



COMMERCIAL UNIT A (Retail Space)

18840 Sherman Way, Reseda, CA 91335



DREAM
COMMERCIAL



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COMMERCIAL UNIT A (Retail Space)

\$24.00 /SF/YR

COMMERCIAL UNIT A is the last commercial space available in the building.

As shown 1,291 S/F of raw store front retail space is currently being built out by owners.

Expected time of completion is approximately one month from now.

Once completed space will be available for lease for a variety of purposes.

Suggested use: Coffee shop, Nail Salon, Professional office, Boutique retail, Other retail.

Space has a restroom, 3 access doors, 2 tandem parking spaces (commercial use lot area).

Approximately...

- *Located at the main intersection of Sherman Way & Wilbur Ave
- *Excellent street signage , store frontage and visibility on busy Sherman Way & Wilbur Ave
- *New Construction!
- * LIVE & WORK ONSITE. Concurrent opportunity to lease a luxury apartment on the residential floors with its own parking



Rental Rate:	\$24.00 /SF/YR
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Year Built:	2018
Walk Score ®:	77 (Very Walkable)
Transit Score ®:	49 (Some Transit)
Rental Rate Mo:	\$2.00 /SF/MO

1st Floor Ste A

Space Available	1,291 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	2 - 5 Years

As shown 1,291 S/F of raw store front retail space is currently being built out by owners. Expected time of completion is approximately one month from now. Once completed space will be available for lease for a variety of purposes. Suggested use: Coffee shop, Nail Salon, Professional office, Boutique retail, Other retail. Space has a restroom, 3 access doors, 2 tandem parking spaces (commercial use lot area). Approximately 80 feet of frontage on both Sherman Way & Wilbur Avenue and S/E corner combined. 51 combined feet of window visibility / 7 windows & doors, Ample parking in the neighborhood. 24 month minimum Lease with flexible terms TBD (negotiable) CAM details shall be updated shortly. Unit A is located on the ground floor of a newer 49 multi-unit luxury apartment building built in 2018. An additional opportunity to rent a 2Bed -2bath apartment 1,216 S/F concurrently becoming available providing both, a live - work onsite situation with 2 additional tandem parking stalls inside the parking garage (residential).



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51 combined feet of window visibility / 7 windows & doors

Ample parking in the neighborhood.

24 month minimum Lease with flexible terms TBD (negotiable) CAM included in modified gross lease.

Unit A is located on the ground floor of a newer 49 multi-unit luxury apartment building built in 2018.
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Call Agent for all details.

Property Photos



IMG_1903

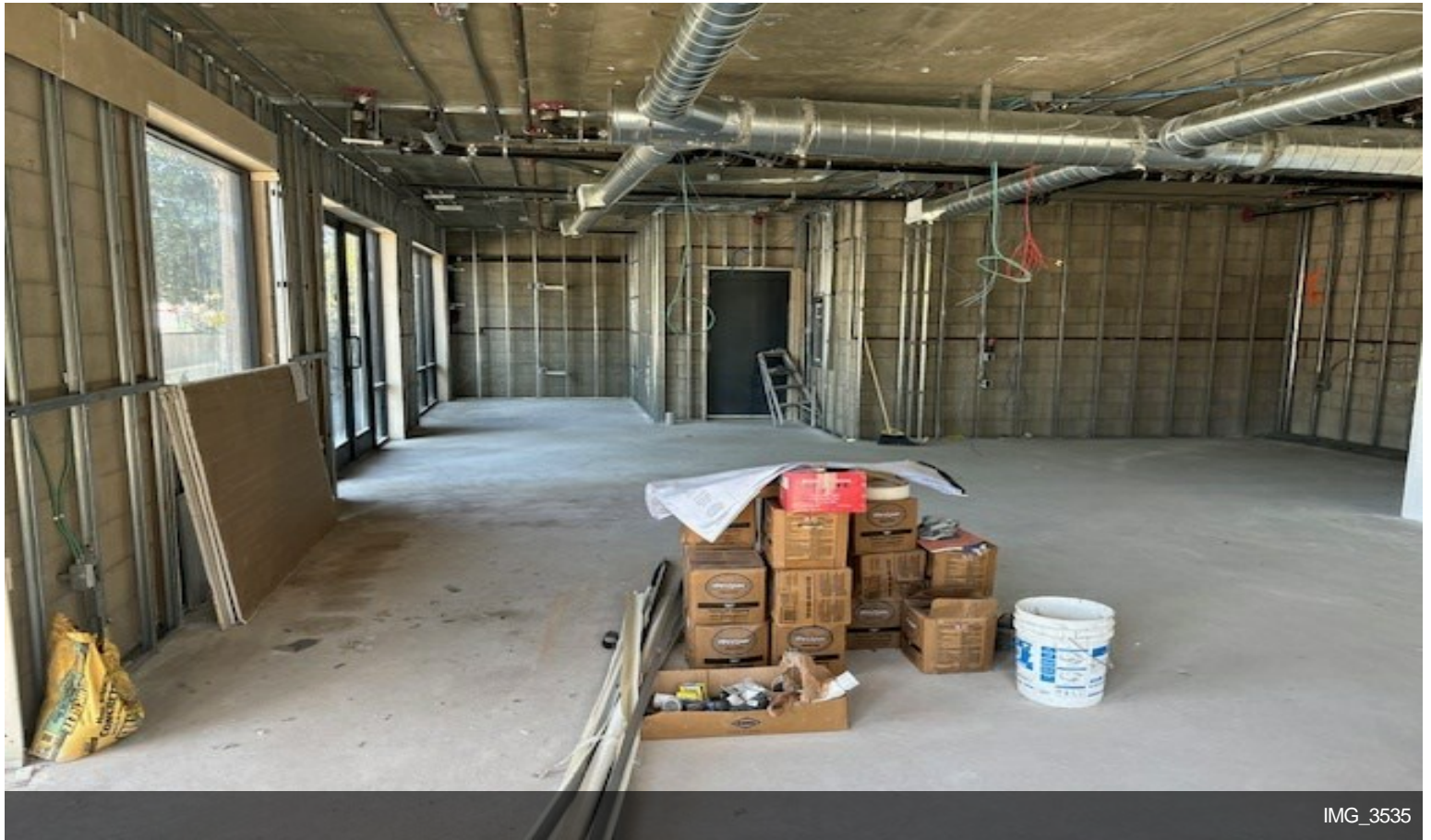


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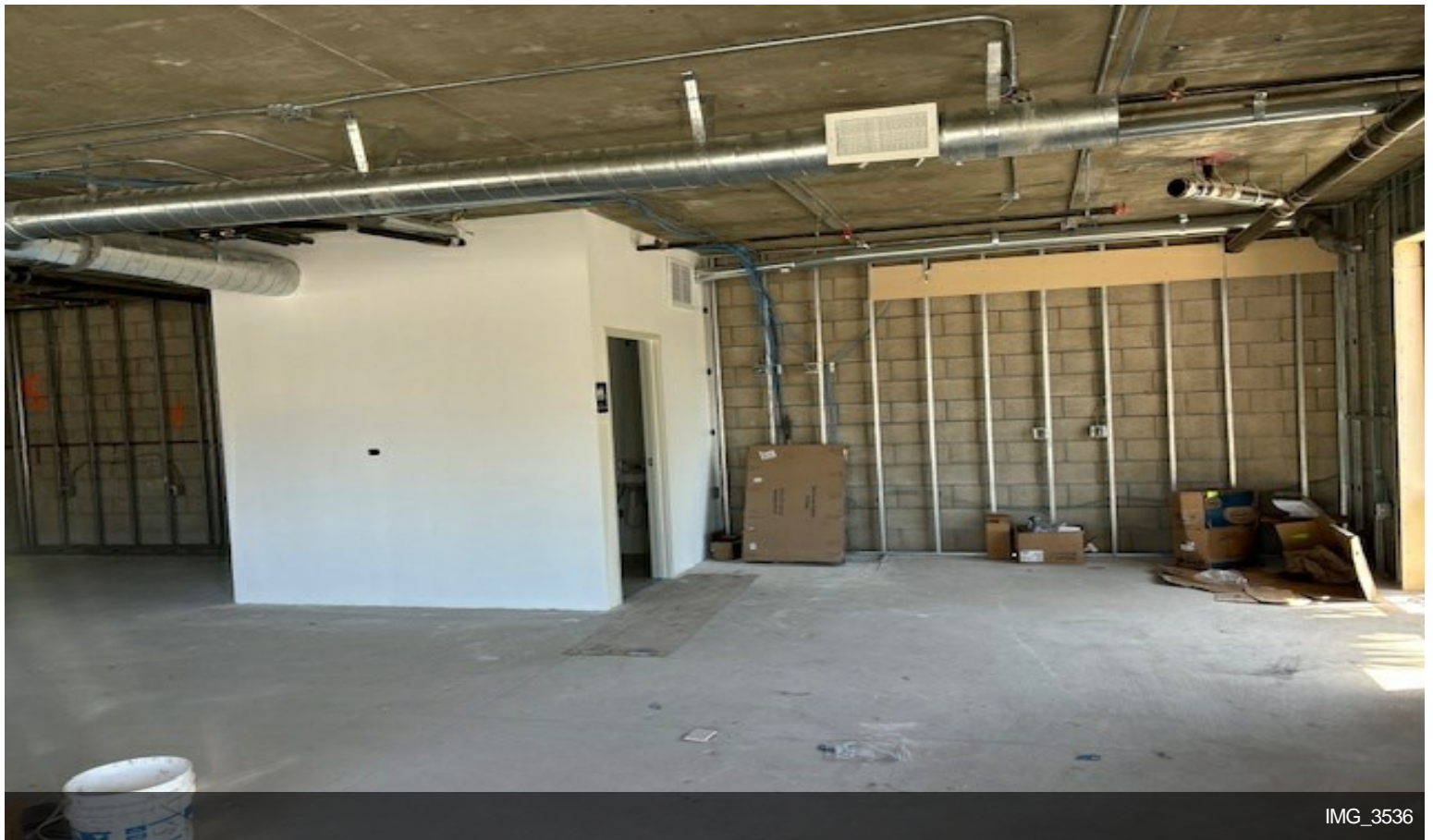
Property Photos



