

FOR LEASE

RESEDA OFFICE/ RETAIL SPACE



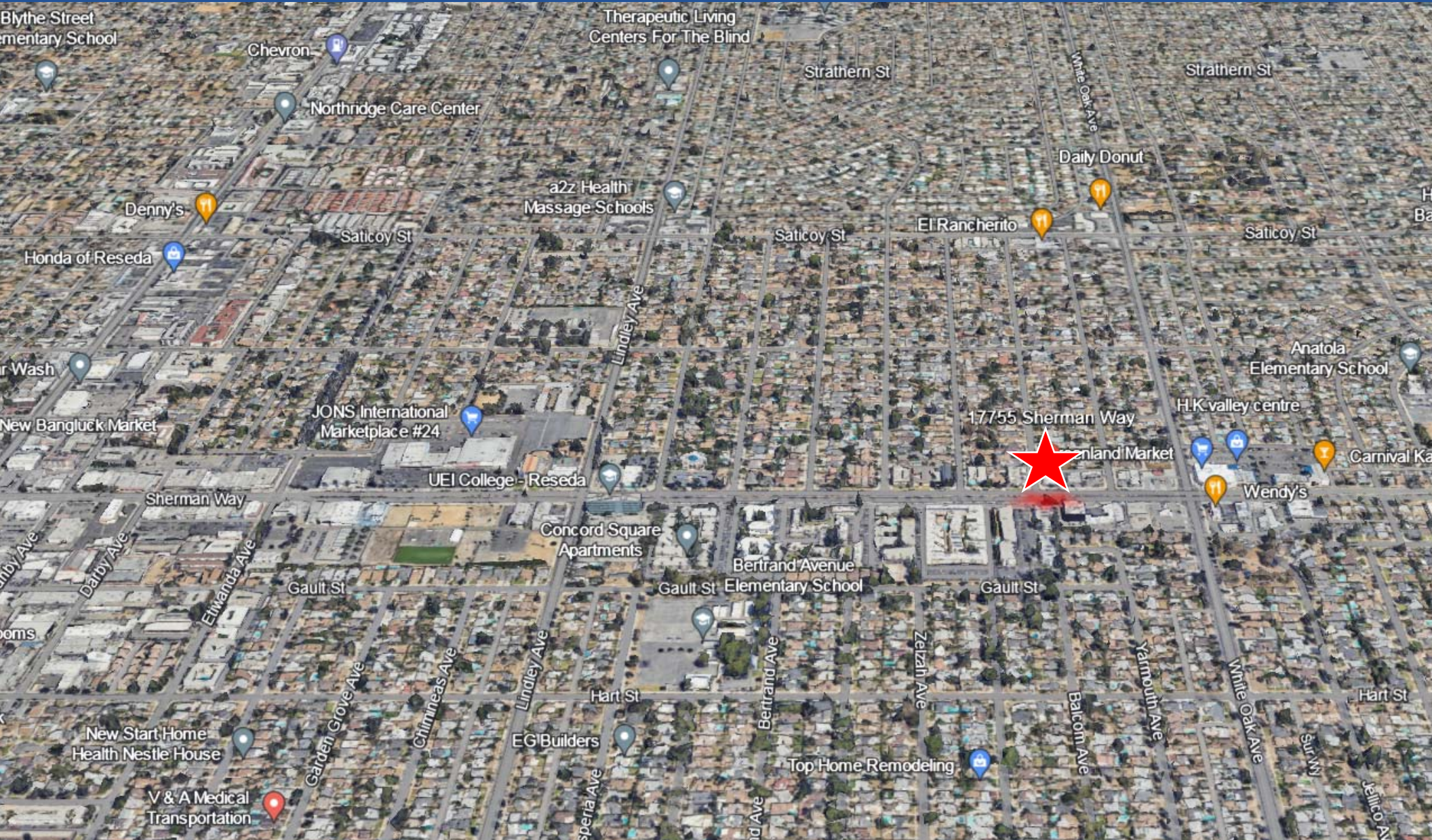
17755 SHERMAN WAY, RESEDA CA 91335

CAMILLE PALEY 818.225.1300 EXT. 3 | CAMILLE@PALEYCOMMERCIALREALESTATE.COM

