

# BUSINESS OPPORTUNITY

21001 Sherman Way, Canoga Park, CA 91303

FOR SALE



## VIDEO

### PROPERTY DESCRIPTION

Introducing a Business Opportunity for a Long Established Specialty Supermarket at 21001 Sherman Way, Canoga Park, CA. This expansive property offers versatile space, ideal for retail, office, or showroom use. Boasting ample parking, high visibility, and easy access to major transportation arteries, this property is perfectly positioned for success. With its modern facade and customizable interior, it's the ideal canvas for creating an exceptional business environment. This is an opportunity to establish a flagship presence in a vibrant commercial hub. Take advantage of this rare chance to secure a prominent location for your business.

### PROPERTY HIGHLIGHTS

- Prominent Sherman Way location
- 4.5/1000 parking ratio for convenience
- High visibility for maximum exposure
- Walk in Freezer/Coolers
- 2 Rear Entrances

### OFFERING SUMMARY

Asking Price:	\$1,110,000
Available SF:	6,300 SF
Annual Gross Sales:	\$2.1M
EBITDA:	\$350,000
Lease Rate:	\$24.00 NNN
Years in Operation:	13 Years

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,883	4,069	15,185
Total Population	6,971	14,147	45,237
Average HH Income	\$88,545	\$85,602	\$91,004



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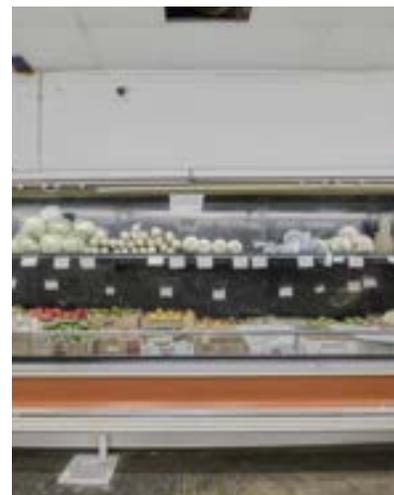


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# Additional Photos

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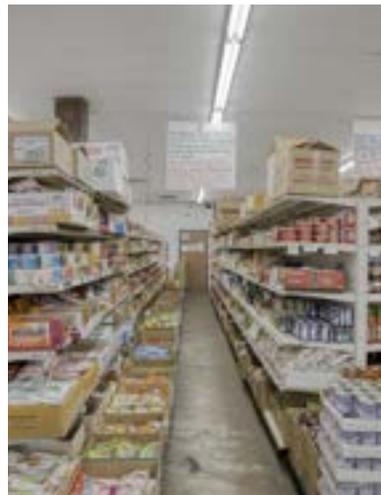
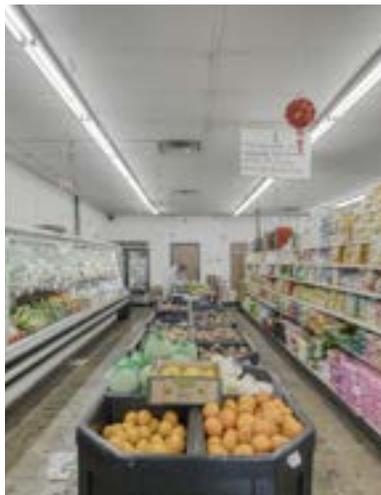


