



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



MEDICAL / OFFICE SPACES

7010-7012 Reseda Boulevard, Reseda, CA 91335



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PROPERTY FEATURES

7010-7012 Reseda Boulevard, Reseda, CA 91335



APPROX. 845 - 1,089 SF

MEDICAL/OFFICE SPACE AVAILABLE

- ✓ Suite 200: ±1,089 SF | Former Dentist Office
- ✓ Suite 201F: ±845 SF | Former Health Care Office
- ✓ Medical use spaces
- ✓ Building has on-site operating/surgery room potentially available for use
- ✓ Elevator access
- ✓ Secure gated parking lot
- ✓ Recently remodeled building
- ✓ Outdoor patio area
- ✓ Spaces are located within a renovated ±14,000 SF medical office building on Reseda Blvd

AREA AMENITIES

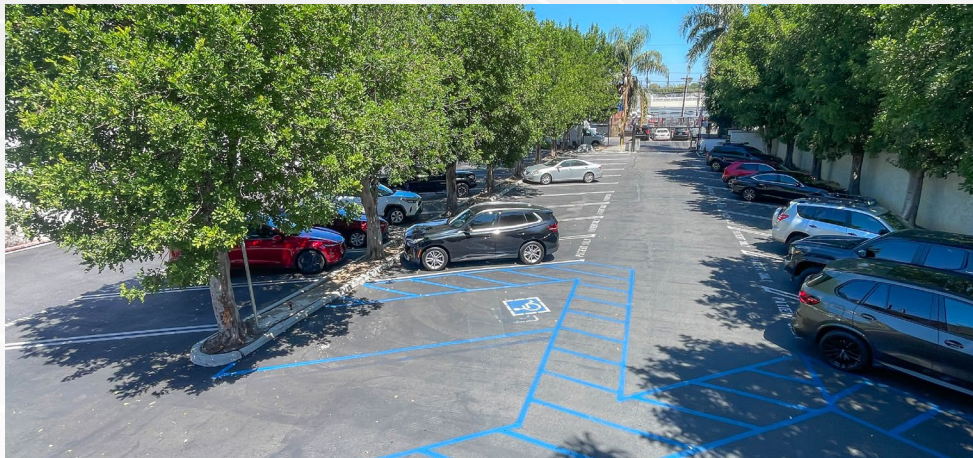
- ✓ Extremely dense area with population over 129K within 2-miles and over 241K within 3-miles
- ✓ Building has fantastic visibility on Reseda Boulevard
- ✓ Conveniently located near 101 freeway and Reseda Blvd

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	40,928	241,008	602,812
 Avg. HH Income	\$100,551	\$114,965	\$116,660
 Daytime Pop	39,900	233,840	585,360
 Traffic Count	± 67,381 CPD ON RESEDA BLVD & SHERMAN WAY		

MEDICAL/OFFICE
RESEDA, CA

EXTERIOR PHOTOS

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COMMON AREA

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SUITE 200

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FORMER DENTIST OFFICE



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SUITE 201F

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FORMER HEALTH CARE OFFICE



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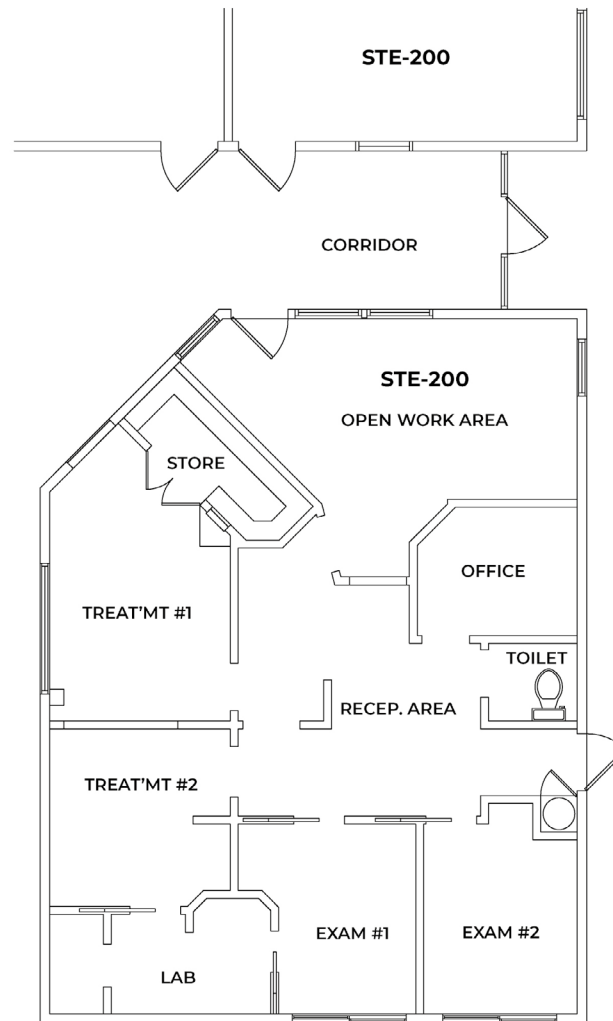
ON-SITE OPERATING/SURGERY ROOM