Property Photos

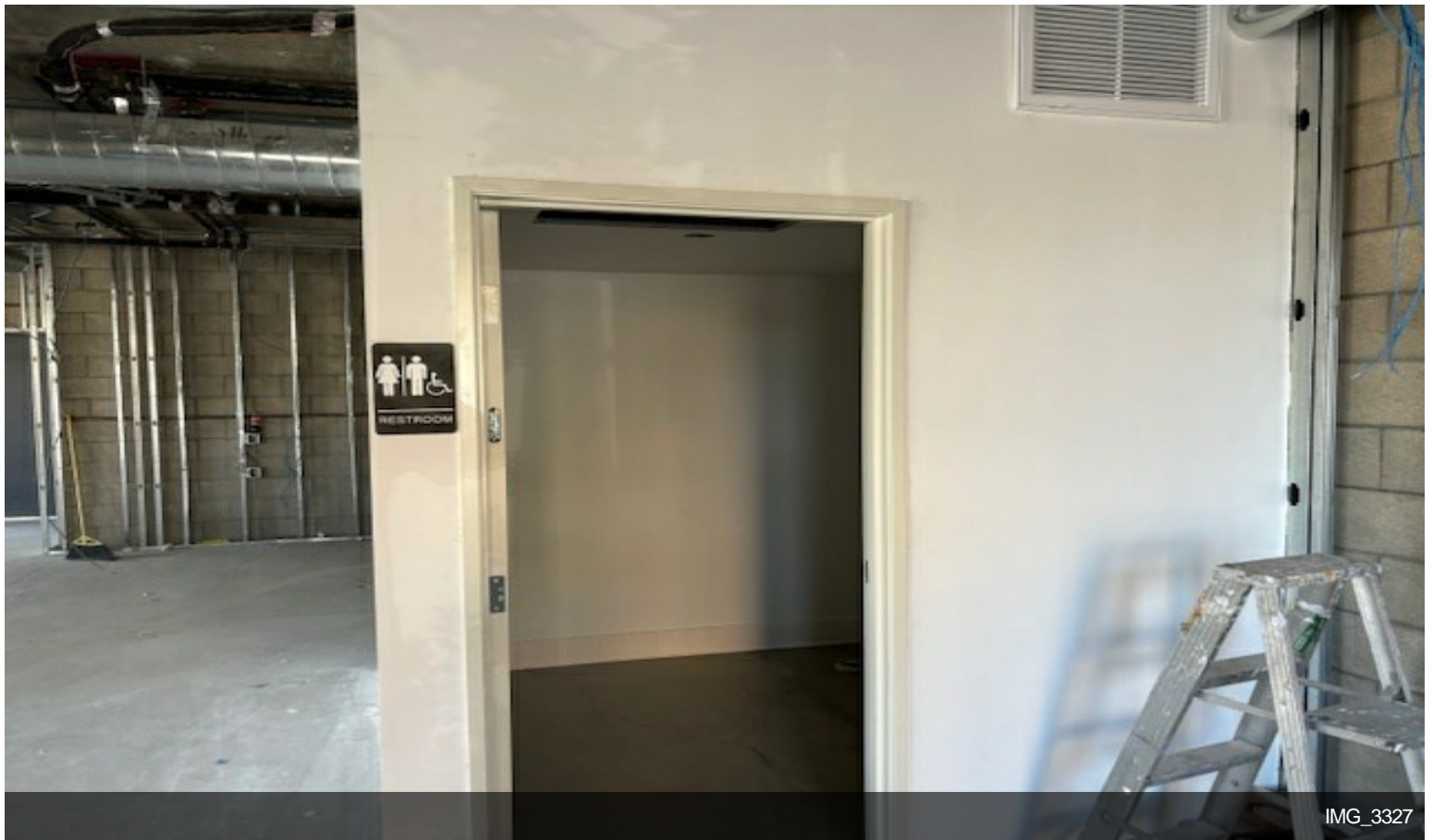


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