



HIGHLIGHTS

- ± 9,900 SF Available
- Located adjacent to busy WSS shoe store
- Ample surface parking (4:1)
- Signalized Intersection
- Great location for apparel, soft goods, restaurant

LOCATION OVERVIEW

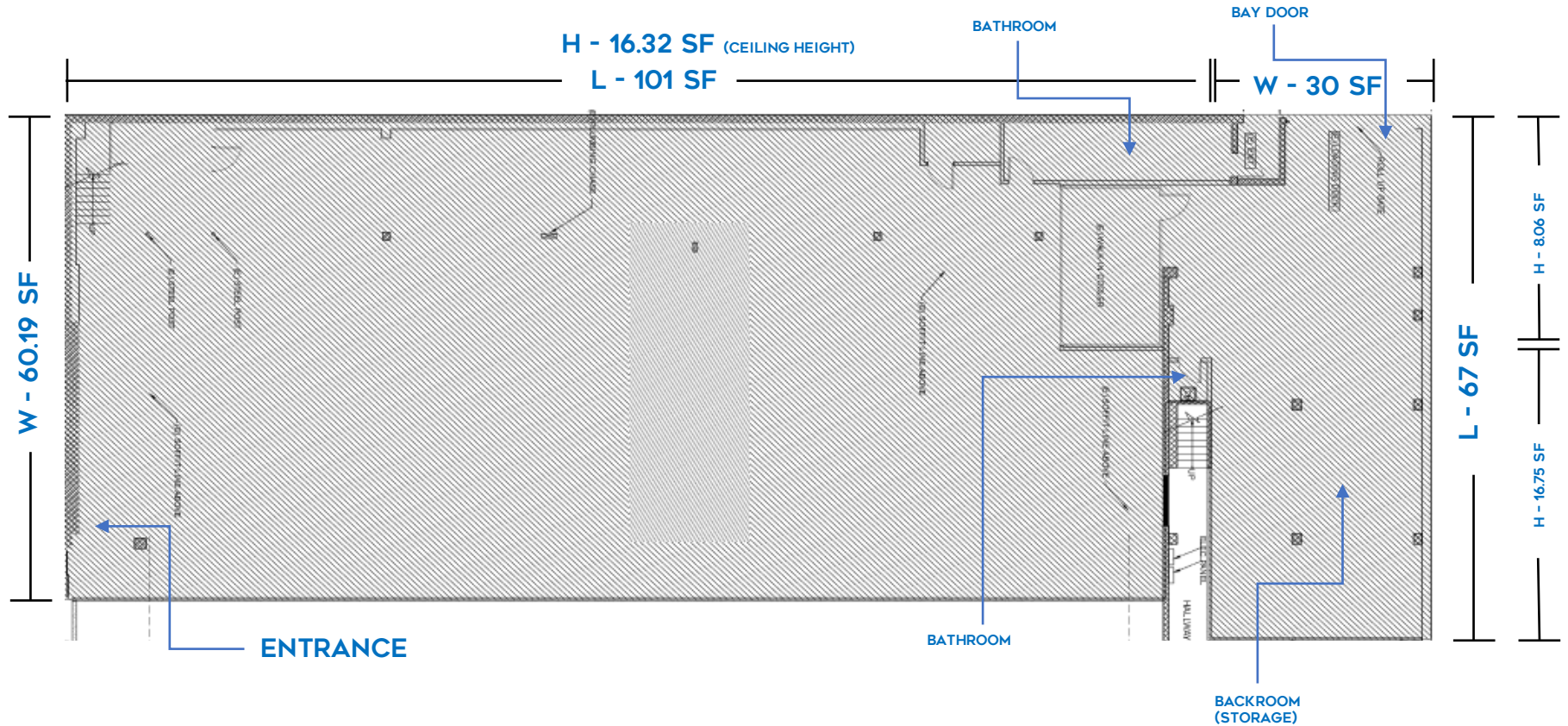
- Located on major arterial Sherman Way
- Traffic count estimated at ± 31,387 CPD
- Reseda is the "Hub of the West Valley"
- Easy public transportation access
- Neighboring tenants include: The 99 Store, Jons Market, GoodWill, Citibank

