

# FOR LEASE

VAN NUYS & SHERMAN WAY  
VAN NUYS, CA 91405

±3,351 SF



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LEASING  
BROKERAGE  
INVESTMENTS

# PROPERTY SUMMARY

VAN NUYS & SHERMAN WAY | 7138 VAN NUYS BLVD, VAN NUYS, CA 91405

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## PROPERTY DESCRIPTION

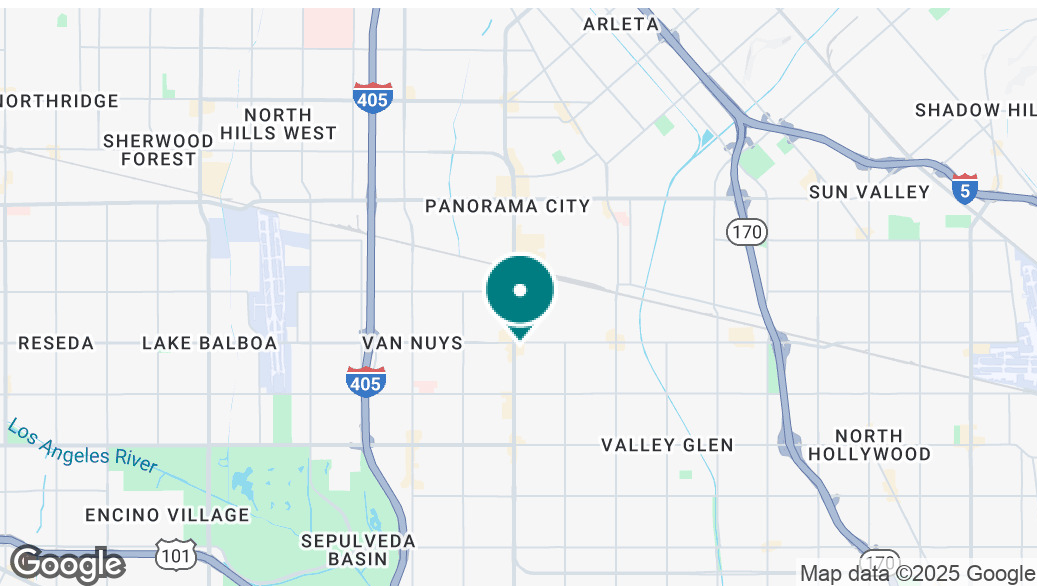
Located at one of the San Fernando Valley's busiest intersections, this neighborhood shopping center offers outstanding visibility, strong tenant synergy, and excellent accessibility. The property sits at the signalized corner of Van Nuys Blvd and Sherman Way — a high-traffic corridor surrounded by established retailers, restaurants, and community services. With ample on-site parking and easy ingress/egress, this center caters perfectly to medical, office, and service-oriented tenants seeking convenience and exposure in the heart of Van Nuys.

## LOCATION DESCRIPTION

Strategically positioned in central Van Nuys, the property benefits from a dense daytime population, steady local traffic, and proximity to key commuter routes including the 405 and 101 Freeways. The area is home to a diverse mix of residential neighborhoods, schools, and professional services that drive consistent customer activity. National brands, local eateries, and essential service users surround the intersection, making it one of the Valley's most reliable retail and professional corridors.

## PROPERTY HIGHLIGHTS

- Prime Corner Exposure at Sherman Way & Van Nuys Blvd
- High Traffic Counts exceeding 45,000 cars per day
- Ample On-Site Parking with easy access from both major streets
- Flexible Floor Plans suitable for medical, office, or service users
- Dense Population Base within a 3-mile radius
- Close Proximity to 405 & 101 Freeways
- Ideal for Professionals, Clinics, or Educational Uses
- Strong Tenant Mix anchored by local and national operators



