

16605 Sherman Way

16605 Sherman Way, Van Nuys, CA 91406

KW COMMERCIAL

Presented By:
KW Commercial Glendale



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Property Details

16605 Sherman Way is a 6,656 SF freestanding commercial building positioned along one of the San Fernando Valley's most active arterial corridors. Located less than half a mile from Van Nuys Airport, the property benefits from consistent business activity generated by aviation-related users, flight schools, charter services, and adjacent industrial and professional service operators. Its strategic position elevates accessibility for customers and employees while connecting the site to regional commercial and transportation networks.

The property offers 48 surface parking spaces—an above-market ratio of 7.21 spaces per 1,000 SF, providing a rare advantage for tenants with high parking demand such as medical offices, outpatient care, physical therapy, rehabilitation centers, educational services, or community-based healthcare providers. The current tenant, Easter Seals of Southern California, reinforces the suitability of the building for medical, therapeutic, and service-oriented operations.

Fronting 138 feet on Sherman Way, the building enjoys strong visibility and signage exposure supported by traffic counts reaching 39,771 vehicles per day, ensuring reliable consumer reach for retail, medical, and commercial users. The property sits in a pedestrian-friendly area with a Walk Score of 77 ("Very Walkable"), and proximity to bus lines provides additional accessibility for clients and staff. The surrounding trade area features a diverse population of more than 281,000 residents within three miles, a median household income of roughly \$64,600, and a buying power exceeding \$6 billion, creating a stable customer base for service-based and retail tenants. Nearby activity includes established neighborhood retail centers, professional services, education facilities, recreational amenities, and strong residential density, all contributing to consistent foot and vehicle traffic. With its combination of rare parking capacity, flexible space configuration, medical-compatible layout, excellent street exposure, and proximity to Van Nuys Airport, 16605 Sherman Way presents an exceptional opportunity for medical users, service-based operators, or investors seeking a stable, adaptable asset in a high-demand Western San Fernando Valley location.

Price: \$33.00 /SF/YR

- Freestanding ±6,656 SF building on a ±24,067 SF lot, ideal for medical, retail, or service-commercial users

- 48 surface spaces — a rare parking ratio of 7.21/1,000 SF
- High-visibility frontage on Sherman Way with traffic counts exceeding 39,000 VPD
- Adjacent to Van Nuys Airport and near major employment, residential, and medical corridors

- Established demographic base — over 470,000 residents within a 10-minute drive with strong household purchasing power

- Walkable, transit-served location with Walk Score® 77 (Very Walkable) and Transit Score® 44

View the full listing here: <https://www.loopnet.com/Listing/16605-Sherman-Way-Van-Nuys-CA/38913885/>

| | |
|----------------------|--------------------|
| Rental Rate: | \$33.00 /SF/YR |
| Property Type: | Retail |
| Property Subtype: | Freestanding |
| Gross Leasable Area: | 6,656 SF |
| Year Built: | 1979 |
| Walk Score ®: | 77 (Very Walkable) |
| Transit Score ®: | 44 (Some Transit) |
| Rental Rate Mo: | \$2.75 /SF/MO |

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Listing space

| | | |
|-----------|------------------|-------------------|
| 1st Floor | Space Available: | 6,656 SF |
| | Rental Rate: | \$33.00 /SF/YR |
| | Date Available: | February 02, 2026 |
| | Service Type: | Triple Net (NNN) |
| | Space Type: | Relet |
| | Space Use: | Retail |
| | Lease Term: | Negotiable |