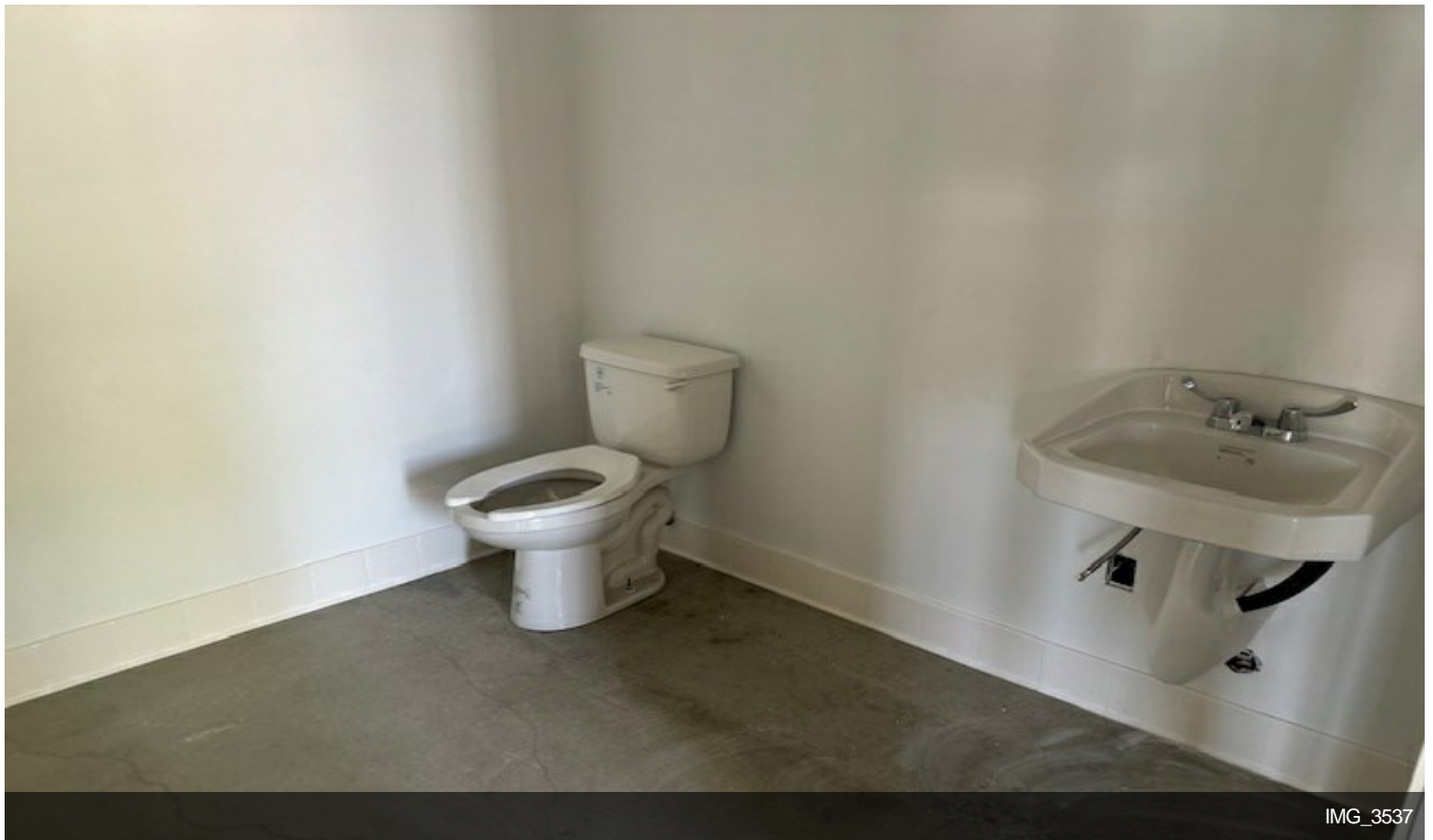
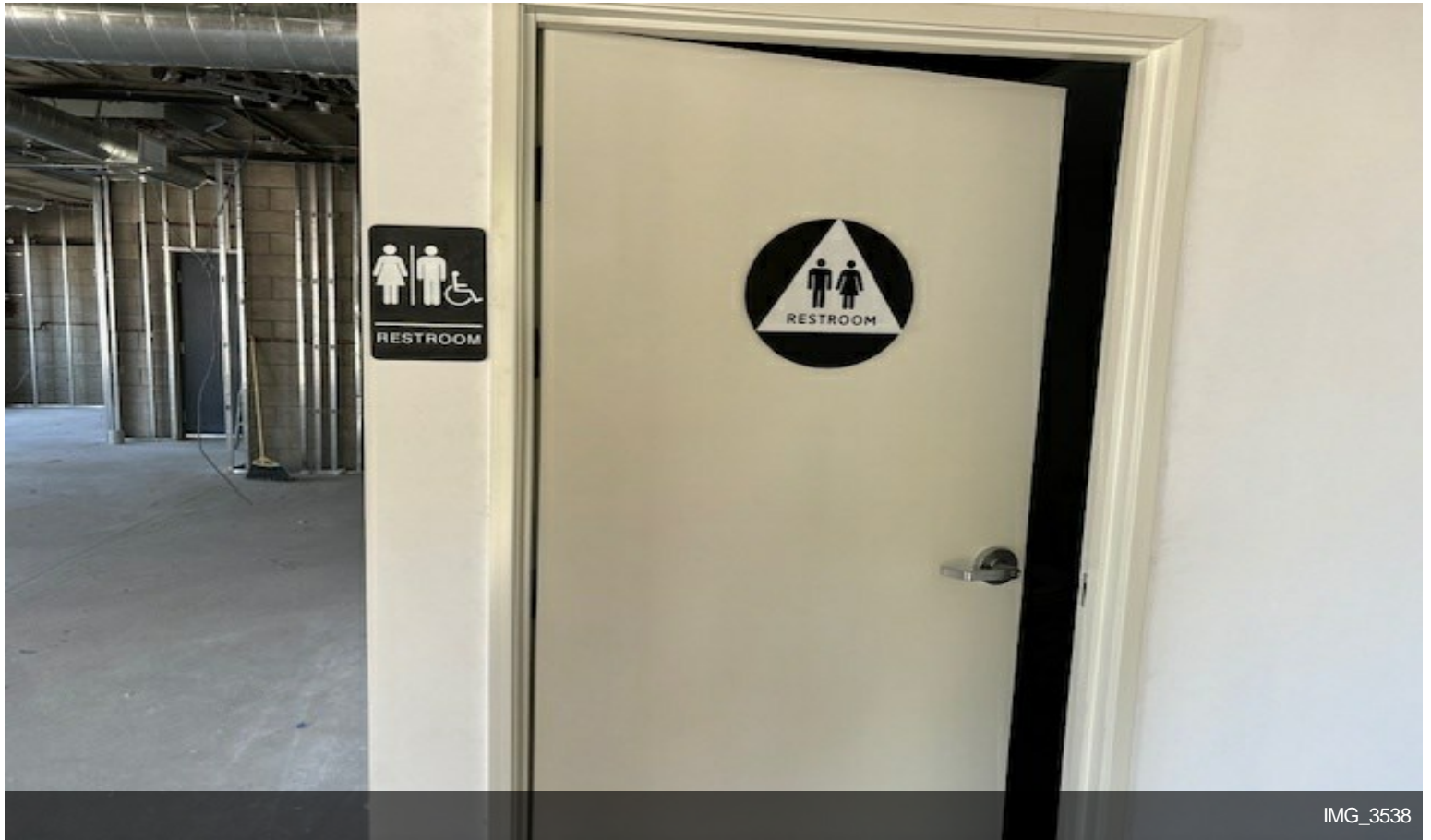