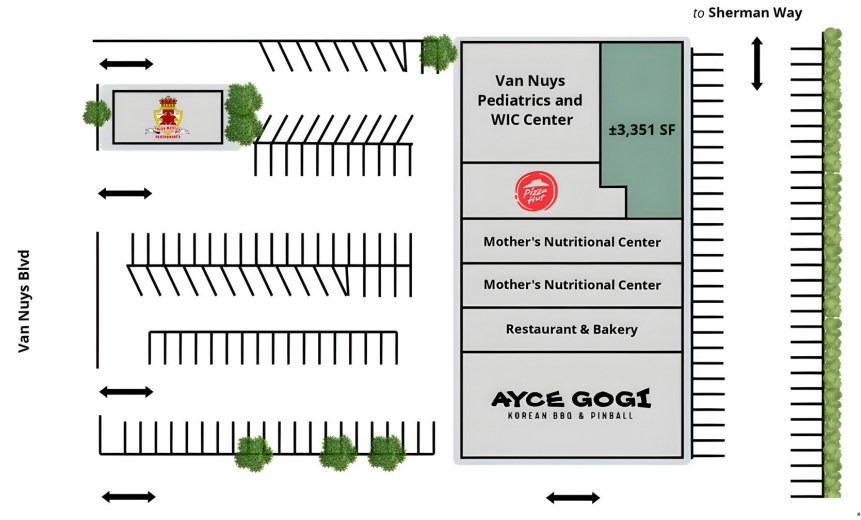
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## LEASE SPACES

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## LEASE INFORMATION

Lease Type:	Est. \$0.45 NNN	Lease Term:	Negotiable
Total Space:	3,351 SF	Lease Rate:	\$1.80 SF/month

## AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
14430 Sherman Way	Available	3,351 SF	Est. \$0.45 NNN	\$1.80 SF/month	A fully built-out professional suite previously used for group therapy and DUI program operations. The layout features multiple private offices, a large group meeting room, reception, and kitchenette break area — ideal for counseling, wellness, education, or administrative users. The space offers a discreet location within a well-trafficked center, with abundant parking and convenient street access from Sherman Way.

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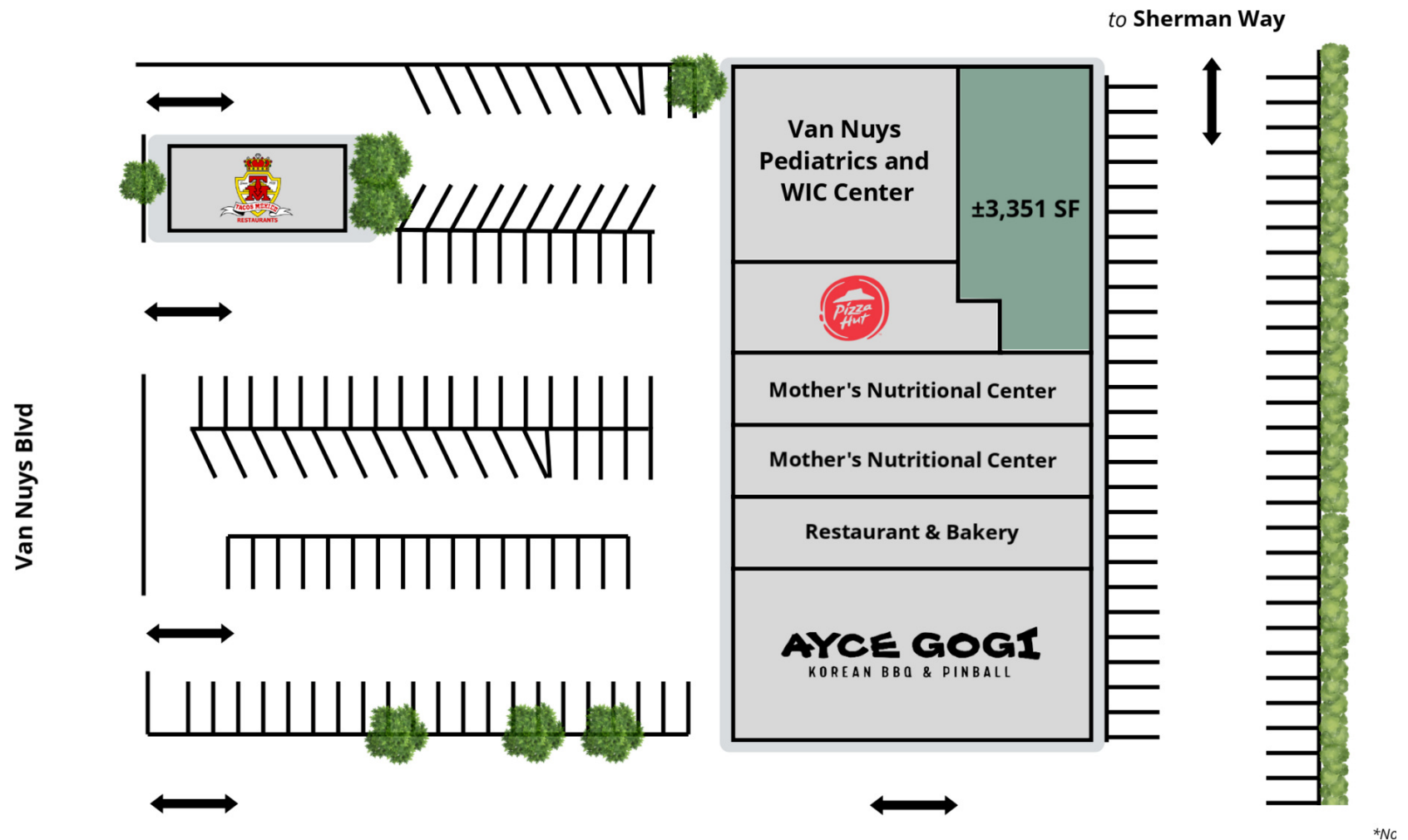
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## SITE PLAN

