

**FOR LEASE - PROMINENT FREESTANDING RETAIL BUILDING AVAILABLE NOW! (±2,728-3,569 SF)**

**5425 RESEDA BLVD, TARZANA, CA, 91356**



**VENTURA / RESEDA FREESTANDING RETAIL BUILDING**

**EXCLUSIVELY LISTED BY:**

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# PROPERTY FEATURES

## PROPERTY HIGHLIGHTS

- Newly renovated freestanding retail building in Tarzana w/ fresh facade
- Eight (8) dedicated parking spaces
- New store front windows
- High Ceilings with Skylight
- Total SF - ± 3,569
- \$3.75 PSF/NNN per month
- Large double sided Pylon signage
- Located directly across from Gelson's & Vons
- NWC of Ventura Blvd and Reseda Blvd- +40,000 cars per day

## SPACE DESCRIPTION

Formerly occupied by a Former Outdoor Supply store and a Talent Acting Agency, the Front Building with frontage along Reseda Blvd is +/- 2,728 SF, that can be leased as one (1) space or divided into two (2) spaces at +/-1,364 SF. This space is a perfect fit for any Prominent retail, restaurant, salon, and or office business use. Unique interior design including High Ceilings throughout the unit with a skylight, the rear of the property is dedicated parking for +/- 8 vehicles, and the rear of the property also contains a very unique +/- 841 SF mini warehouse structure with two (2) brand new electric roll up doors. Lessor can build to suit tenants and deal terms.