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Property Photos



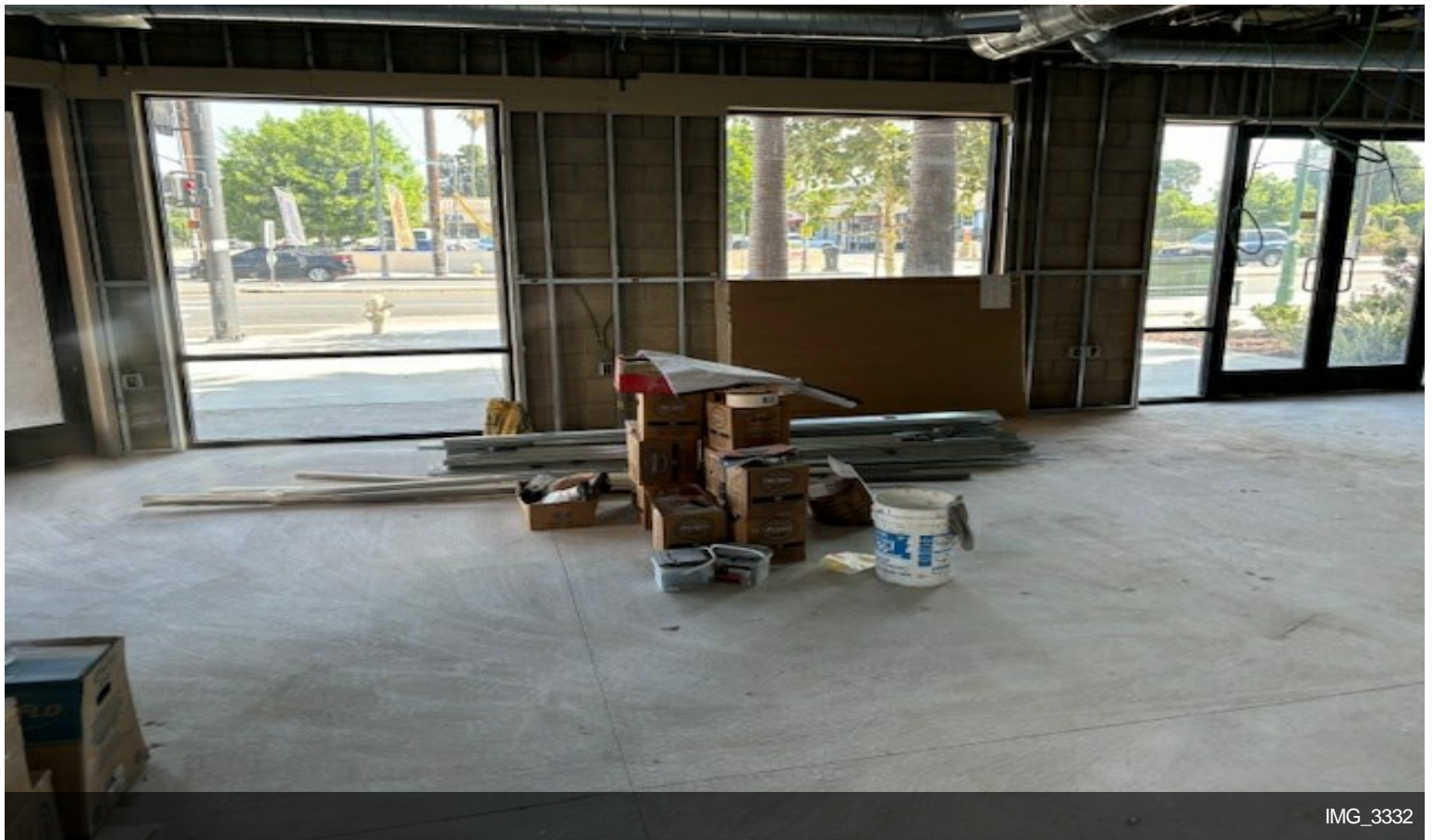
Property Photos



Property Photos

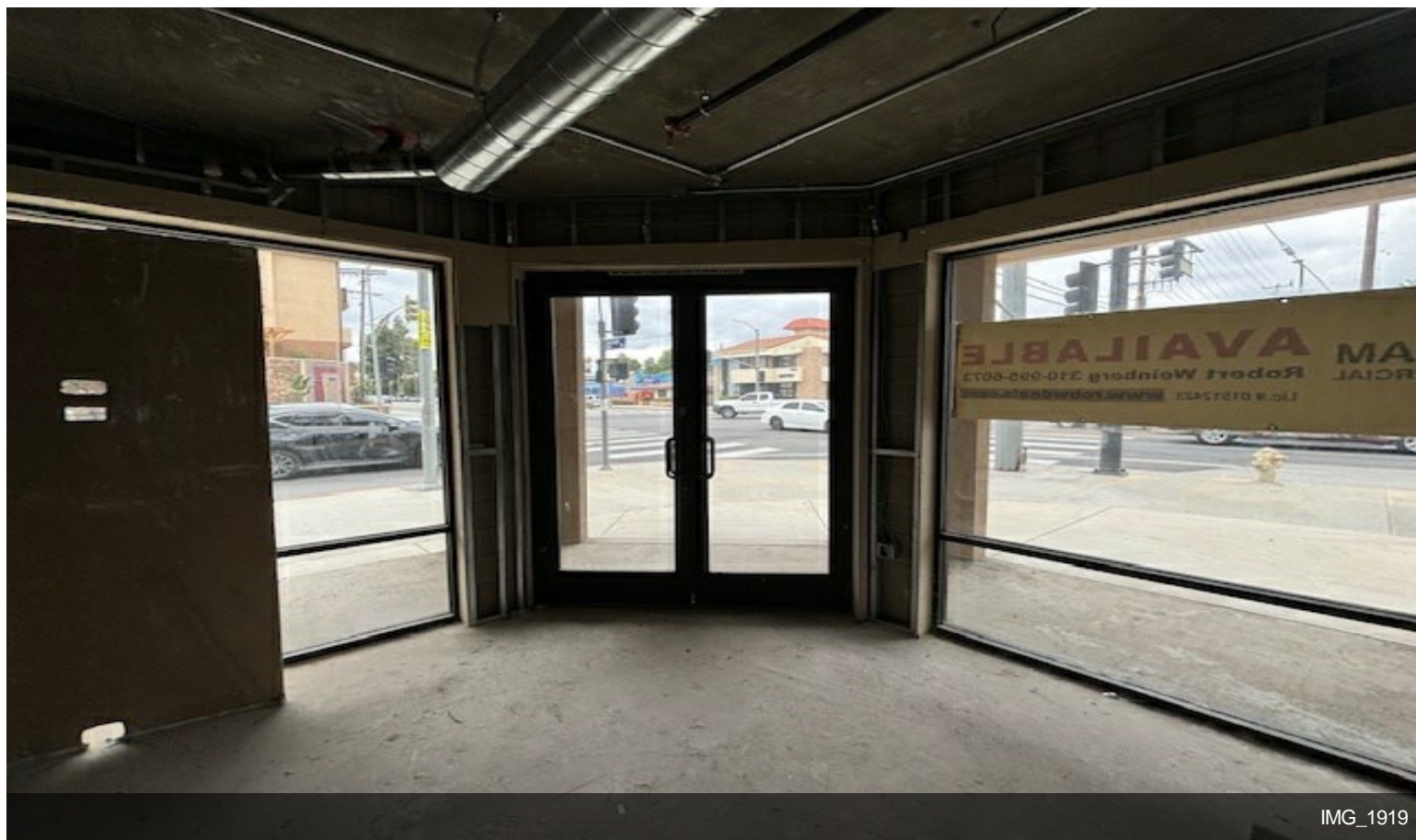


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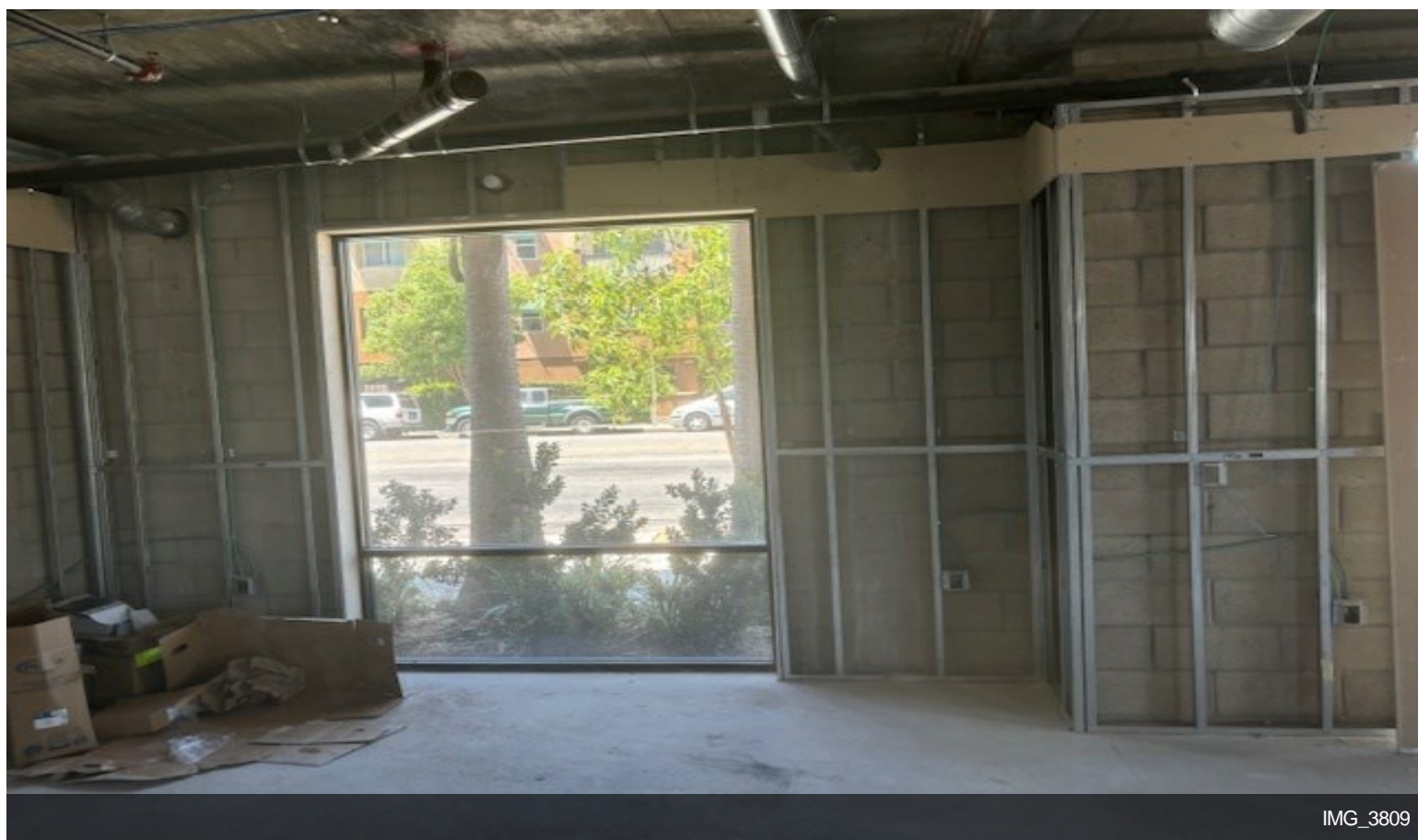