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FLOOR PLAN | SUITE 200

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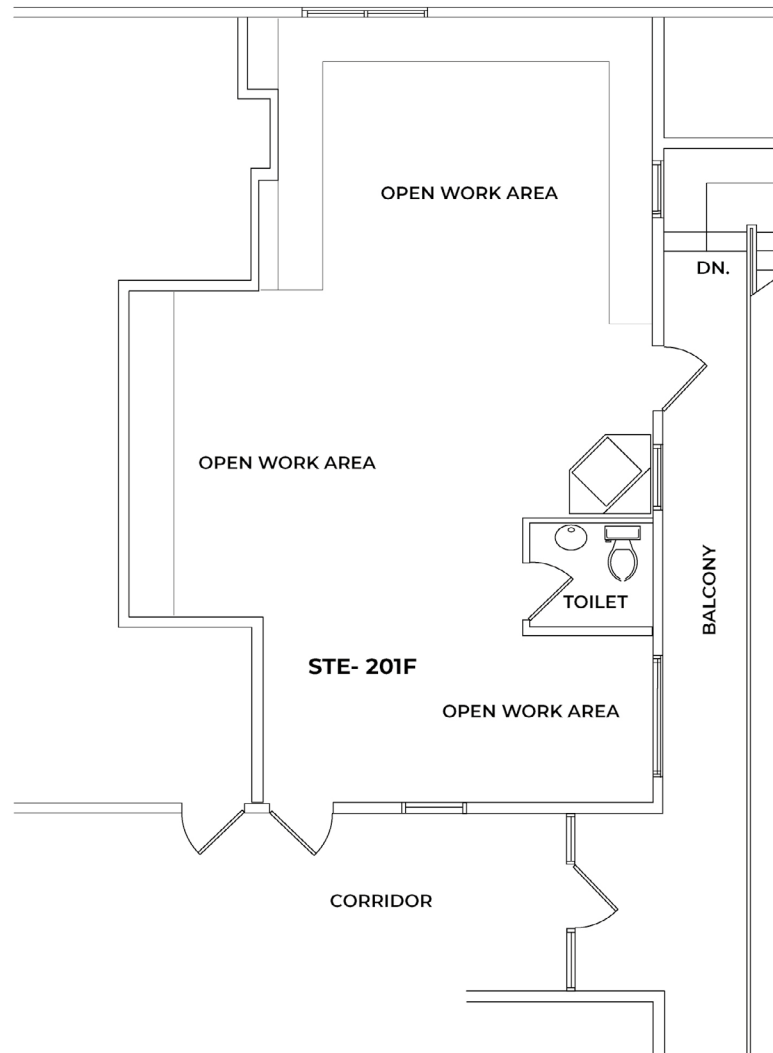


Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

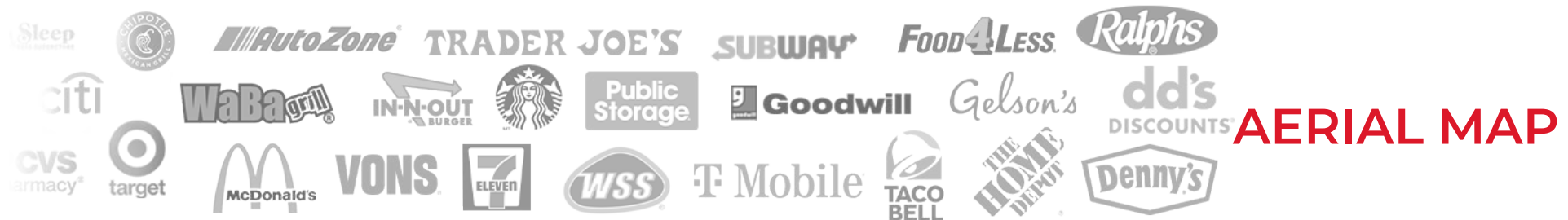
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RESEDA, CA

FLOOR PLAN | SUITE 201F

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.