

FOR LEASE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



6625 RESEDA BLVD

RESEDA, CA 91335

MIXED-USE BUILDING | RETAIL OPPORTUNITIES FOR LEASE

PROPERTY DESCRIPTION

TOTAL AVAILABLE SPACE

6,778 SF (5 Total Units)

CURRENT CONDITIONS

First Gen Spaces

AVAILABILITY

NOW

POTENTIAL USE

Restaurant & Retail

ASKING RENT

\$2.75 - \$3.50 PSF NNN

NNN CHARGES

\$0.60 PSF

VENT SHAFT

Suite 1 only

PARKING

On-site

6625 RESEDA BLVD



SITE PLAN

6625 RESEDA BLVD



RESEDA BLVD ± 43,000 VPD

SPACE INFORMATION

6625 RESEDA BLVD

LEASED

UNIT 1

SIZE

1,014 SF

ASKING

\$3.50 psf NNN

DETAILS

Restaurant/cafe space with vent shaft

UNIT 2

SIZE

1,192 SF

ASKING

\$3.00 psf NNN

DETAILS

Retail space

UNIT 3

SIZE

1,041 SF

ASKING

\$3.00 psf NNN

DETAILS

Retail space

UNIT 4



SIZE

837 SF

UNIT 5

SIZE

1,000 SF

ASKING

\$3.00 psf NNN

DETAILS

Retail Space

UNIT 6

SIZE

1,694 SF

ASKING

\$2.75 psf NNN

DETAILS

Retail space



SURROUNDING AREA

6625 RESEDA BLVD



Google Earth

AREA OVERVIEW

RESEDA, CA

Reseda, California, is a vibrant and diverse neighborhood located in the San Fernando Valley of Los Angeles. Known for its suburban charm and convenient location, Reseda offers a mix of residential communities, commercial areas, and lush green spaces. The community is characterized by tree-lined streets and a welcoming atmosphere. Reseda is rich in cultural diversity, boasting a range of ethnic restaurants, local shops, and community events. With easy access to major highways and public transportation, residents enjoy the benefits of city living while still experiencing a sense of suburban tranquility.

6625 RESEDA BLVD



POPULATION

2023
ESTIMATE



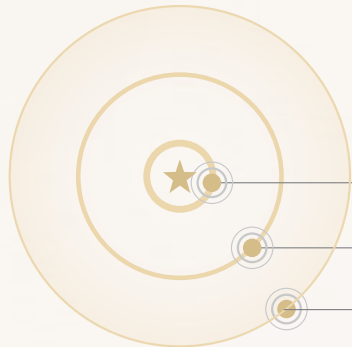
HOUSEHOLDS

2023
ESTIMATE



INCOME

2023
AVG. HH INCOME



1-MILE

36,318

11,716

\$84,413

3-MILE

218,081

73,083

\$101,219

5-MILE

548,890

187,910

\$103,151

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