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Property Photos

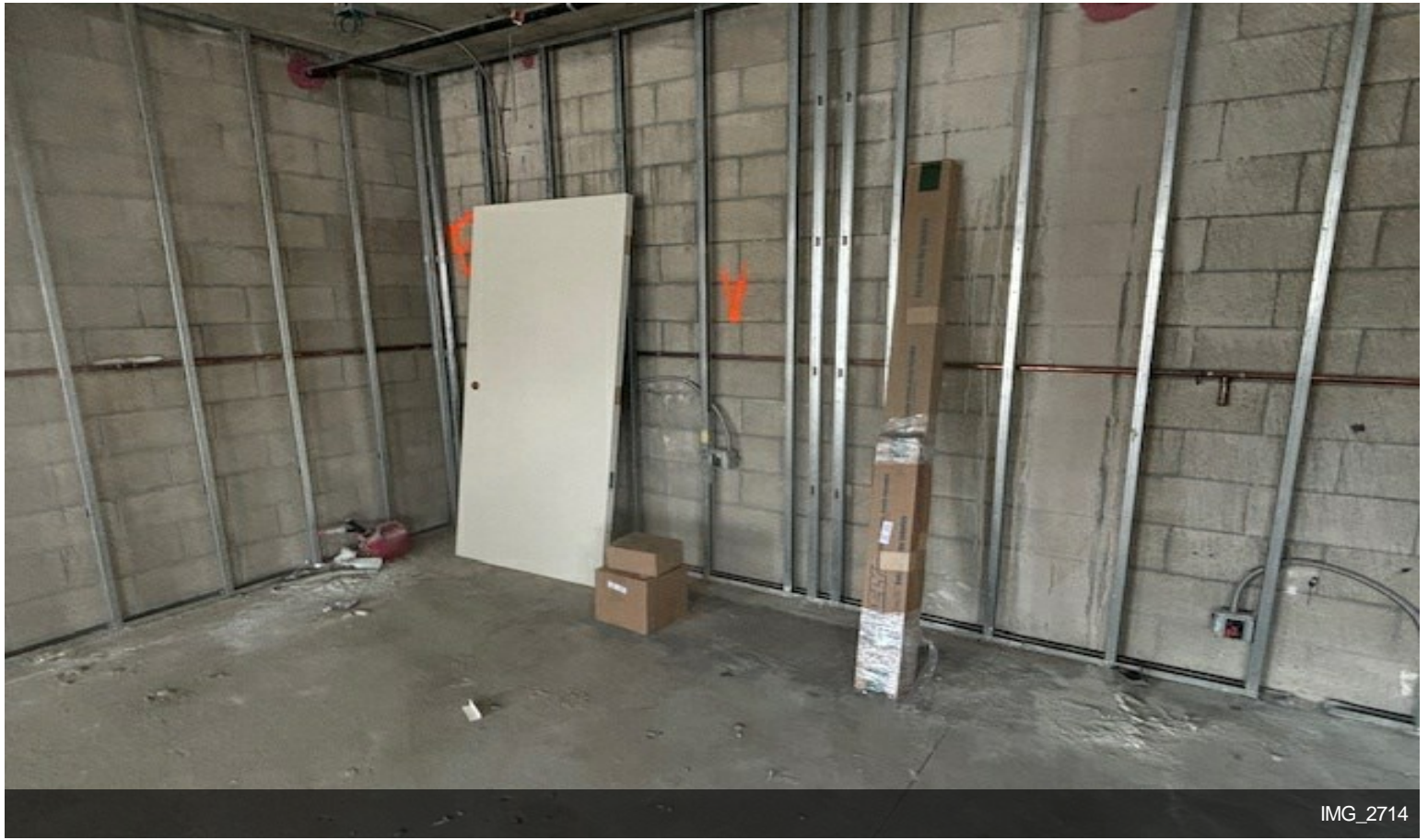


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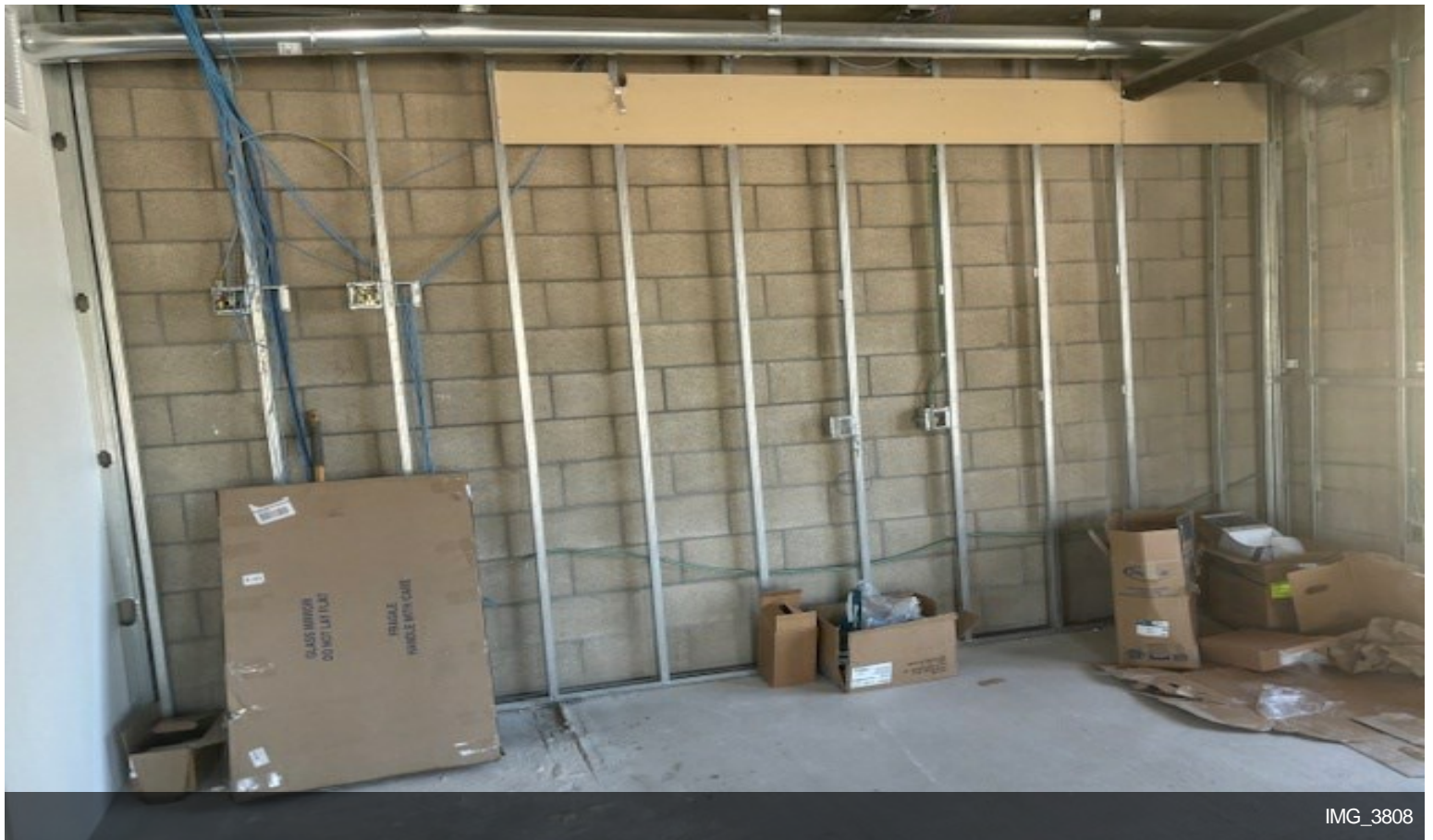