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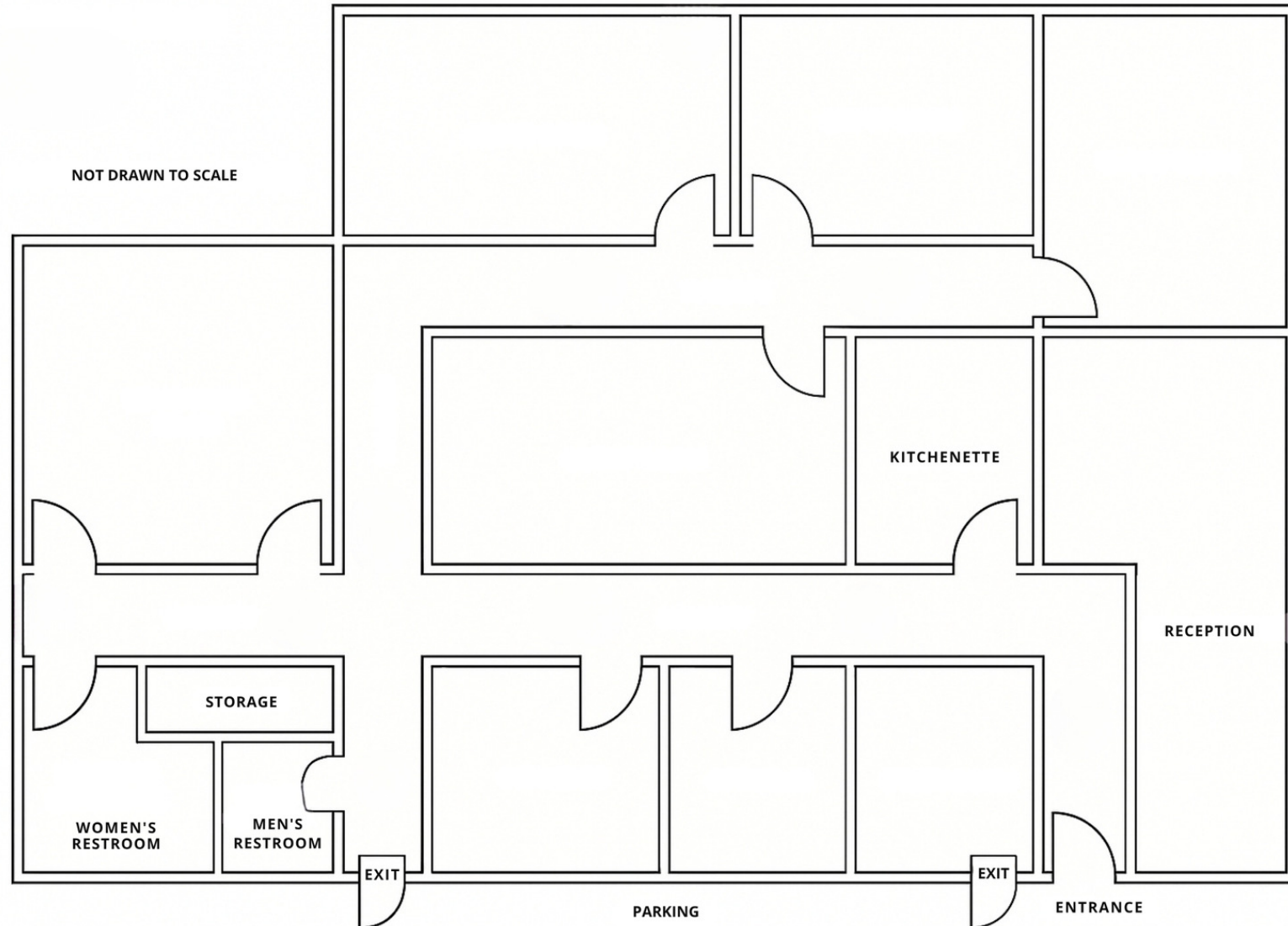
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# FLOOR PLAN

