



END-CAP UNIT AVAILABLE IN THE HEART OF VAN NUYS

16500 Sherman Way, Van Nuys, CA 91406



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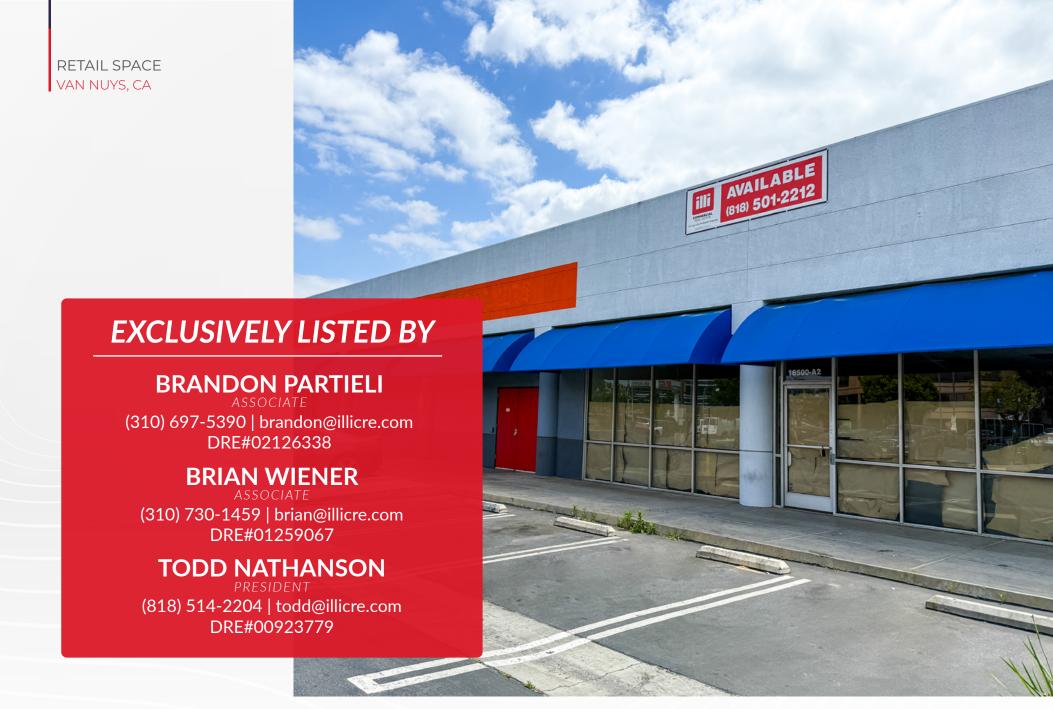
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

RETAIL SPACE VAN NUYS, CA

PROPERTY FEATURES



16500 Sherman Way, Van Nuys, CA 91406



APPROX. 1,818 SF

END-CAP UNIT AVAILABLE IN THE HEART OF VAN NUYS

- ✓ Co-tenants include Autozone, Subway, Popeyes, and Food 4
 Less
- ✓ Excellent signage opportunity on the corner of Sherman Way and Hayvenhurst avenue
- ✓ Plenty of parking available in the large parking lot

AREA AMENITIES

- ✓ Close proximity to Van Nuys Airport
- ✓ High traffic counts

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	26,141	281,918	688,413
Avg. HH Income	\$82,839	\$89,592	\$101,458
Q Daytime Pop	21,381	228,277	564,451
Traffic Count	± 43,899 CPD ON SHERMAN WAY & HAYVENHURST AVE		

RETAIL SPACE VAN NUYS, CA

INTERIOR PHOTOS

COMMERCIAL REAL ESTATE the sign of a profitable property

16500 Sherman Way, Van Nuys, CA 91406





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SITE PLAN

COMMERCIAL REAL ESTATE the sign of a profitable property

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SHERMAN WAY





HAYVENHURST AVE



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.























MENS SUIT HABIT













