake



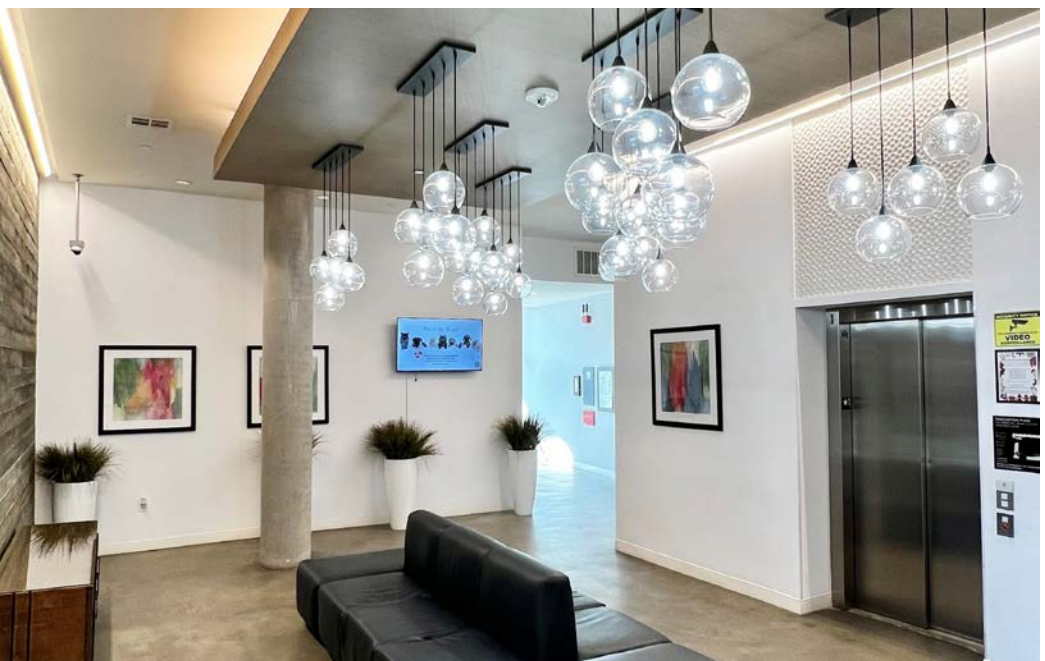
# SITE MAP

# THE WATERMARK





## PROPERTY PHOTOS



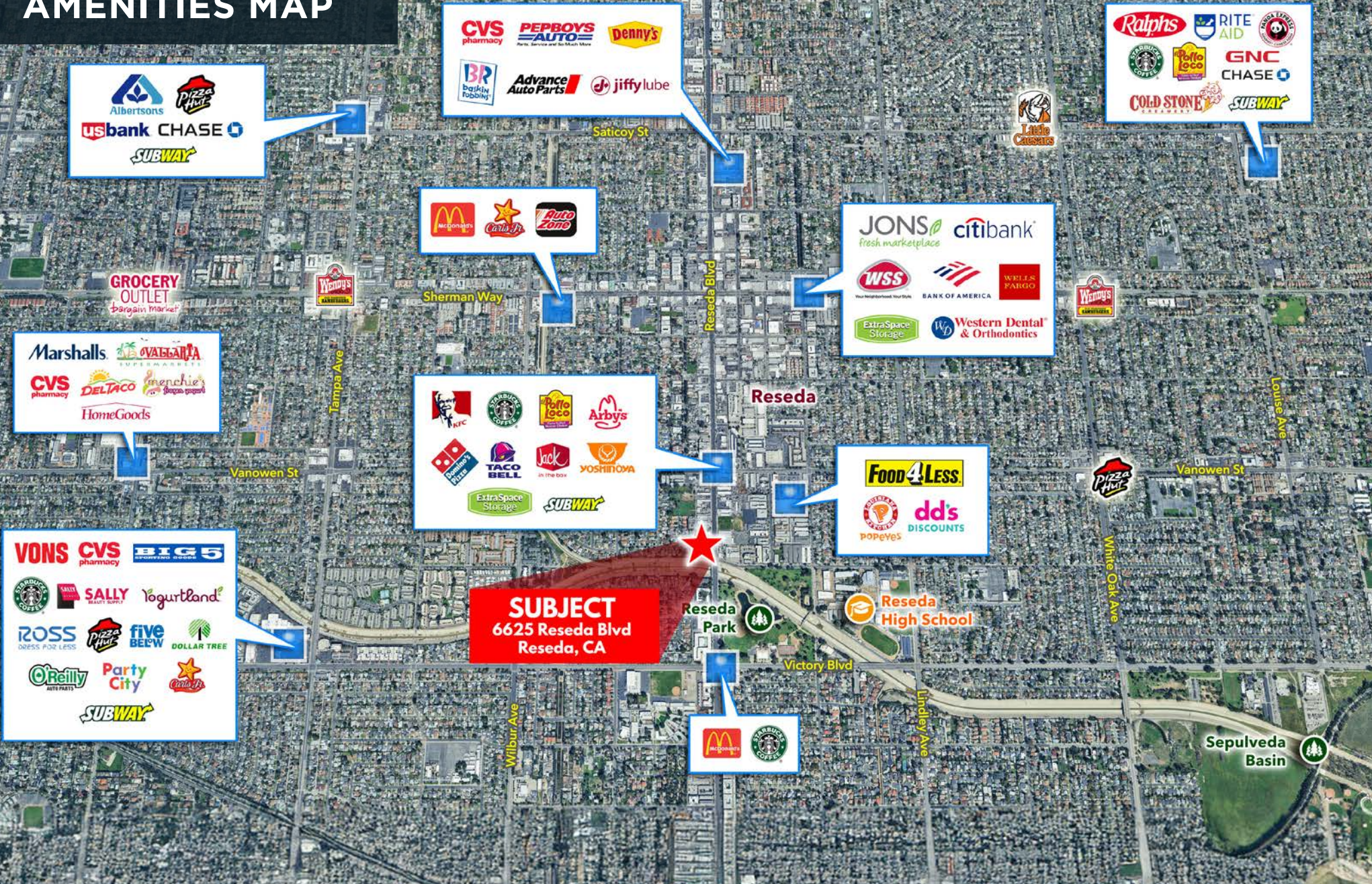
# AERIAL PHOTO

6625 RESEDA BLVD

RESEDA, CA

RESEDA BLVD

# AMENITIES MAP



**OFFERED EXCLUSIVELY BY:**

---

**Todd Wuschnig**

**Principal | DRE 01367230**

818.933.0301

twuschnig@lee-re.com

www.lee-associates.com

---

**Giann Vitale**

**Managing Director | DRE 01220700**

818.421.7000

gvitale@peakcommercial.com

www.peakcommercial.com



No warranty of representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.