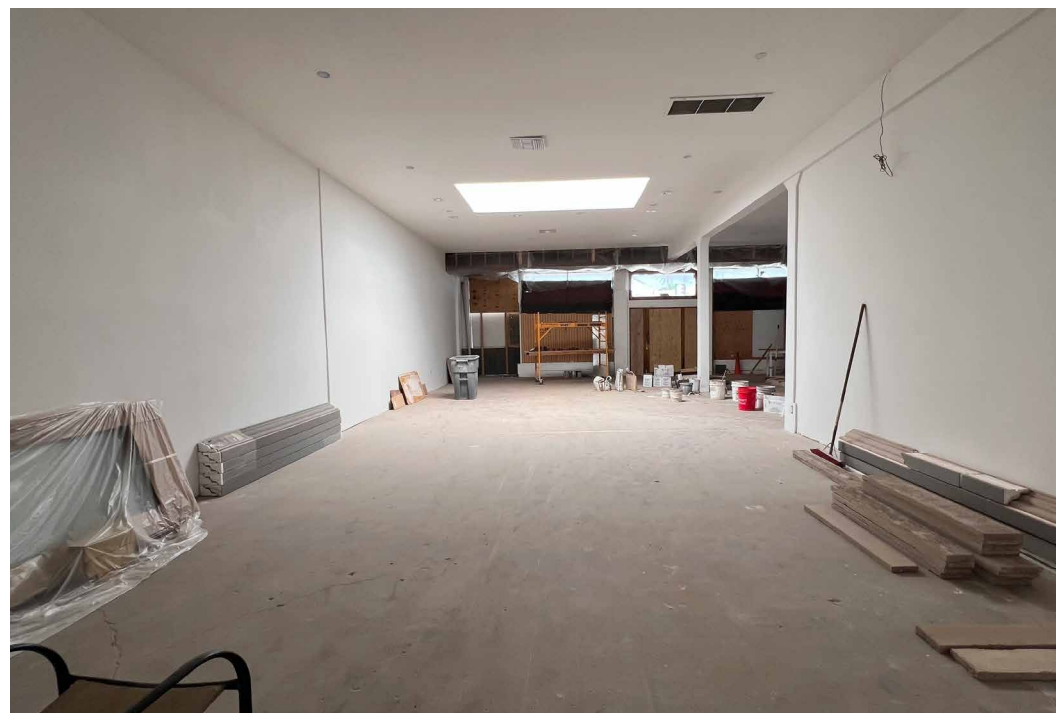
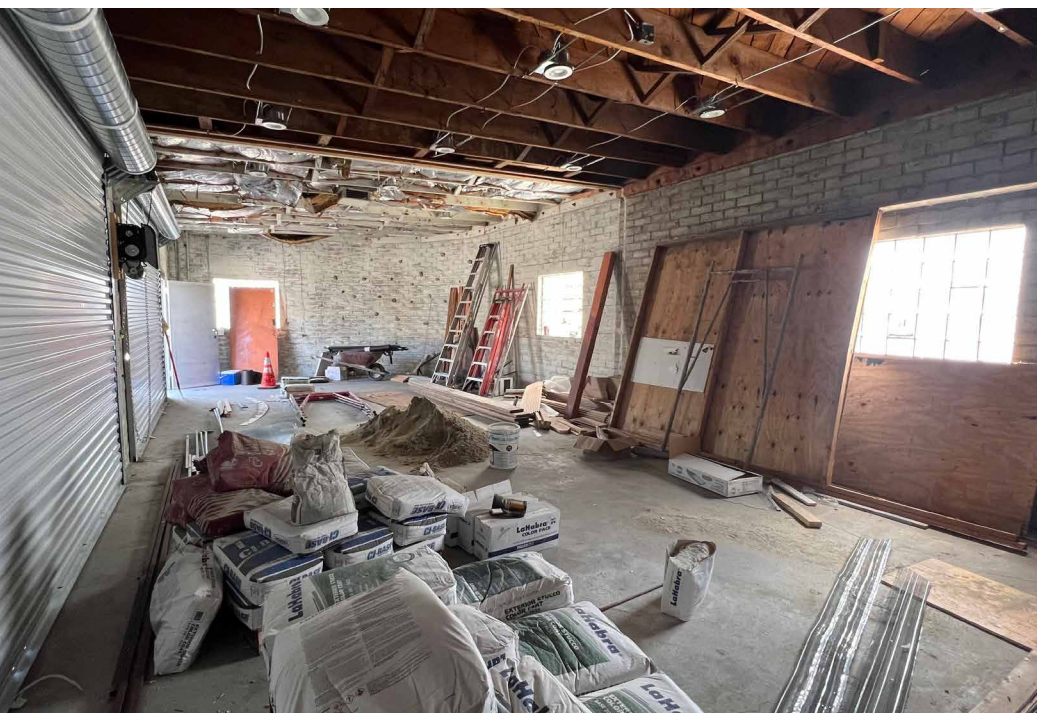
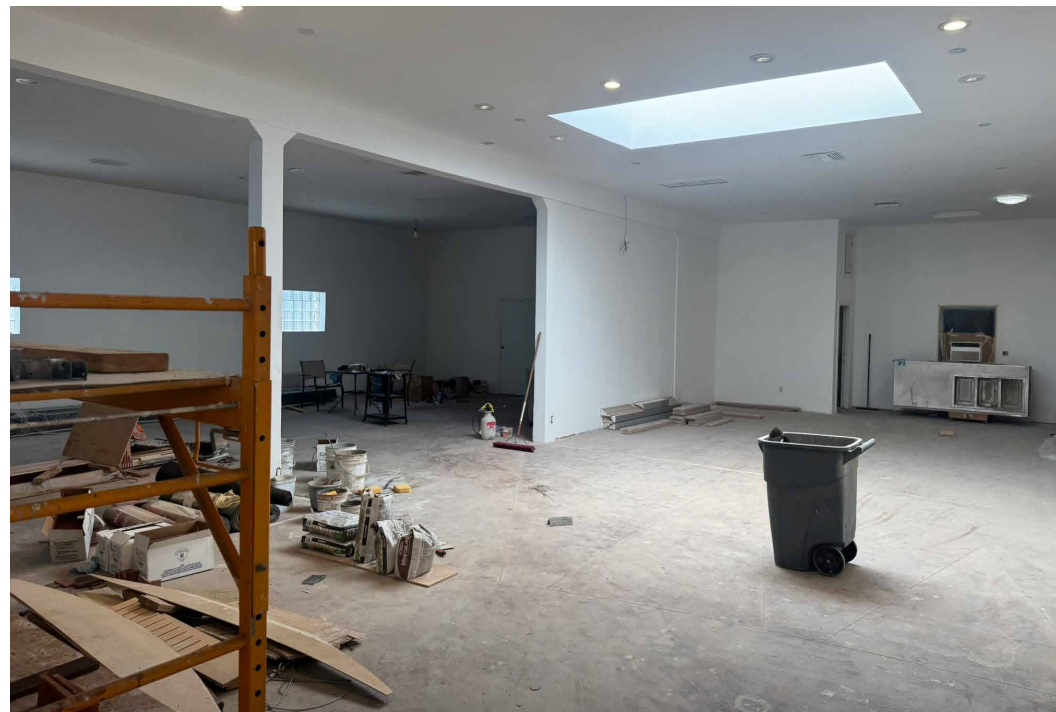
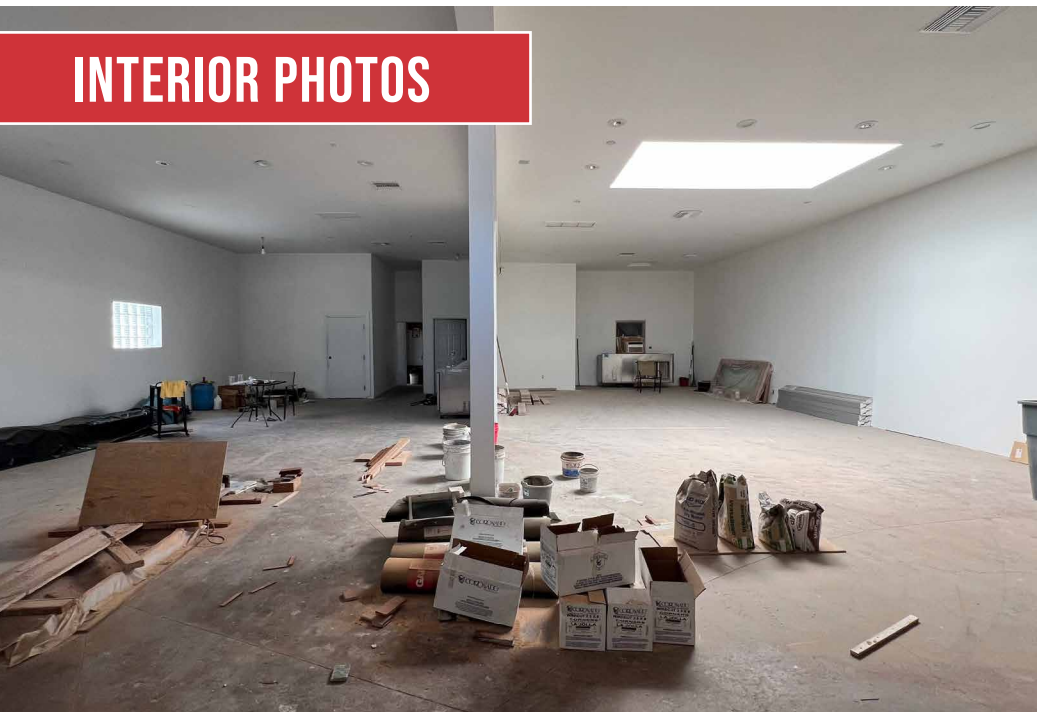