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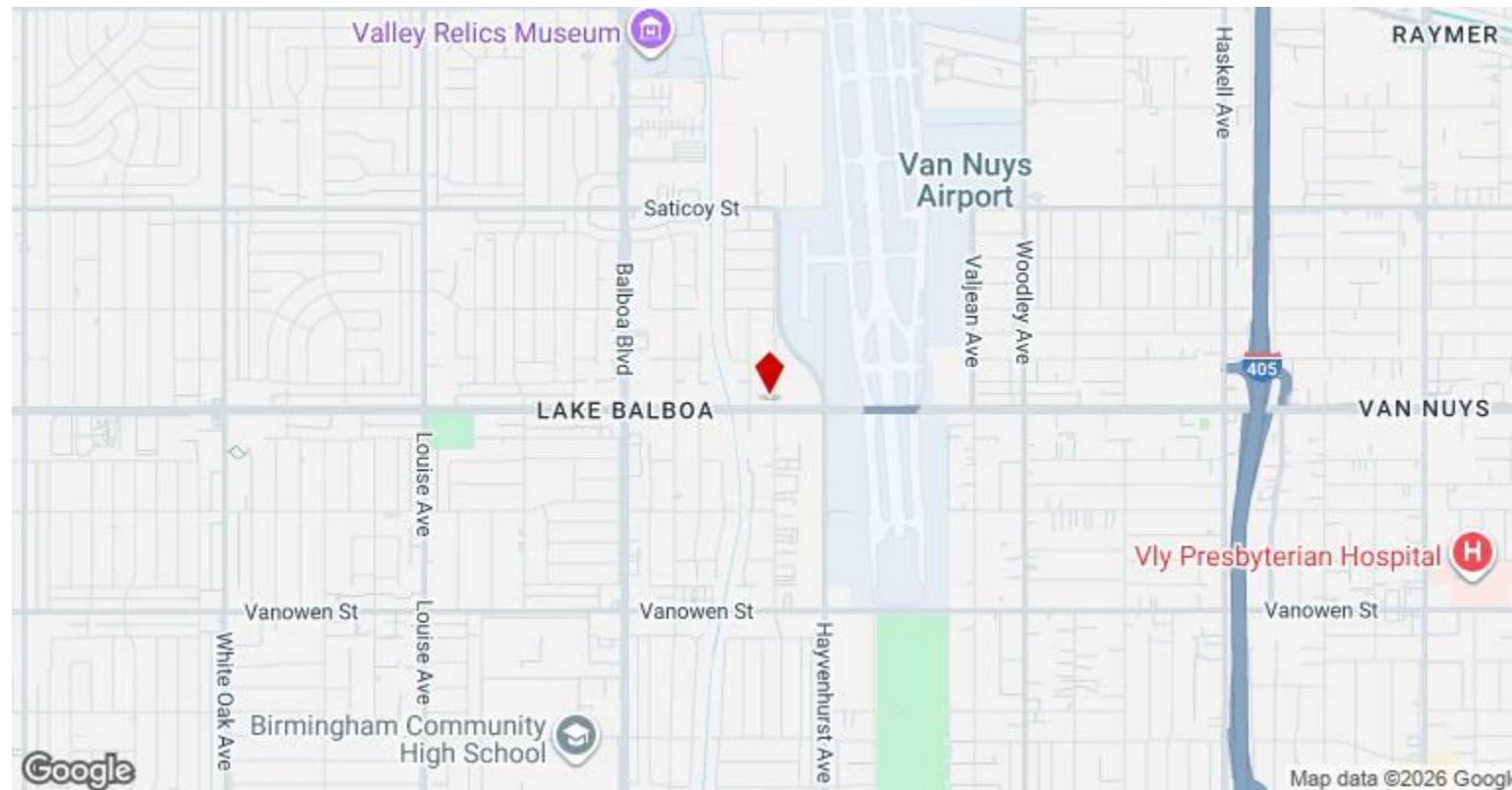
Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|-------------------------------------|-------------|---------------|
| Easter Seals of Southern California | - | |

