



COMMERCIAL
REAL ESTATE
the sign of a profitable property



RESEDA RETAIL

18201 Sherman Way, Reseda, CA 191335



DEAN CUTLER
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DRE#00907933



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RETAIL SPACE
RESEDA, CA

PROPERTY FEATURES

18201 Sherman Way, Reseda, CA 191335







APPROX. 3,000 SF

RETAIL SPACE AVAILABLE

- ✓ 30' frontage
- ✓ Tremendous signage
- ✓ 10 foot T Bar ceilings
- ✓ 10:1000 parking and more !!

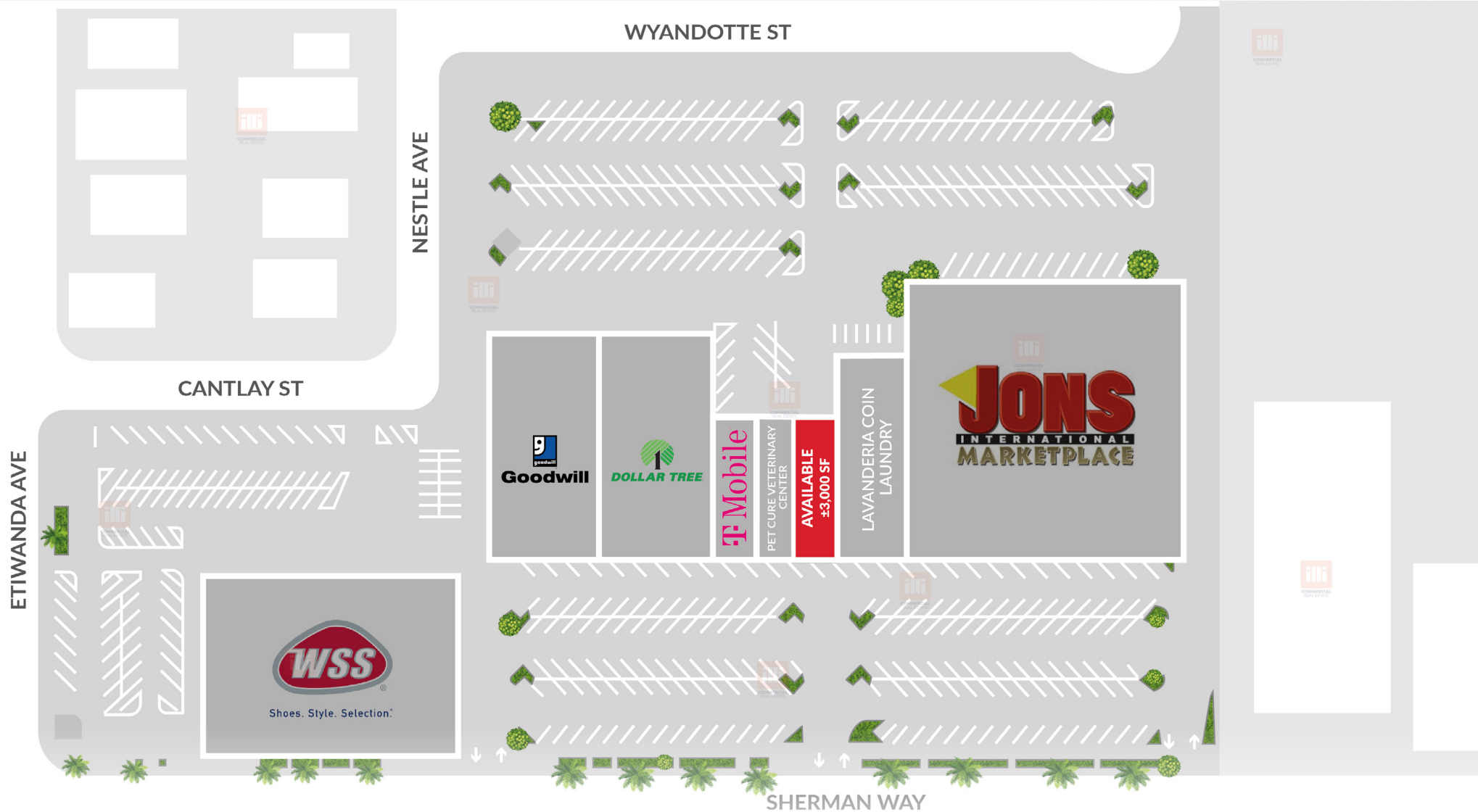
AREA AMENITIES

- ✓ Adjacent to Jon's Market, CVS, Goodwill, and Dollar Tree, attracting consistent daily foot traffic
- ✓ Located on Sherman Way, a major east-west corridor in the San Fernando Valley, with a signaled intersection and multiple ingress/egress points
- ✓ Multiple Metro bus stops within walking distance on Sherman Way and Reseda Boulevard

| — DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--|-----------------------------|-----------|-----------|
|  Population | 36,905 | 239,302 | 635,774 |
|  Avg. HH Income | \$92,798 | \$100,749 | \$102,286 |
|  Daytime Pop | 37,676 | 234,449 | 625,279 |
|  Traffic Count | ± 33,938 CPD ON SHERMAN WAY | | |

SITE PLAN

18201 Sherman Way, Reseda, CA 191335



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.



AERIAL MAP



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EXECUTIVE VICE PRESIDENT

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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.