# PROPERTY PHOTOS

**YOUR SIGN HERE**



# INTERIOR PHOTOS



# EAST AERIAL



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
 Image Landsat / Copernicus  
 Image ©2025 Airbus

RESEDA BLVD 42,490 ATC

VENTURA BLVD 40,786 ATC

**SITE**

HomeGoods

Cedars Sinai

CVS

VONS

Black Bear Diner

BIG TIRES

TACO BELL

The Coffee Bean & Tea Leaf

Chevron

WICKED COW  
BURRITOS & BEERS

SHARKY'S  
WOODFIRED MEXICAN GRILL

DEMOGRAPHICS			
	1 Mile	2 Miles	3 Miles
Population	34,583	87,181	161,860
Total Employees	17,212	36,810	72,441
Avg. Household Income	\$125,900	\$153,386	\$153,265



## TARZANA OVERVIEW

Tarzana, California is ideally situated in the heart of the San Fernando Valley, offering prime access to major freeways, transit corridors, and neighboring business hubs like Encino, Woodland Hills, and Sherman Oaks. This central location makes Tarzana a strategic choice for entrepreneurs and investors seeking visibility and connectivity. The San Fernando Valley is currently experiencing a tenant-favorable commercial real estate market, with flexible lease terms and competitive pricing across office, retail, and industrial sectors. Tarzana itself is seeing strong demand for industrial and mixed-use properties, driven by the rise of e-commerce, logistics, and healthcare services. With a growing population of professionals and families, and steady job growth in key sectors, Tarzana presents a compelling opportunity for businesses looking to thrive in a dynamic and evolving market.

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