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Location



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Property Photos



Primary Photo



Building Photo

16605 Sherman Way

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Property Photos



Building Photo



Building Photo

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Property Photos



IMG_5579

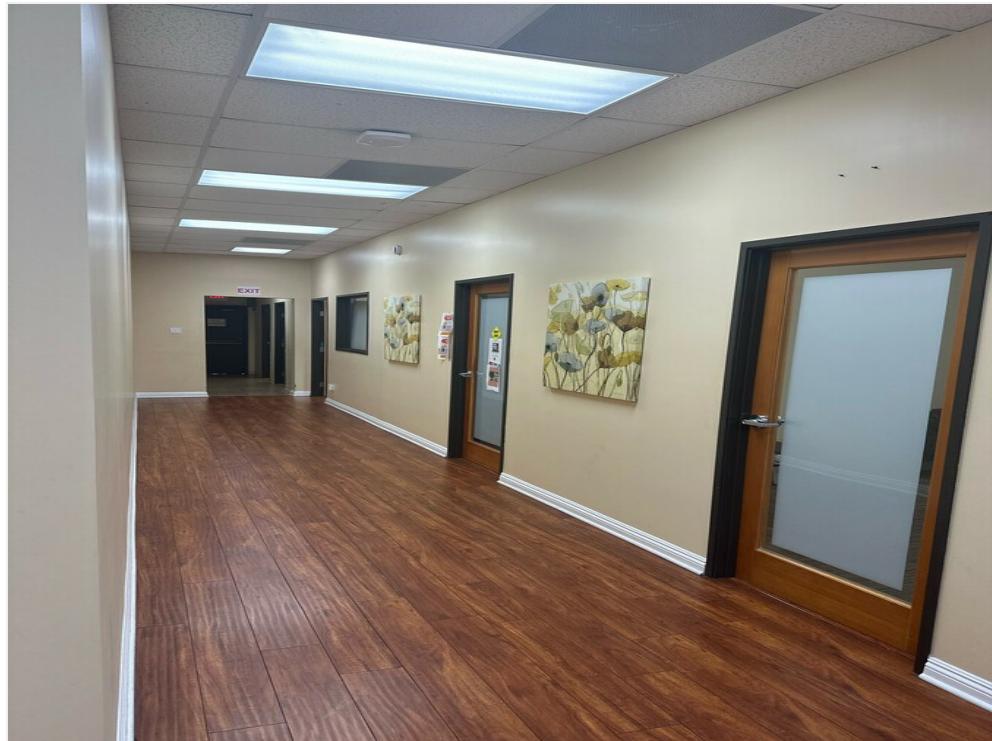


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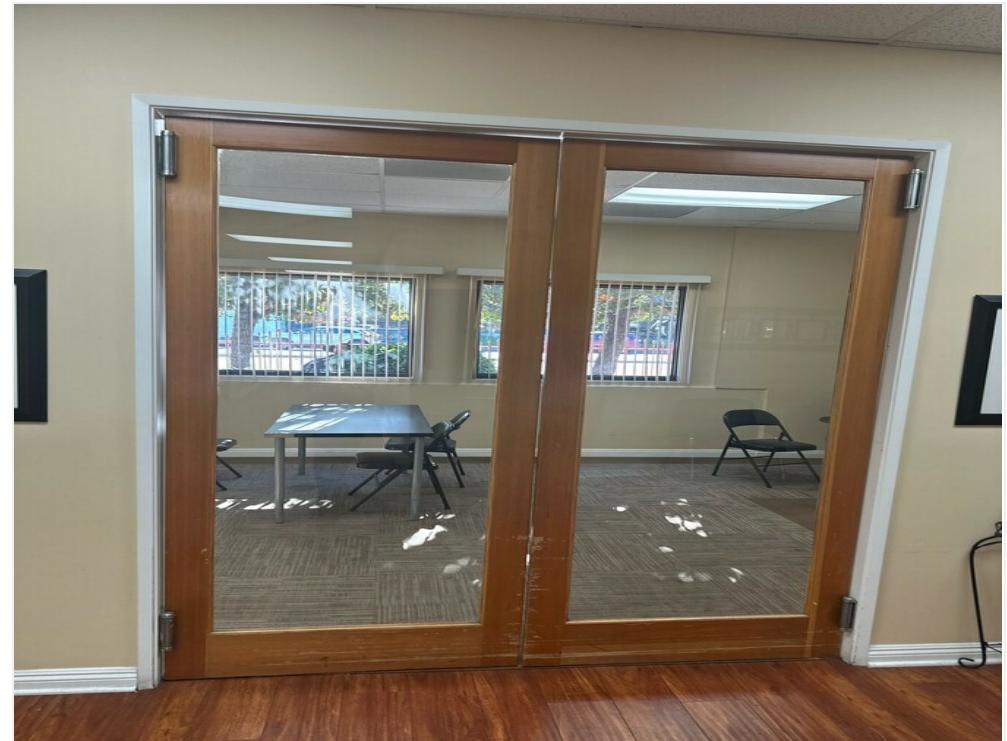
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Property Photos



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IMG_5582

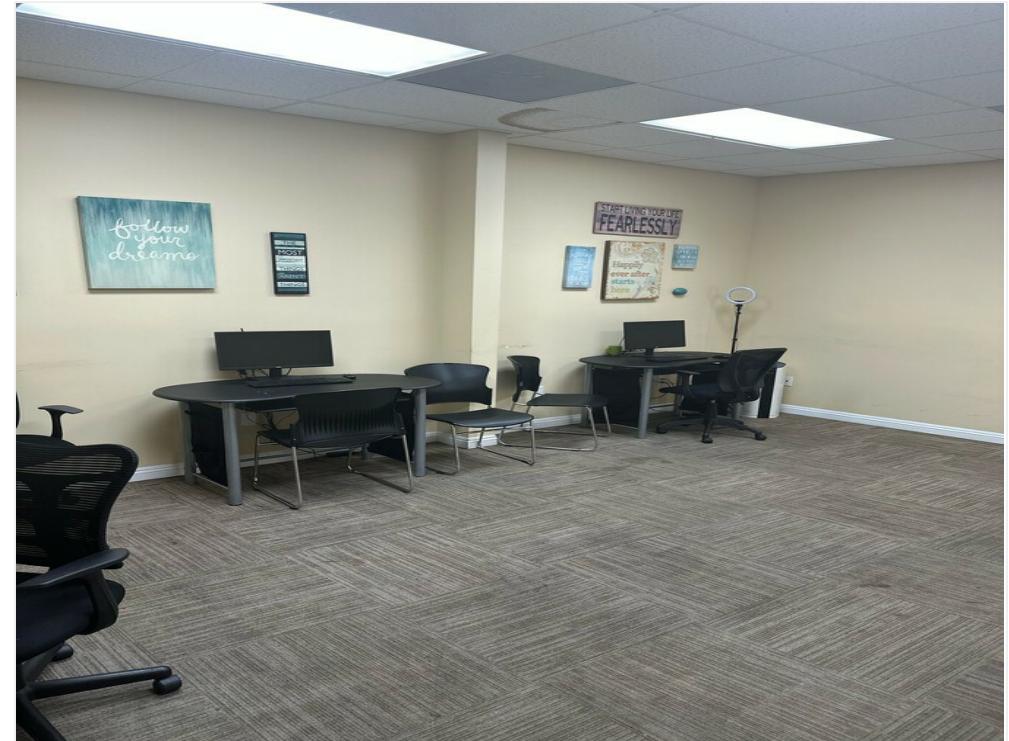
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Property Photos



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16605 Sherman Way

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Property Photos



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