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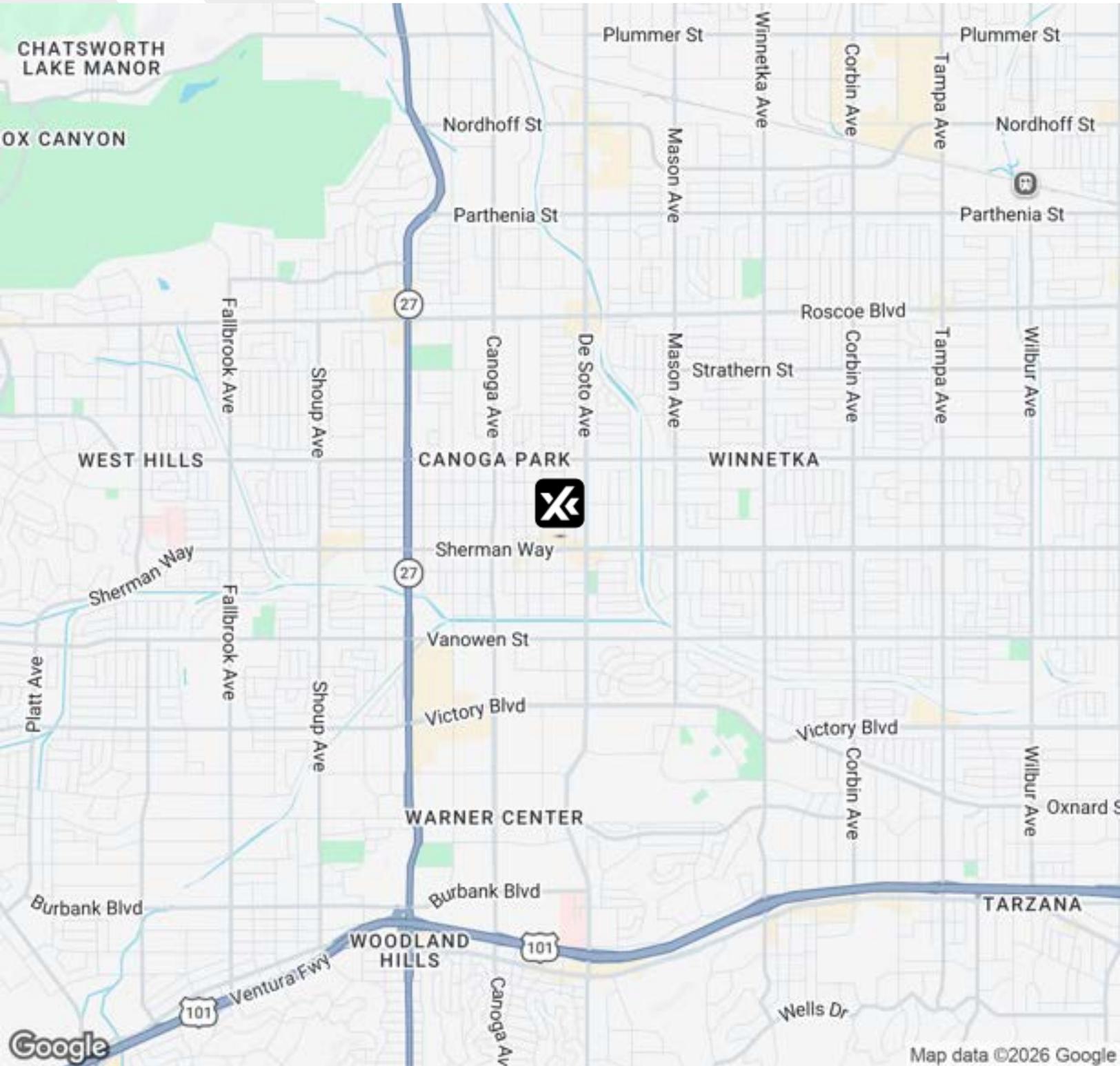


