## VICTORY + TAMPA Reseda, CA 91335





#### GLA: 184,000 SF

- Dominant community center, well located at the heavily traveled intersection of Victory Boulevard and Tampa Avenue
- Center features a high percentage of national and regional tenants
- Demographics show dense population with strong incomes

#### **FEATURED TENANTS**

Vons, Ross Dress for Less, CVS/Pharmacy, Big 5, Starbucks, Dollar Tree, Carl's Jr, Fab's Hot Dogs

#### 2025 DEMOGRAPHICS

	Population I	Avg HH Income	I Households
1 mile	24,175	\$ 138,082	7,837
3 mile	244,878	\$ 129,935	88,981
5 mile	475,579	\$ 141,591	173,564

2025 ESRI



#### LOCATION

NW corner of Victory Boulevard & Tampa Avenue

#### **LEASING CONTACT**

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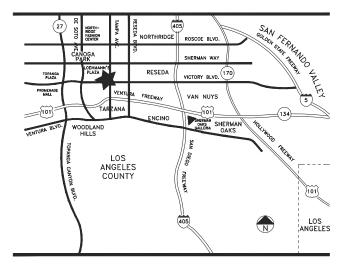




# VICTORY + TAMPA

NWC TAMPA AVENUE & VICTORY BOULEVARD, RESEDA, CALIFORNIA





#### TENANT ROSTER

21 AVAILABLE

22 T-MOBILE 24 BIG 5

32 PIZZA HUT

33 CARL'S JR.

36-A PACIFIC DENTAL

1	STARBUCKS	1,726 SF
2	SUBWAY	1,031 SF
3	TK HAIR SALON	800 SF
4	CARNATION NAILS	800 SF
5	SMOKE AND VAPE	1,120 SF
6	DAISO	7,800 SF
7	VONS	29,920 SF
8	DOLLAR TREE	9,840 SF
9	MOVITA JUICE BAR	2,185 SF
10-11	FASHION Q	7,685 SF
12	CVS PHARMACY	26.945 SF
13	ROLAD <b>I</b> N BAKERY	3,413 SF
14	HEARX WEST	3,154 SF
15	LEASE OUT	2,280 SF
15 16	LEASE OUT SALLY BEAUTY	2,280 SF 1,710 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	183,784 SF
ZONED =	
DEV DATE -	VIIC 2025

27-28 O'REILLY AUTO PARTS 7,200 SF

34 ROSS DRESS FOR LESS 25,000 SF

36-B THE HABIT BURGER GRILL 2,049 SF

31 KIDS DENTAL CREW

9,431 SF

13,200 SF

10,826 SF

1,800 SF

1,200 SF

### VICTORY + TAMPA

19305 VICTORY BOULEVARD RESEDA, CALIFORNIA 91335



#### COMBINED PROPERTIES INCORPORATED

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