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Property Photos



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IMG_3808

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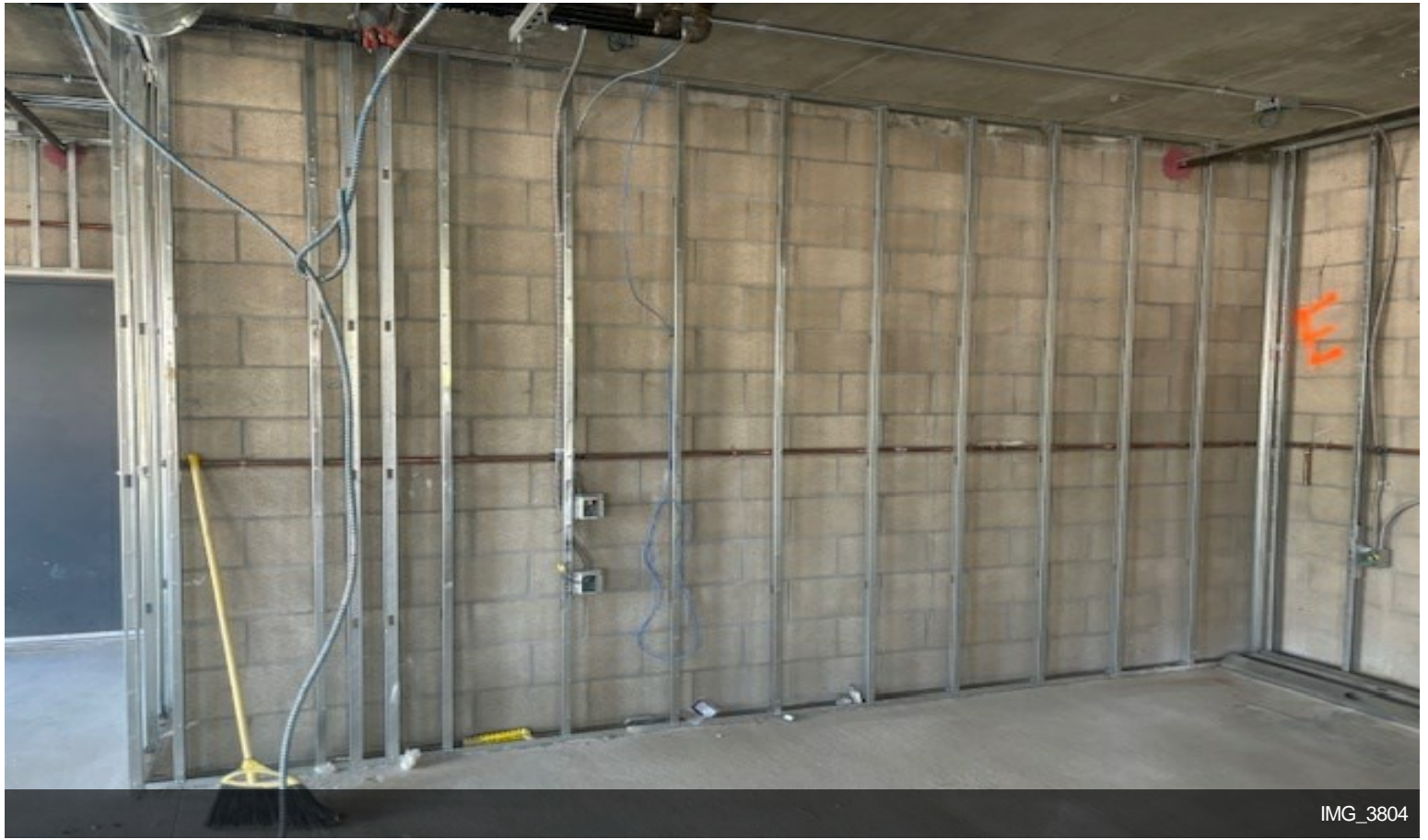


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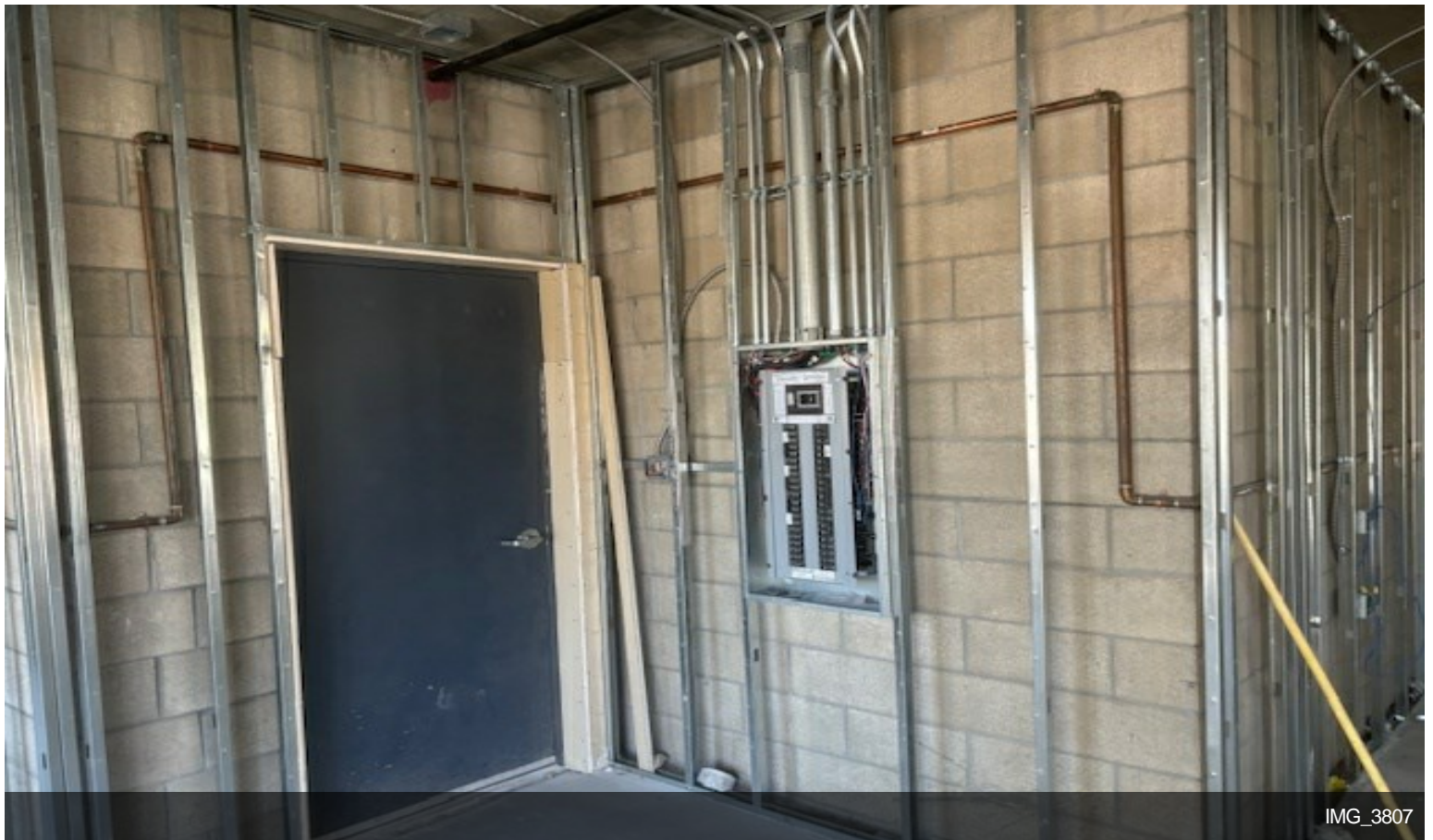


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Property Photos



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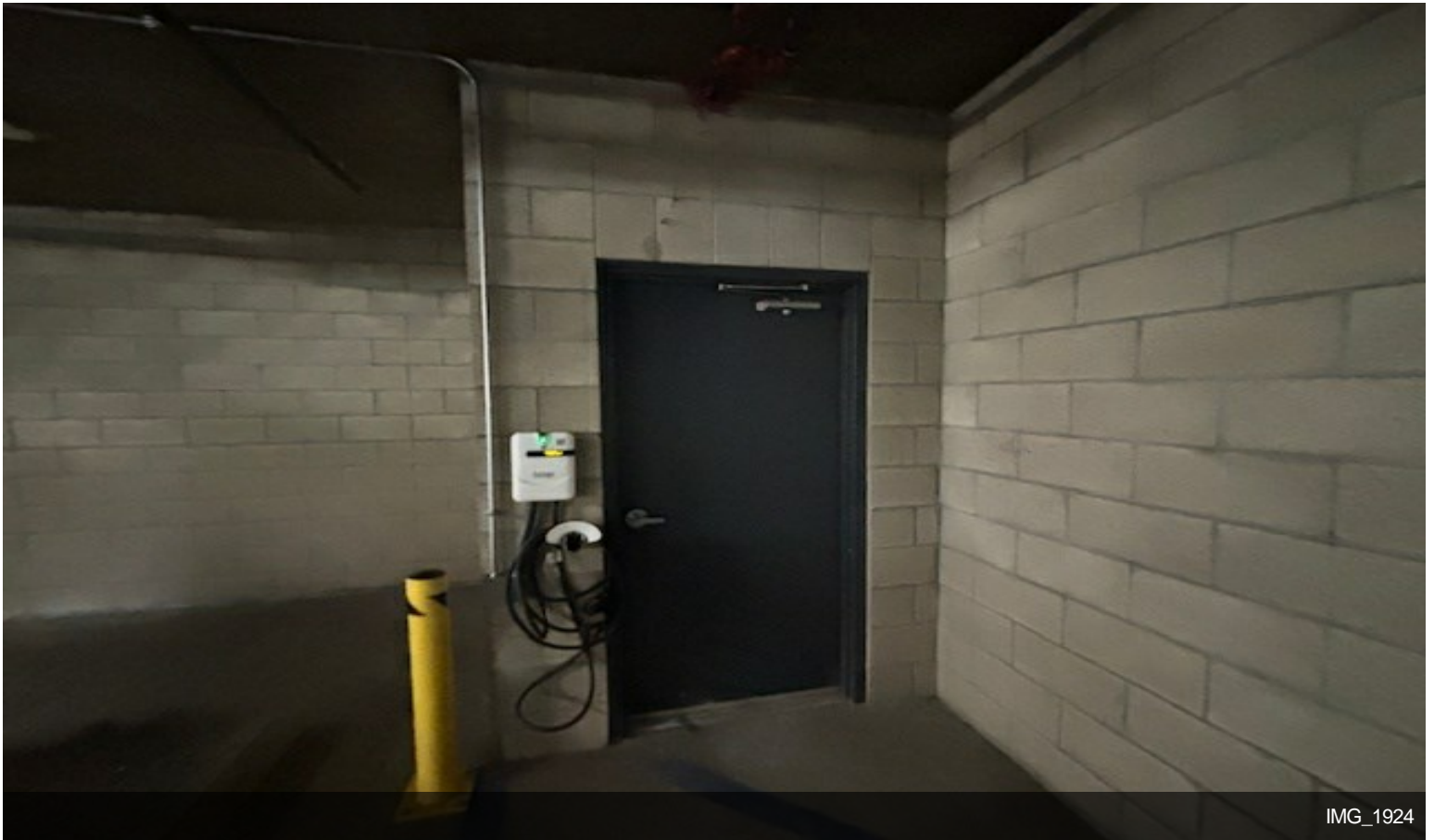