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# Location Map

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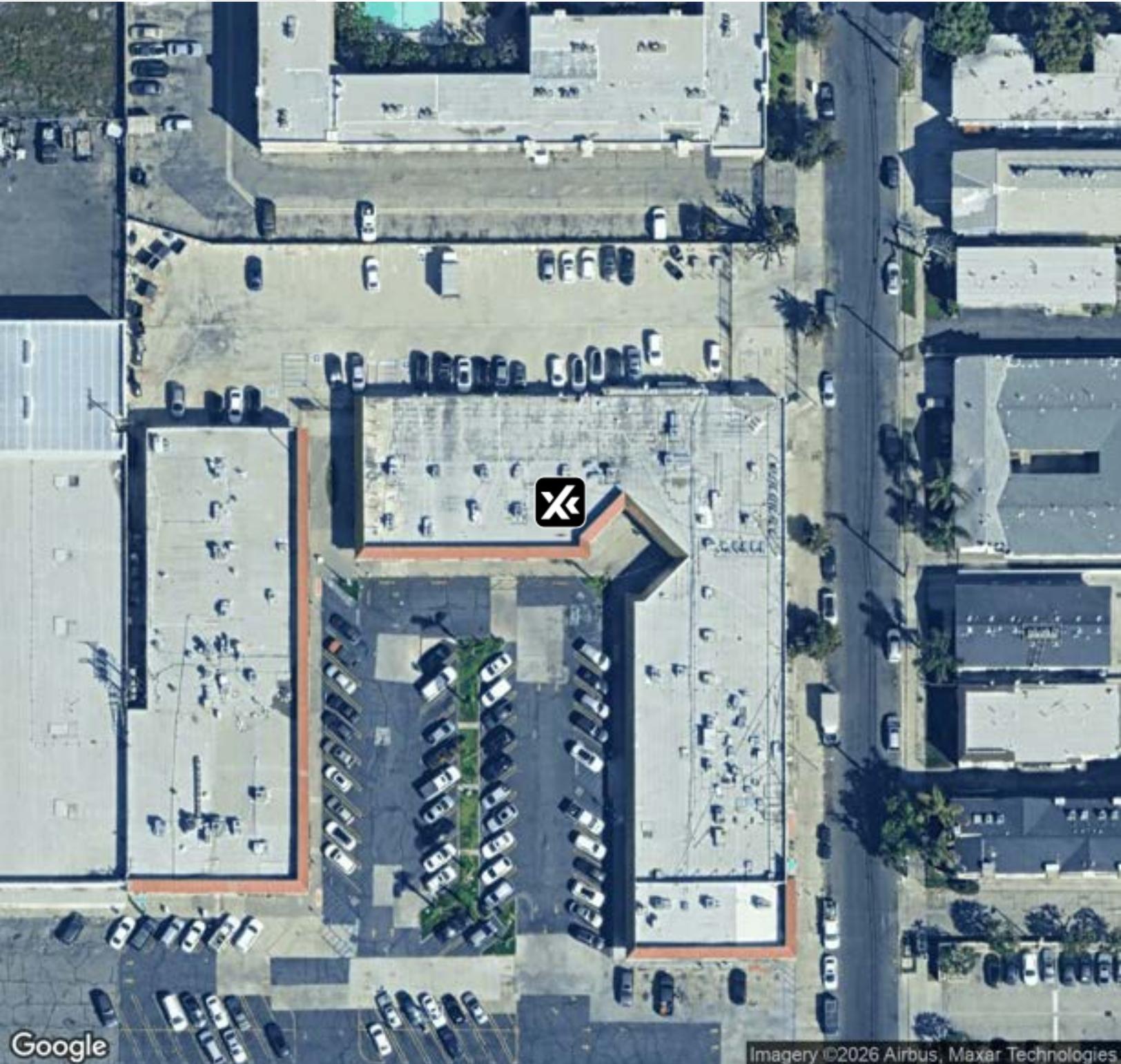


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# Aerial Map

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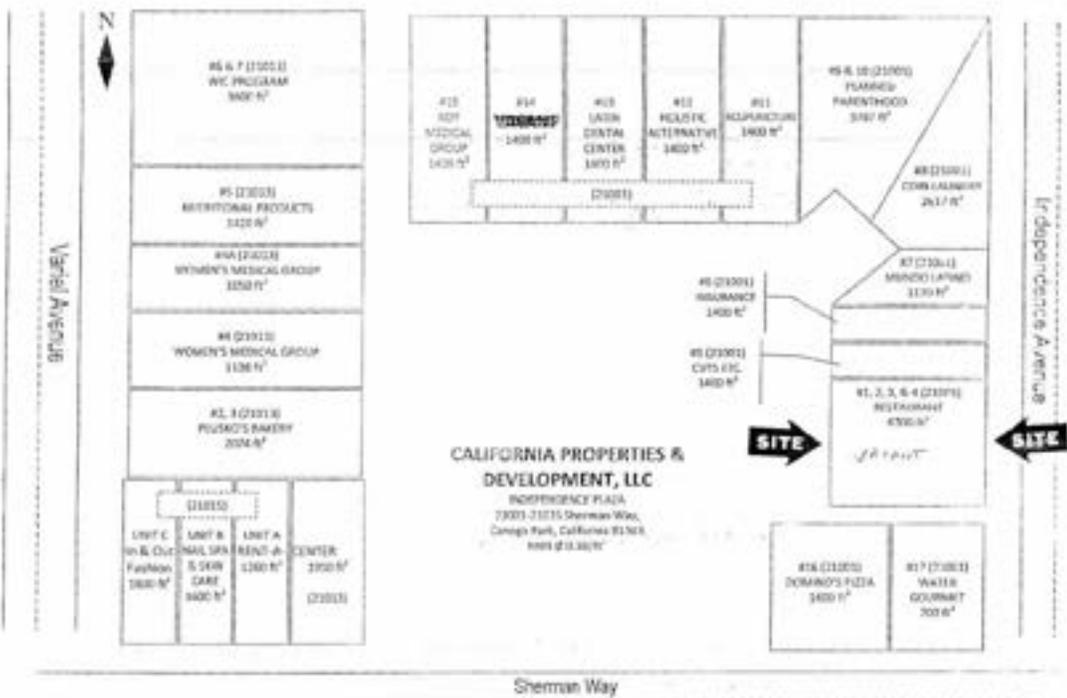


