



FOR SALE

18738 Sherman Way

Reseda, California 91335

\$3,500,000

1,886 SF

Building

10,890 SF

Lot / 0.25 ac

15

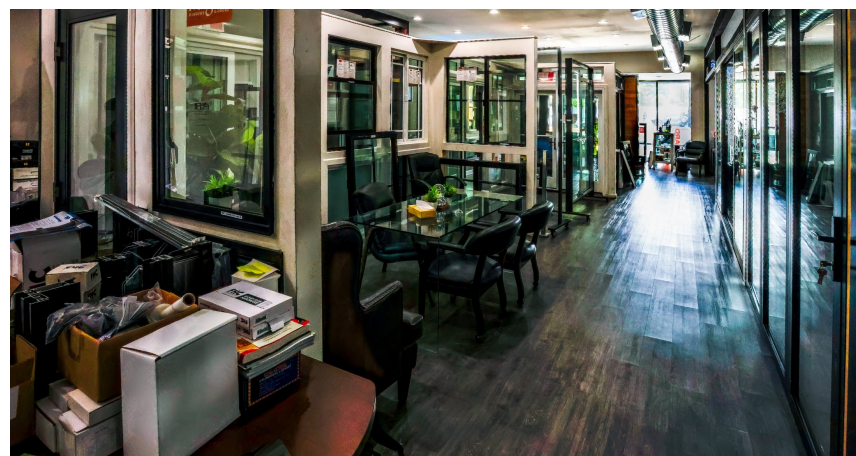
Parking spaces

C2

Zoning

100 FT

Frontage



Storefront glass to Sherman Way · Office and display corridor · Showroom with closing table

A working showroom on a real pad

A & R Custom Windows & Doors occupies a 1,886 square foot shop that already functions the way an owner-user wants it: glass on the street, a finished showroom and office, and a gray block work wing behind. The lot is a quarter acre — 10,890 square feet — so the building covers only about 17% of the land. Fifteen surface spaces, a fenced yard, and a pylon on the corner of Sherman Way and Rhea Avenue are the reason a user will write the check, not the rent roll.



Corner of Sherman Way and Rhea Avenue, looking west · Fenced yard and side-street parking

Property facts

Address	18738 Sherman Way, Reseda, CA 91335
APN	2126-003-005
Building	1,886 SF · built 1960 · single tenant
Lot	10,890 SF · 0.25 acre · coverage ±17%
Frontage	100 feet on Sherman Way · corner at Rhea Ave
Parking	15 surface spaces · 7.95 / 1,000 SF
Signage	Pylon plus building · Milgard / A&R identity
Zoning	C2 (LAC2) · City of Los Angeles
Traffic	±31,400 cars per day on this stretch
Asking price	\$3,500,000 · \$1,856 / SF bldg · \$321 / SF land

Why an owner-user buys this

- Corner exposure on the west Valley's working commercial street, with a pylon already in the air.
- A finished glass showroom that can stay retail, medical, auto, contractor, or service — plus a shop wing behind it.
- Fifteen stalls and a fenced yard. That combination is what is scarce on Sherman Way, not another 1,900 SF box.
- C2 zoning keeps the use flexible. The most likely buyer is the user who wants the pad as it sits.
- Offered at \$3,500,000. Inquiries to Lee & Associates — Pasadena.

Reseda — the working center of the west Valley

Sherman Way is the east-west commercial spine through Reseda: a City Boulevard II with three lanes each way, a raised median, and left-turn pockets. This stretch sits between Reseda Boulevard and Wilbur, two blocks off the neighborhood’s main north-south retail street, with houses behind the commercial row and service users on the pads. The buyer who wants street, parking, and a local trade area is already driving this road.

TRAFFIC ON SHERMAN WAY				
±31,400	Boulevard II	100 ft	Metro 162	±2.5 mi
CPD this stretch	3 lanes each way	Subject frontage	On Sherman Way	South to the 101

Reseda and ZIP 91335

±69,000 Reseda population Neighborhood	±76,000 ZIP 91335 population Trade area	±24,600 Households ZIP 91335	±\$82–87k Median household income Above U.S. median
±38–39 Median age Family-weighted	±\$790k Median home sale Last six months	±3.0 Avg. household size Larger than L.A.	±50 / 50 Own / rent Stable mix

How people get here

- US-101 about 2.5 miles south via Reseda or Winnetka.
- Metro 162 on Sherman Way; G Line station west at Canoga.
- Metrolink Northridge ±2 miles north. CSUN about 4 miles.
- Pierce College ±3 miles west. Northridge Fashion Center north.

What sits around the pad

- Neighbors are service retail — pool supply, shops, yards.
- Reseda Boulevard, two blocks east, is the local retail street.
- Jons, banks, Goodwill and WSS cluster at that node.
- Westfield Topanga west; Encino and Ventura Boulevard south.



Offered at \$3,500,000

Fee simple · as-is · owner-user sale

This is a quarter-acre C2 corner on Sherman Way with a working showroom, a shop wing, fifteen parking spaces, and a pylon. About 31,400 cars a day pass the front door. The buyer we are talking to is an owner-user who needs the street and the yard — a window and door dealer, a contractor, a medical or service user, an auto-adjacent shop. Confidential inquiries to the listing broker.

1,886 SF

Building

10,890 SF

Land

15 spaces

Parking

C2

Zoning

\$3,500,000

Price

LISTING BROKER

Elliott Gallahan

Senior Associate

Lee & Associates — Pasadena

1055 E. Colorado Blvd., Suite 330
Pasadena, CA 91106

lee-associates.com

626.240.2785
egallahan@lee-associates.com
CA DRE 02038135