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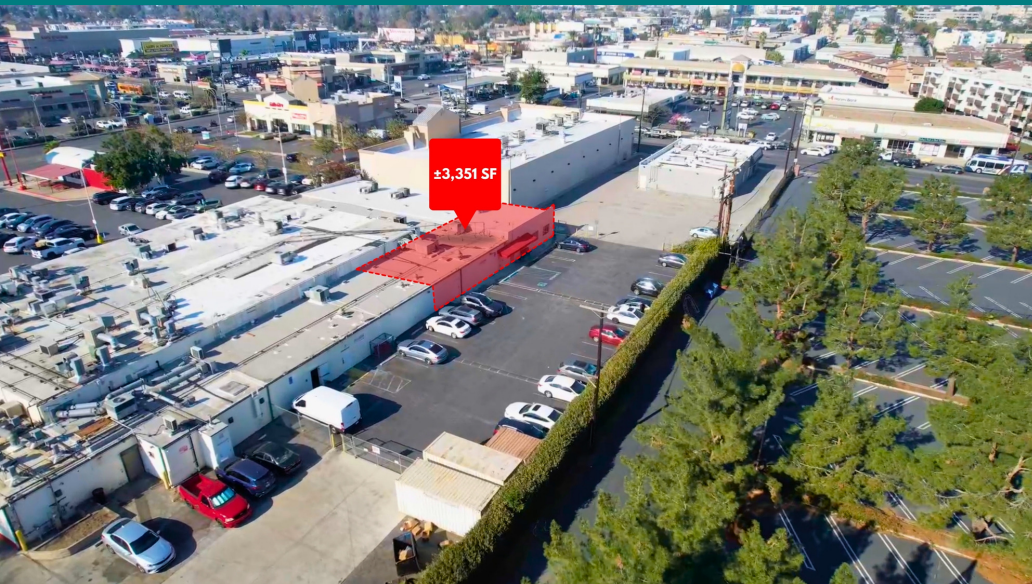
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## ADDITIONAL PHOTOS