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AERIAL OVERVIEW

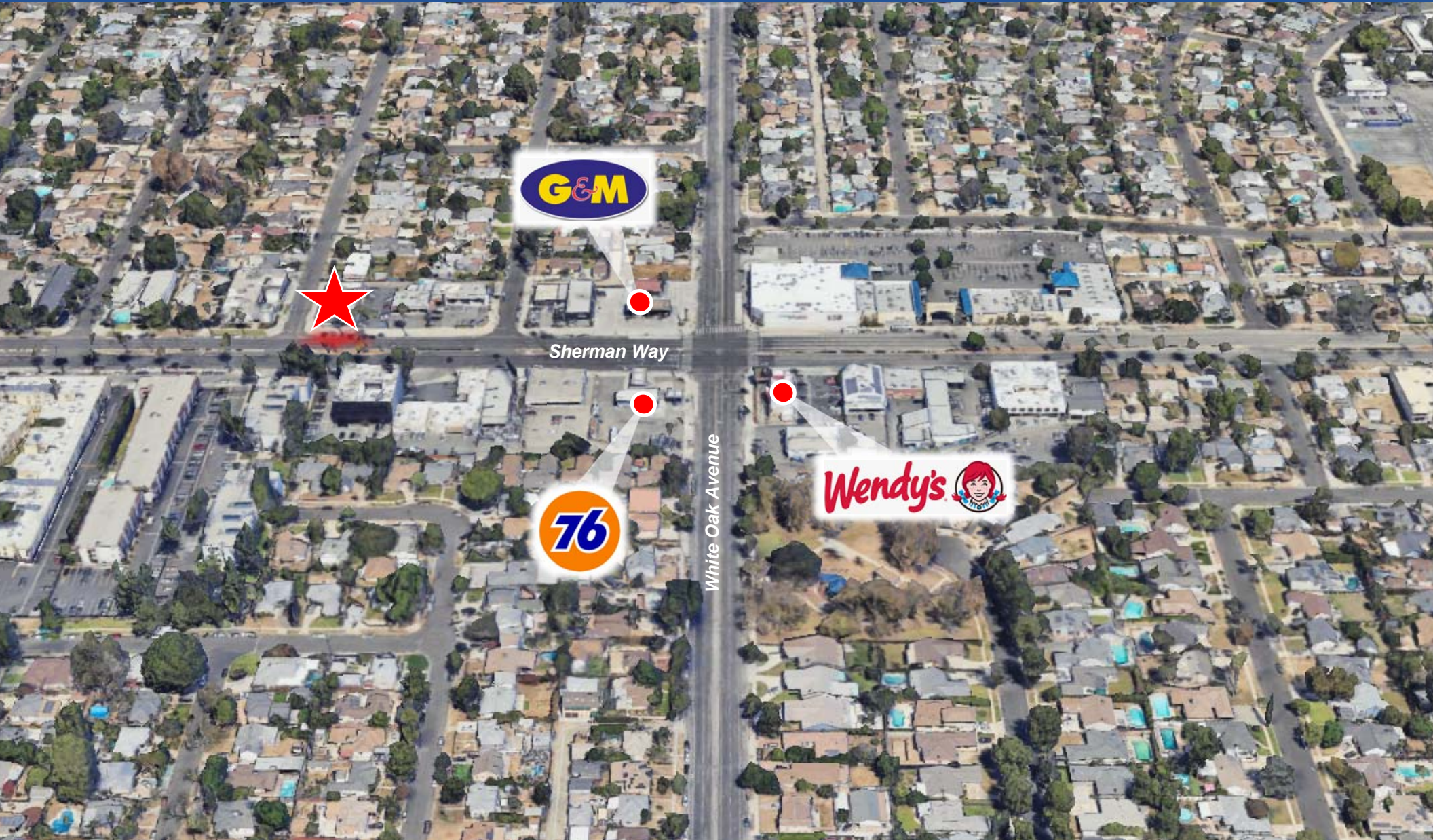
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AREA BUSINESSES