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Property Photos

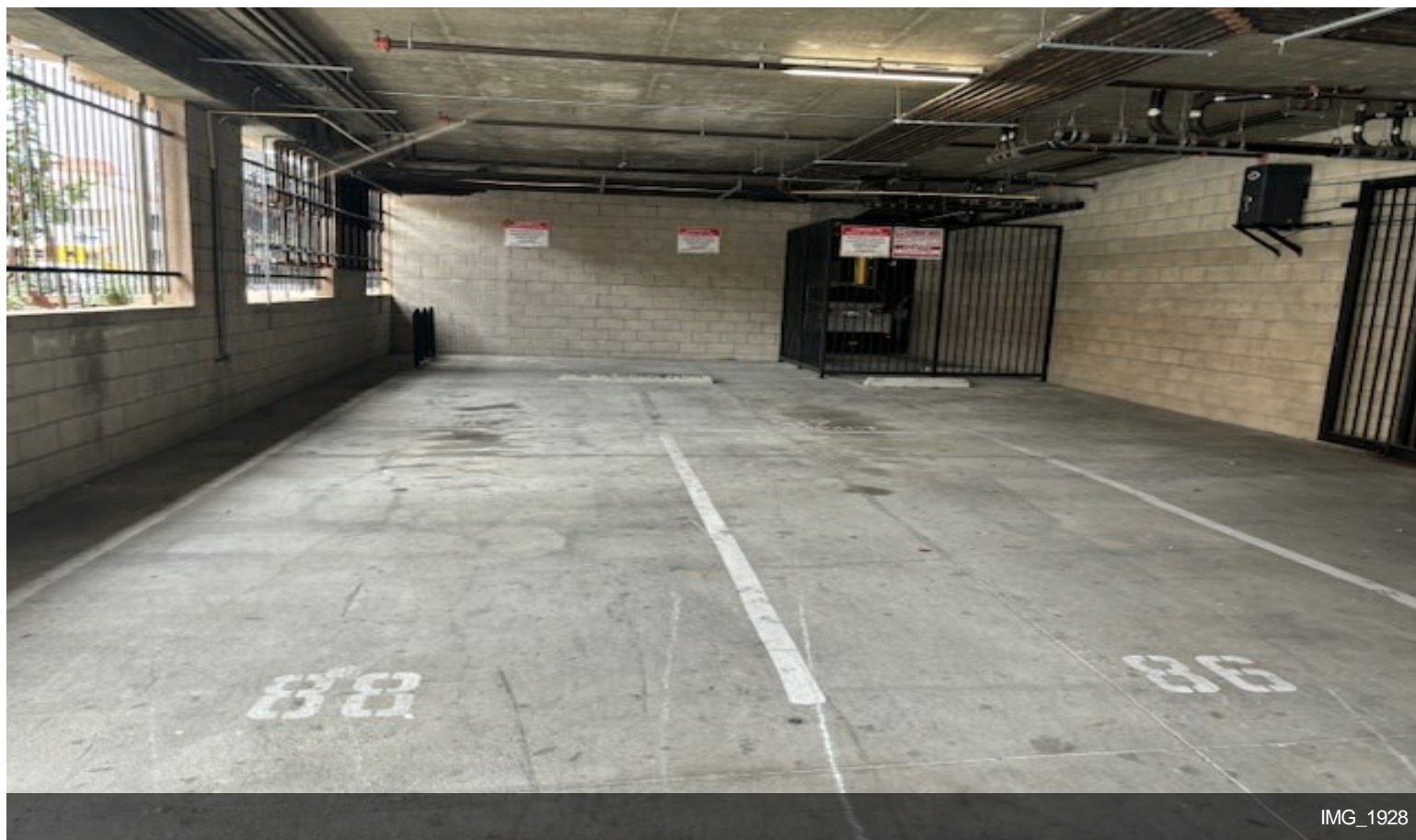


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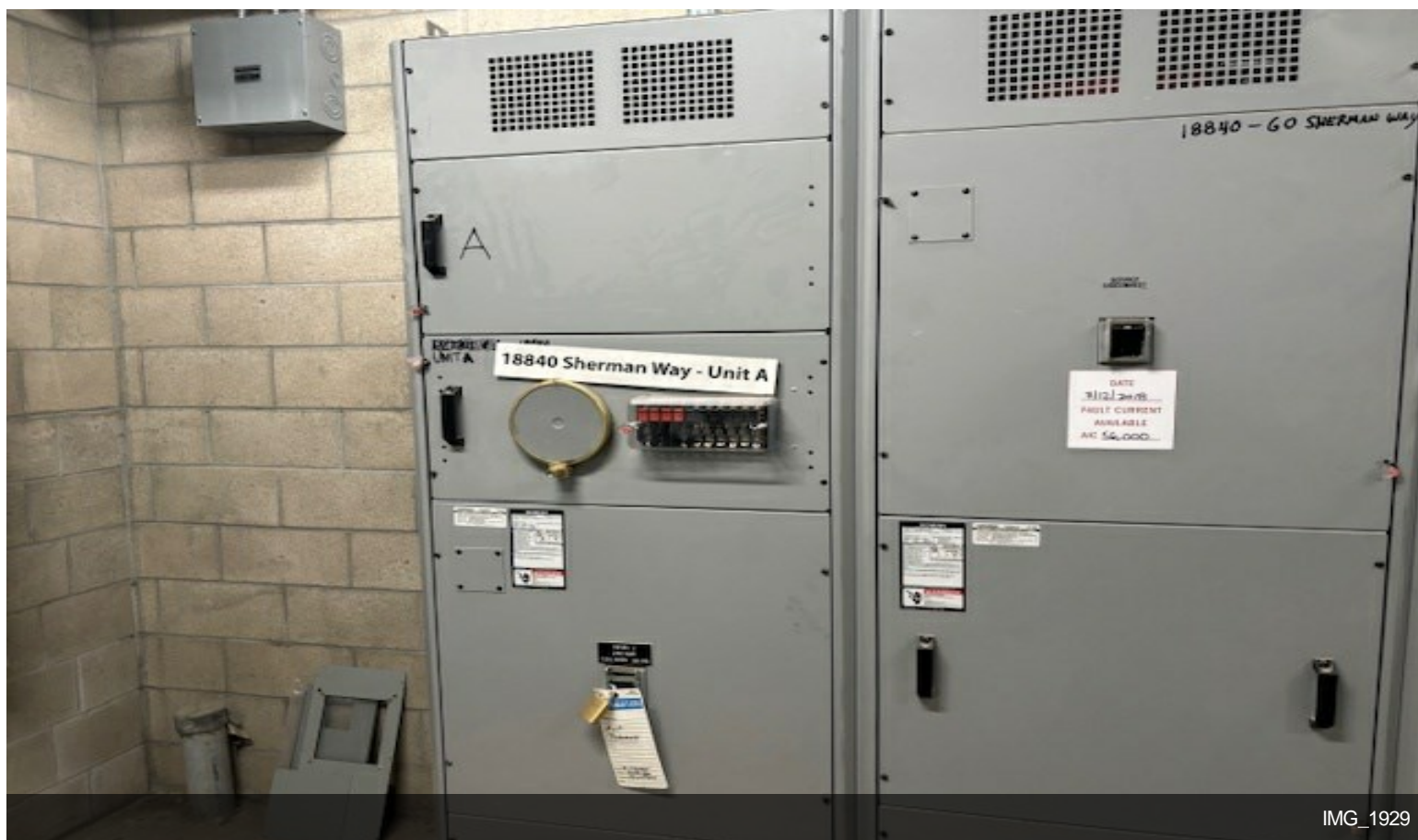