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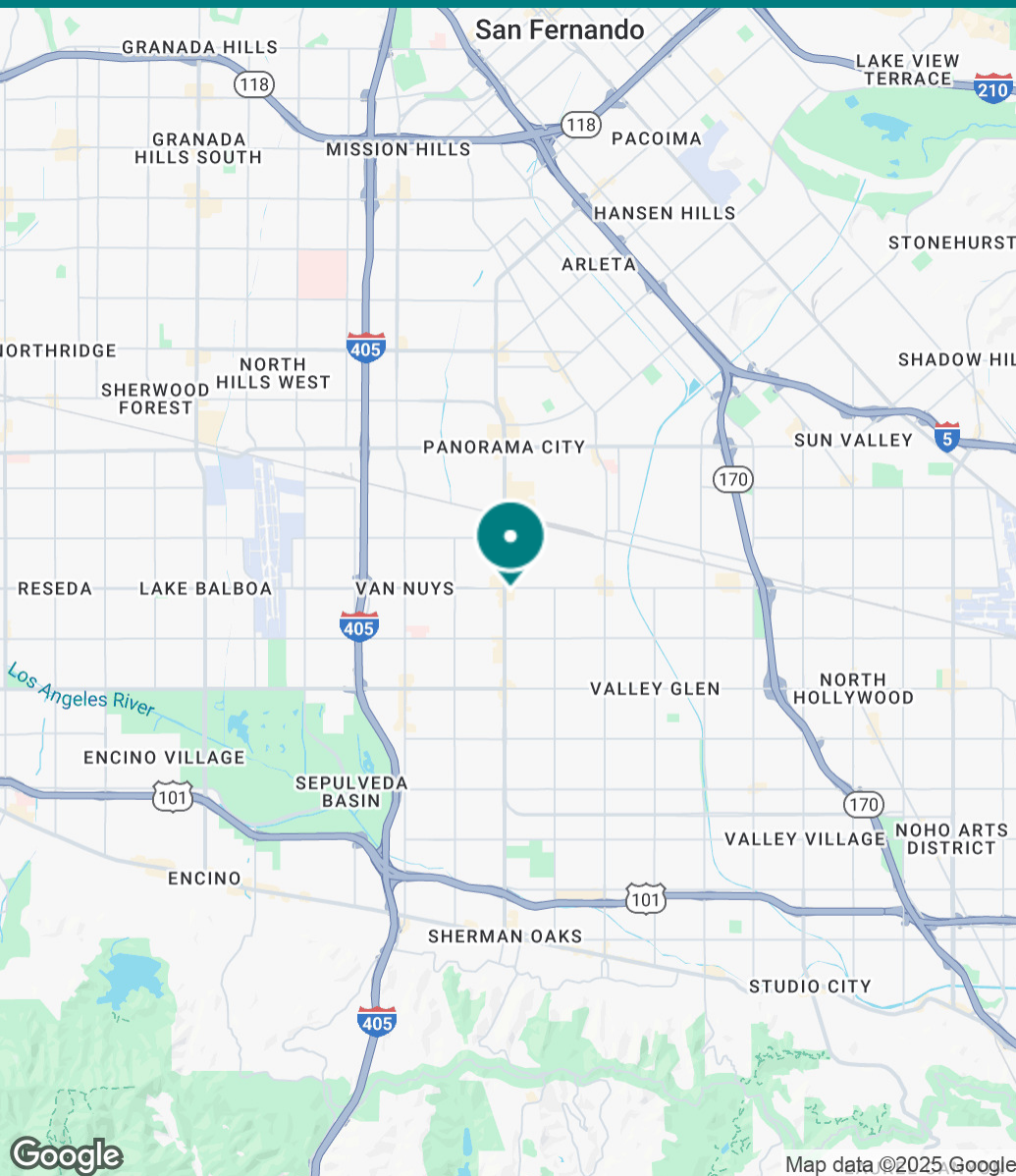
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## LOCATION MAP