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# Floor Plans

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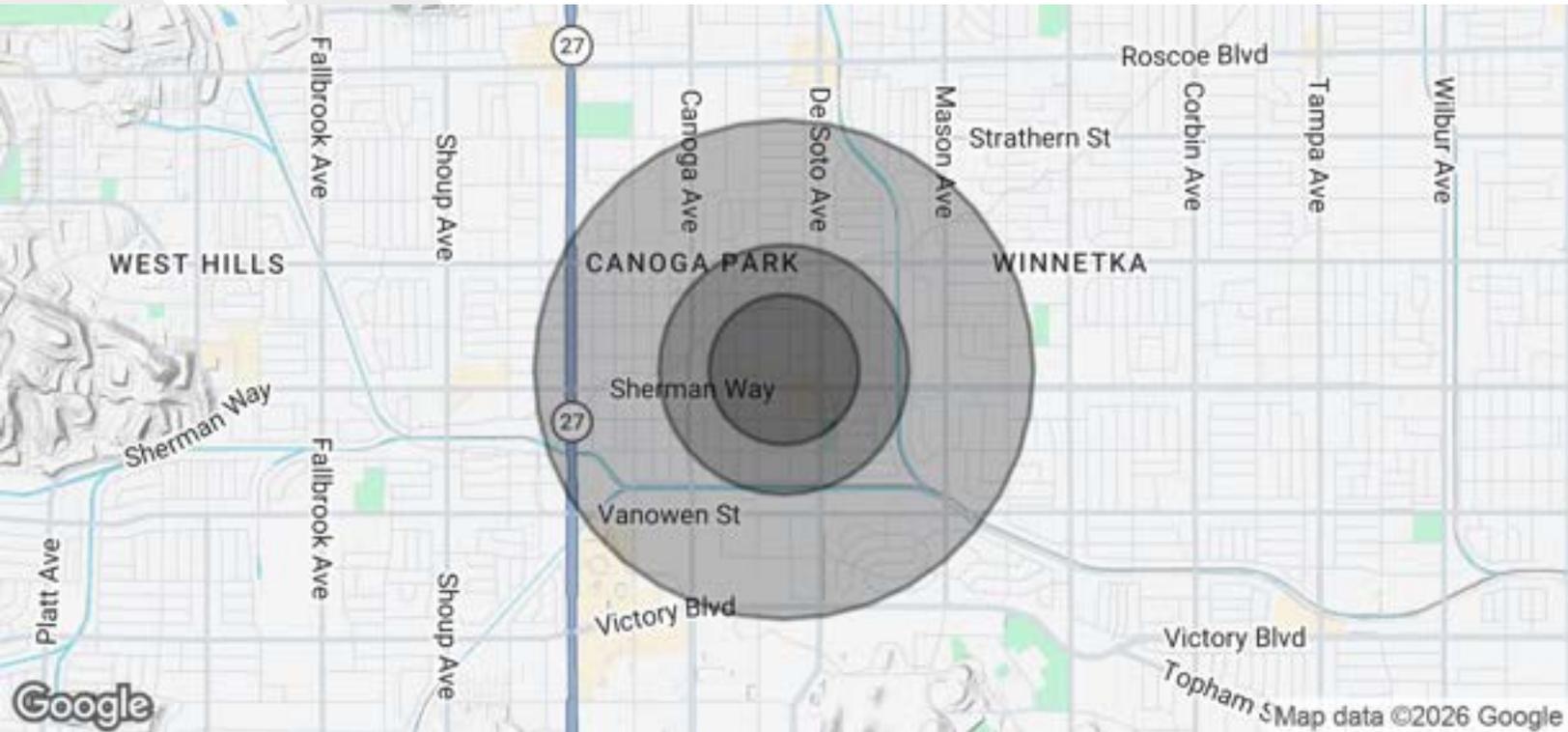
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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,971	14,147	45,237
Average Age	36	36	37
Average Age (Male)	35	36	37
Average Age (Female)	36	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,883	4,069	15,185
# of Persons per HH	3.7	3.5	3
Average HH Income	\$88,545	\$85,602	\$91,004
Average House Value	\$683,675	\$695,589	\$726,908

Demographics data derived from AlphaMap

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