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Property Photos

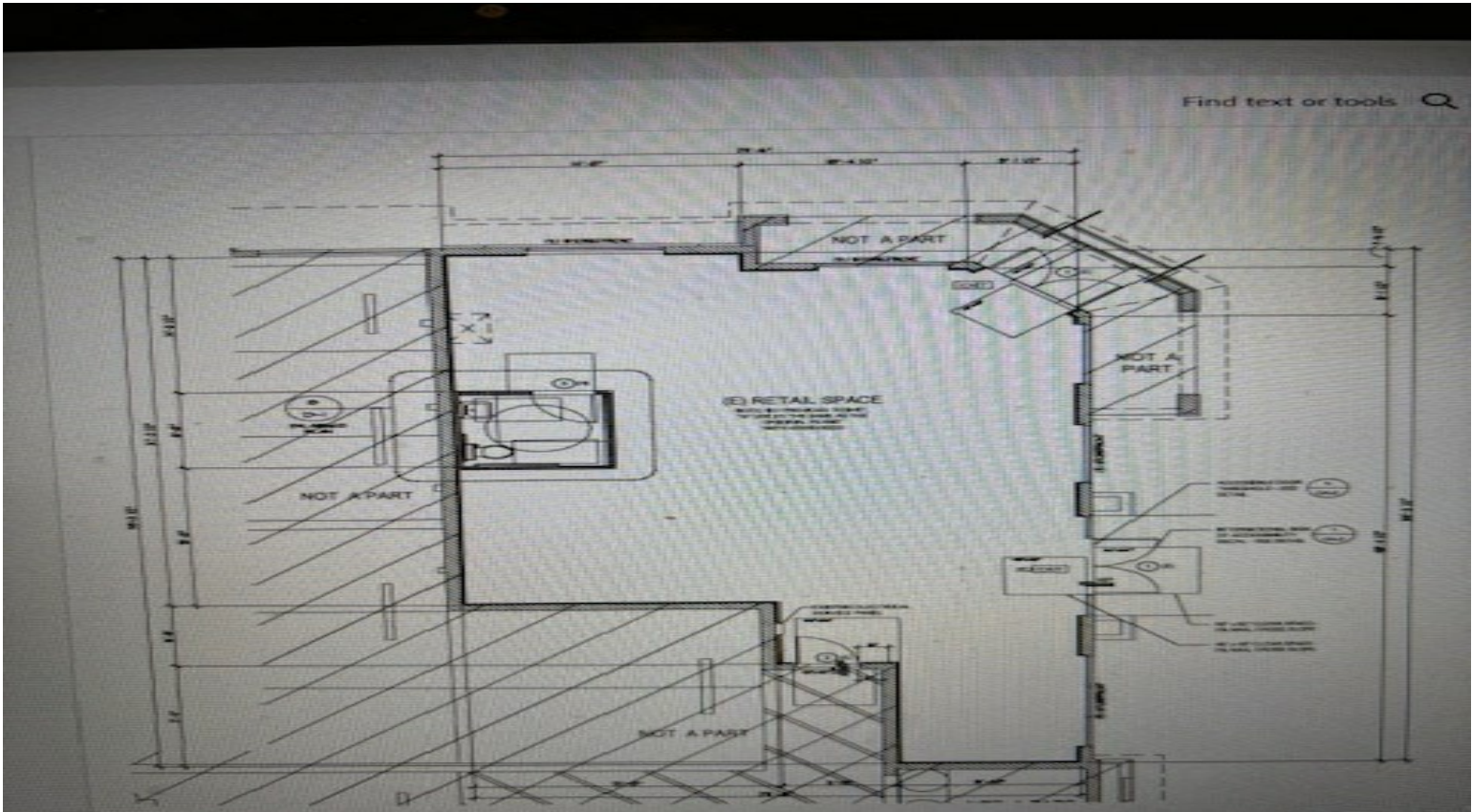


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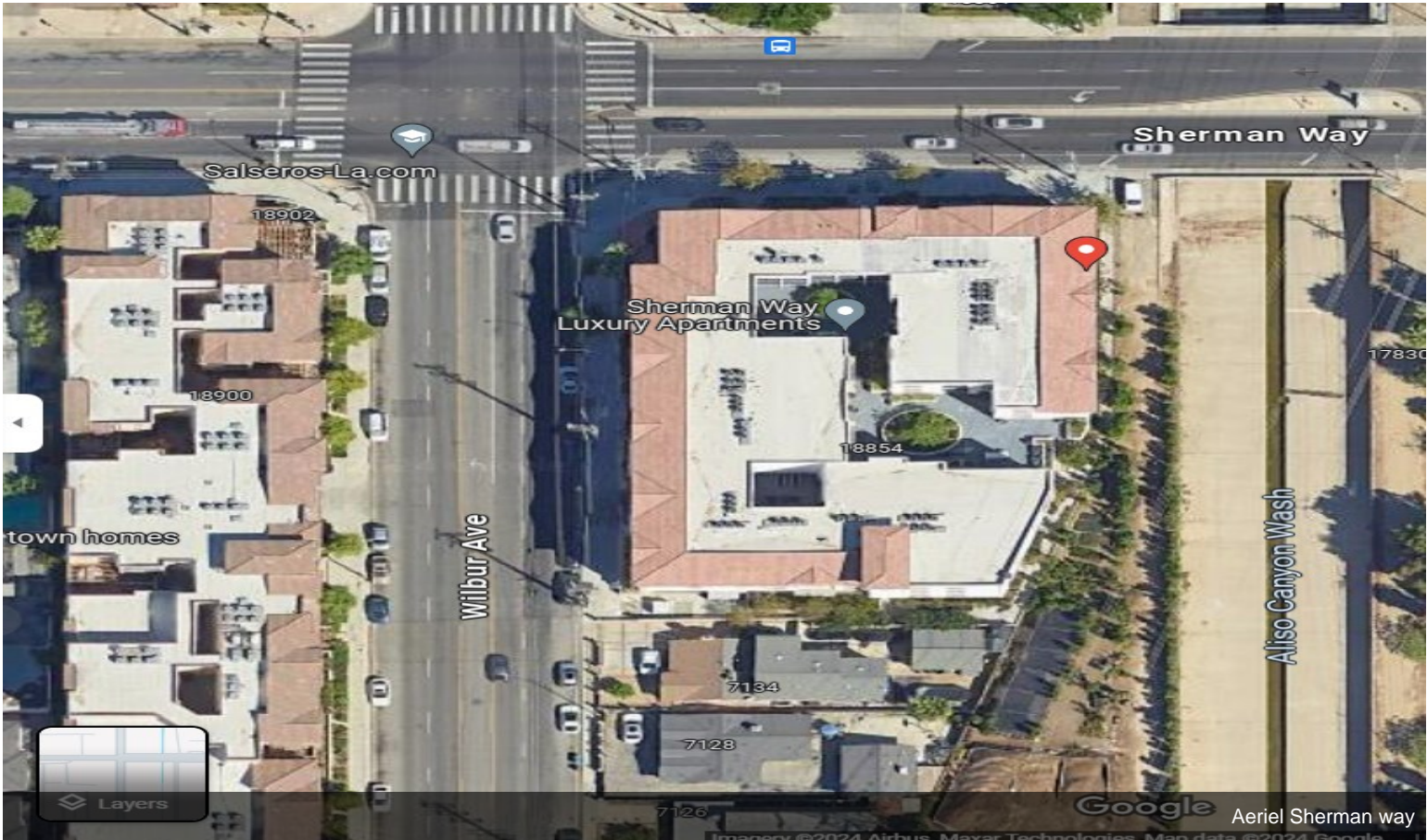


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Property Photos



IMG_4012



Aerial Sherman way