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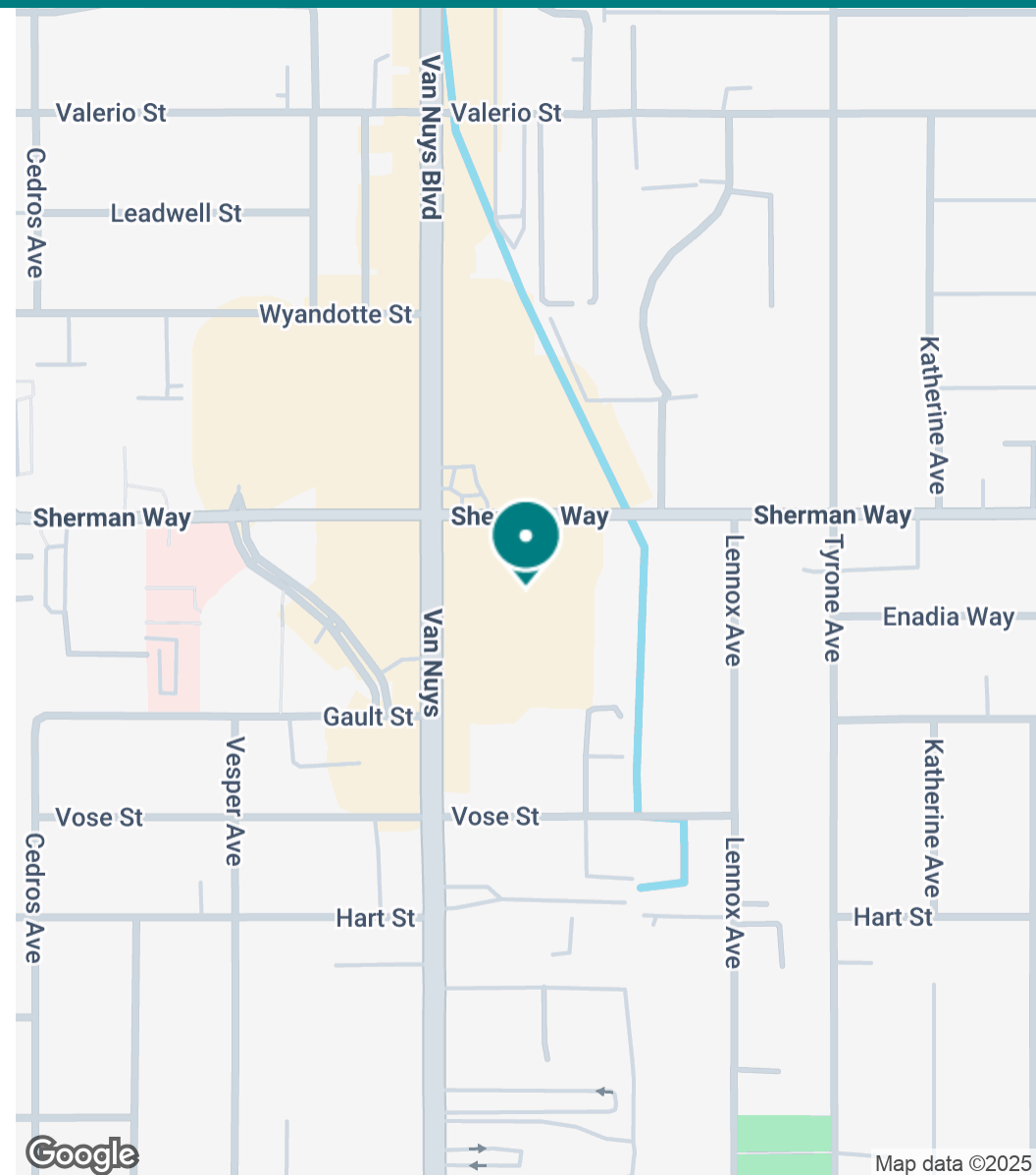
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Map data ©2025 Google

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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	47,969	329,048	695,939
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,891	107,968	236,022
# of Persons per HH	3	3	2.9
Average HH Income	\$83,632	\$92,500	\$109,256
Average House Value	\$764,569	\$804,338	\$917,972

RACE	1 MILE	3 MILES	5 MILES
% White	29.4%	31.3%	36.9%
% Black	5.0%	4.4%	4.1%
% Asian	7.8%	10.0%	9.0%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	1.8%	1.8%	1.6%
% Other	42.2%	38.7%	33.7%