SITE PLAN

 ± 9,900 SF AVAILABLE



FLOOR PLAN

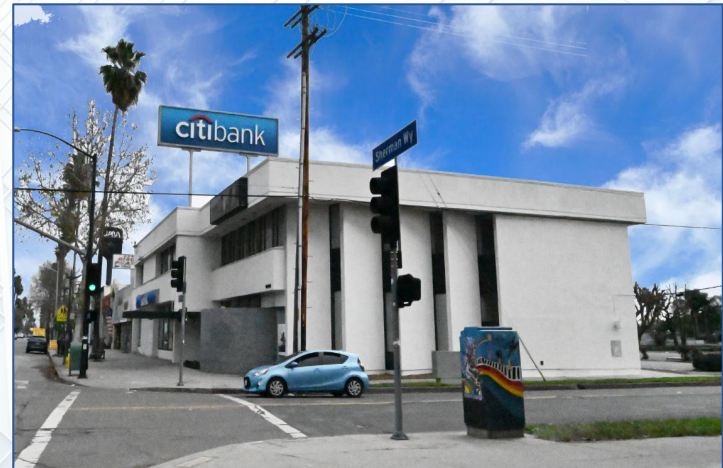
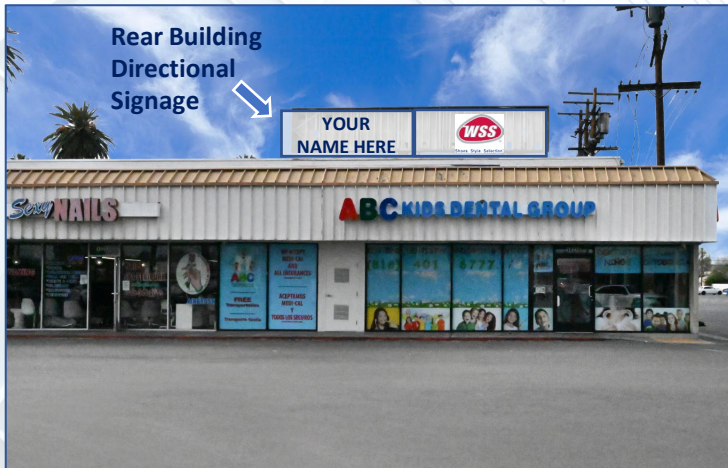


REMARKS : DIMENSIONS ARE APPROXIMATE.

INTERIOR PHOTOS



NEIGHBORING RETAILERS

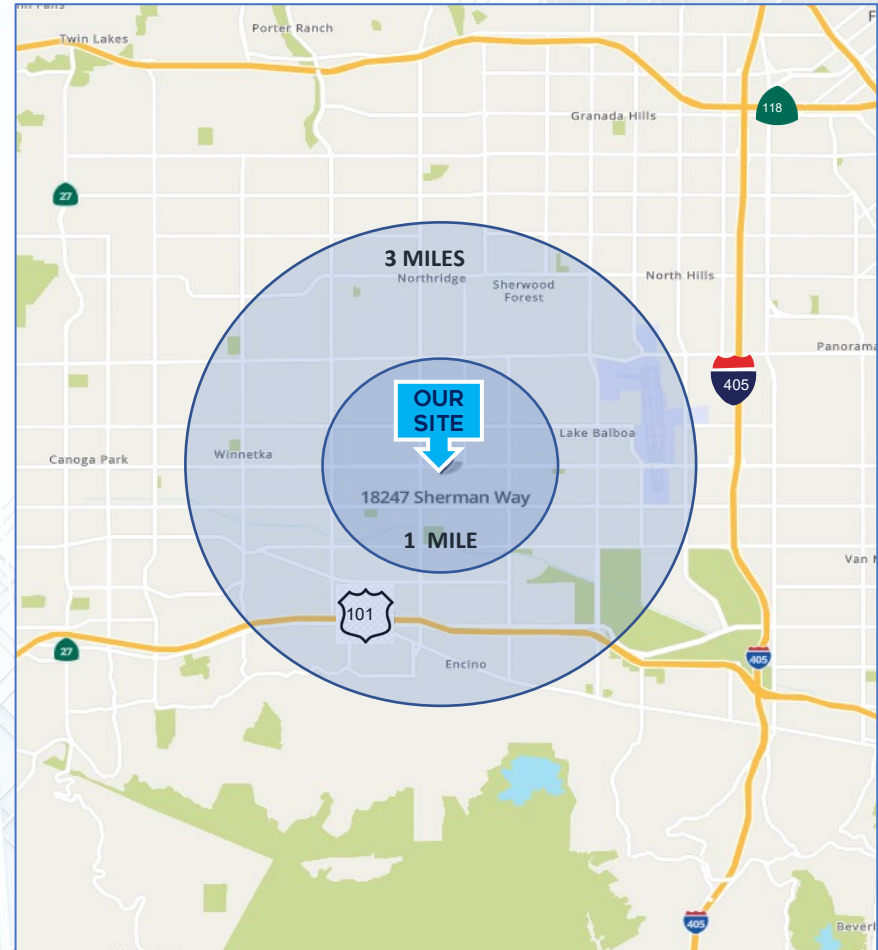


RETAIL MAP



DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION		
POPULATION (CURRENT)	37,446	231,857
POPULATION (5 YR FORECAST)	38,539	238,634
PERCENTAGE FORECAST(5 YRS)	2.92%	2.93%
POPULATION BY AGE	36	38
Income characteristics		
MEDIAN HOUSEHOLD INCOME	\$68,012	\$77,606
AVERAGE HOUSEHOLD INCOME	\$109,216	\$116,684
AVERAGE HOUSEHOLD SIZE	3.34	3.04
Household Income		
\$15,000 - \$24,999	1,076	5,789
\$25,000 - \$34,999	1,100	5,985
\$35,000 - \$49,999	1,454	8,228
\$50,000 - \$74,999	1,909	11,781
\$75,000 - \$99,999	1,386	8,876



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