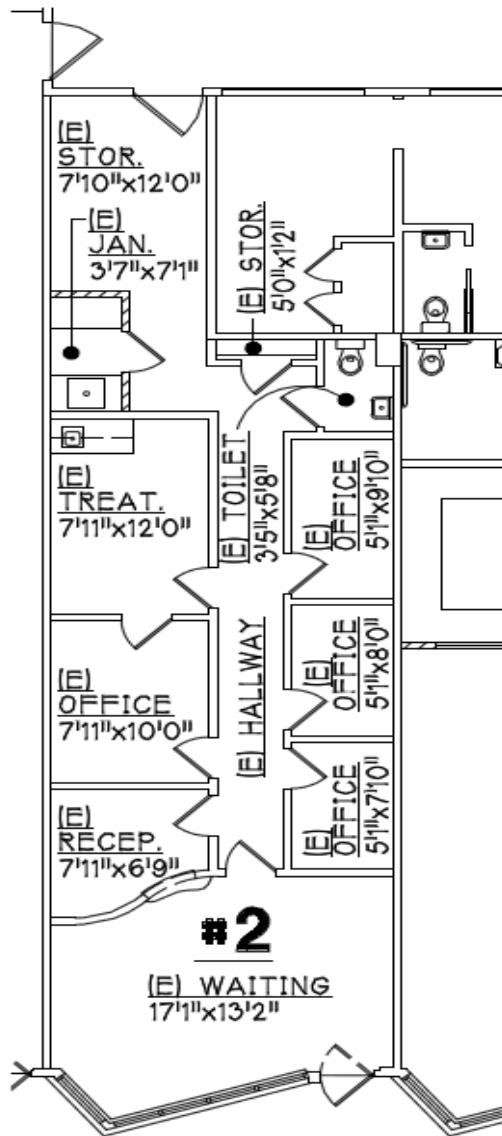
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PROPERTY INFORMATION

17755 SHERMAN WAY, RESEDA 91335



OVERVIEW

- * Office/Retail
- * 956 Square Feet
- * Flexible Lease Term
- * \$2,000 Per Month NNN (\$.46)

DESCRIPTION

Office/Retail space in the heart of Reseda. Built out as office with waiting area, reception, two (2) bathrooms, and six (6) offices. Space is accessible from street and behind building. Parking lot on East side of property. Great sign opportunity and exposure on busy Reseda Boulevard.

Located on the North side of Sherman Way one and a half blocks West of White Oak Avenue. Surrounded by a handful of national tenants including Wendy's, 76, Bank of America, Jon's Market, Goodwill, and the 99 Cents Store.

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DEMOGRAPHICS

17755 SHERMAN WAY, RESEDA 91335



POPULATION	2-Mile	5-Mile	10-Mile
2010 Population	110,598	630,341	1,484,482
2023 Population	109,774	674,992	1,482,623
20278Population	107,406	638,351	1,452,667

HOUSEHOLD INCOME	2-Mile	5-Mile	10-Mile
Avg Household Income	\$93,808	\$97,714	\$108,982
Median Household Income	\$70,851	\$71,856	\$80,983

POPULATION BY RACE	2-Mile	5-Mile	10-Mile
White	83,546	489,717	1,154,669
Black	5,379	33,385	68,374
American Indian/Alaskan Native	1,573	8,461	18,699
Asian	14,472	90,359	184,179
Hawaiian & Pacific Islander	319	1,533	3,160
Two or More Races	4,485	24,537	53,542
Hispanic Origin	54,263	315,620	698,835