Demographics data derived from AlphaMap

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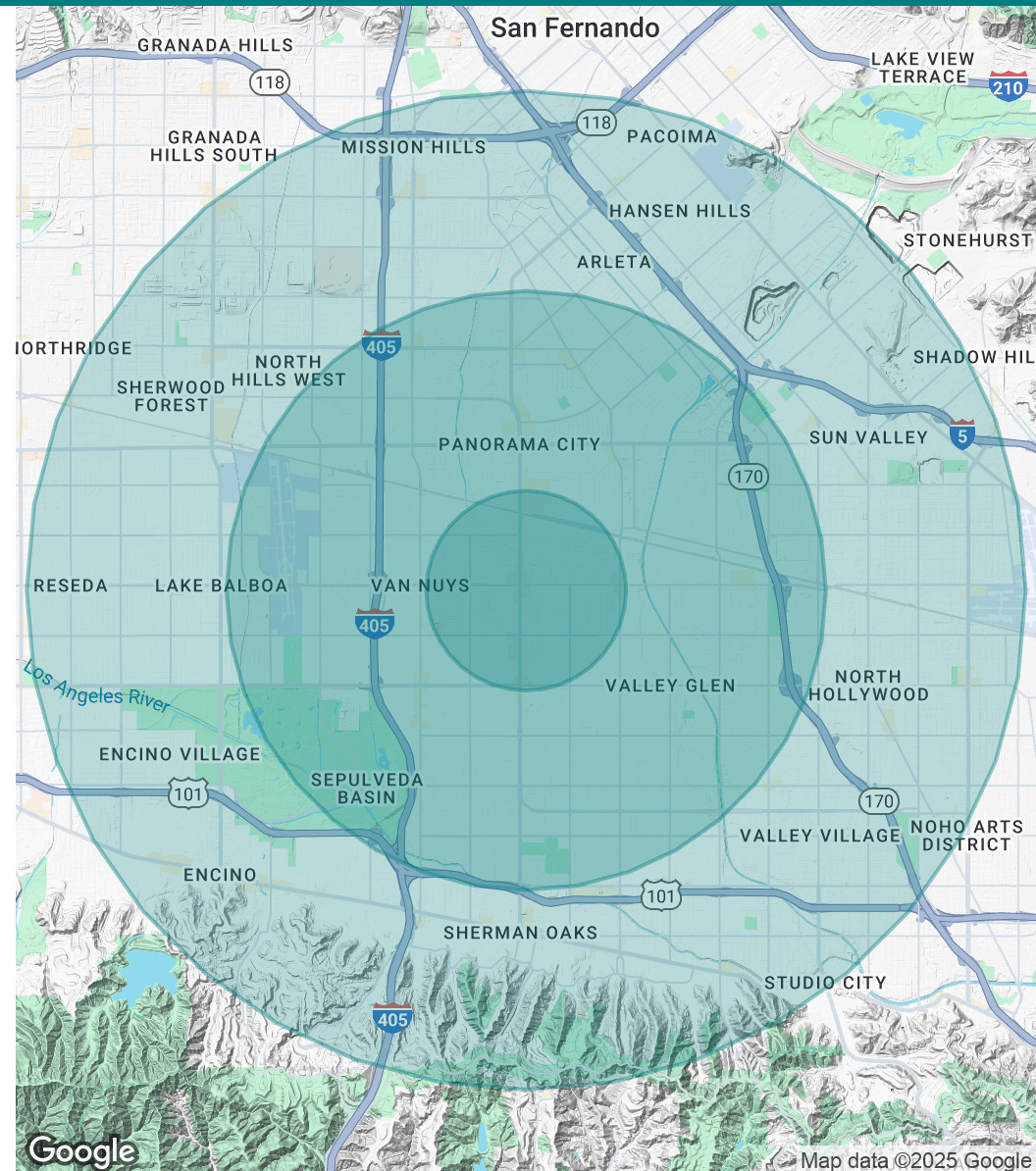
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## MEET THE TEAM

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