

FOR LEASE

KAFCO PLAZA

18625 SHERMAN WAY | RESEDA, CA 91335-4148



BRETT MERO

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LEASING

BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- Busy Two Story Center
- Great Signage Available.
- Great Visibility
- Day time office nearby
- Located on Busy Sherman Way
- +/- 680 SF Retail Available
- +/- 718 SF 2nd Story Office Available



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	11,105	42,054	84,184
Total Population	36,101	132,349	249,083
Average HH Income	\$61,291	\$67,122	\$71,918

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- Total Population 580,495
- within a 5-mile radius
- Average Household Income of
- \$88,421 within a 5 mile radius
- Near 405, 118 and 101 freeways

OFFERING SUMMARY

Available SF: 2 units	680 sf retail & 718 SF office
Building Size:	6,767 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	11,105	42,054	84,184
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ADDITIONAL PHOTOS

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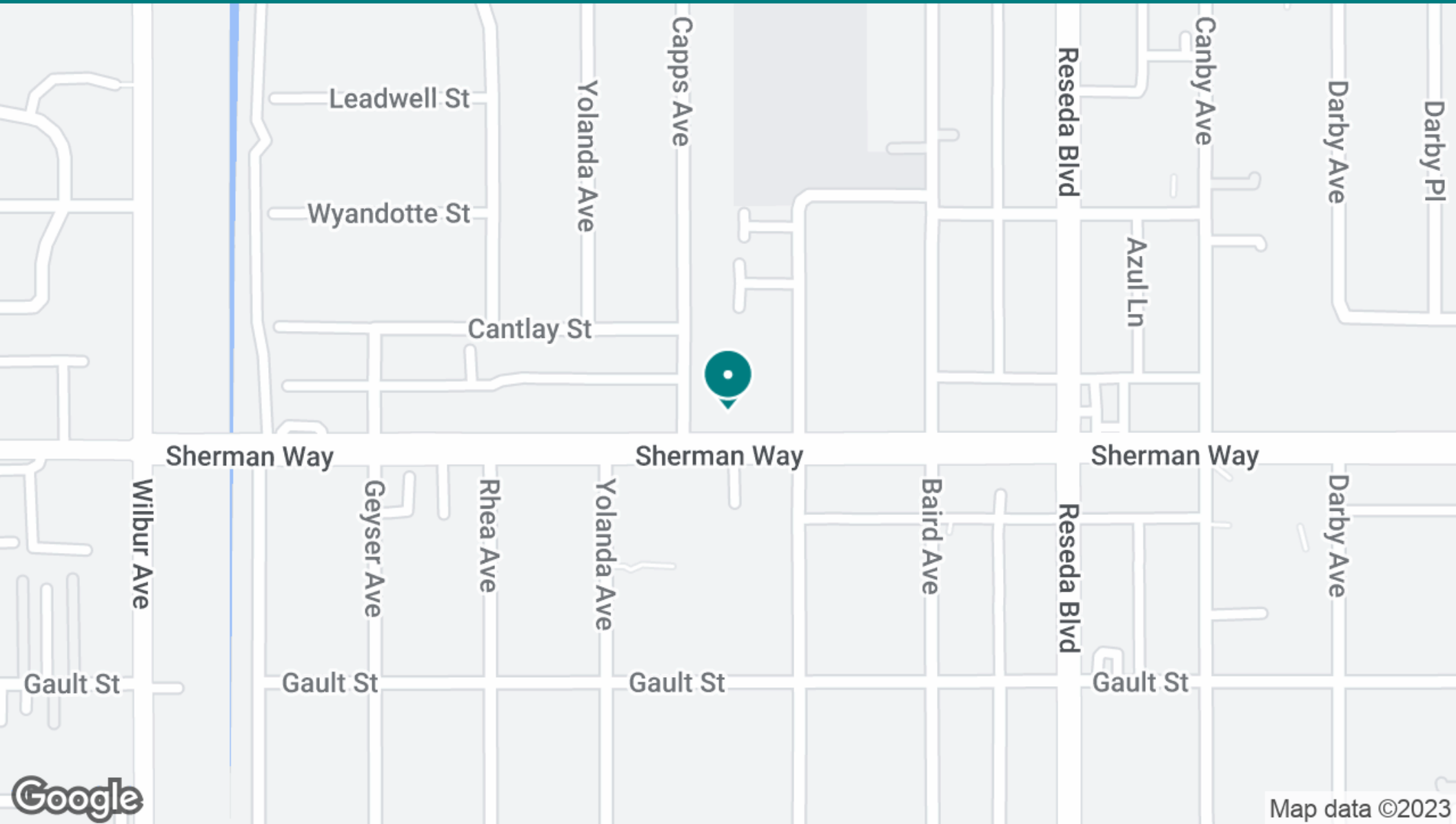
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

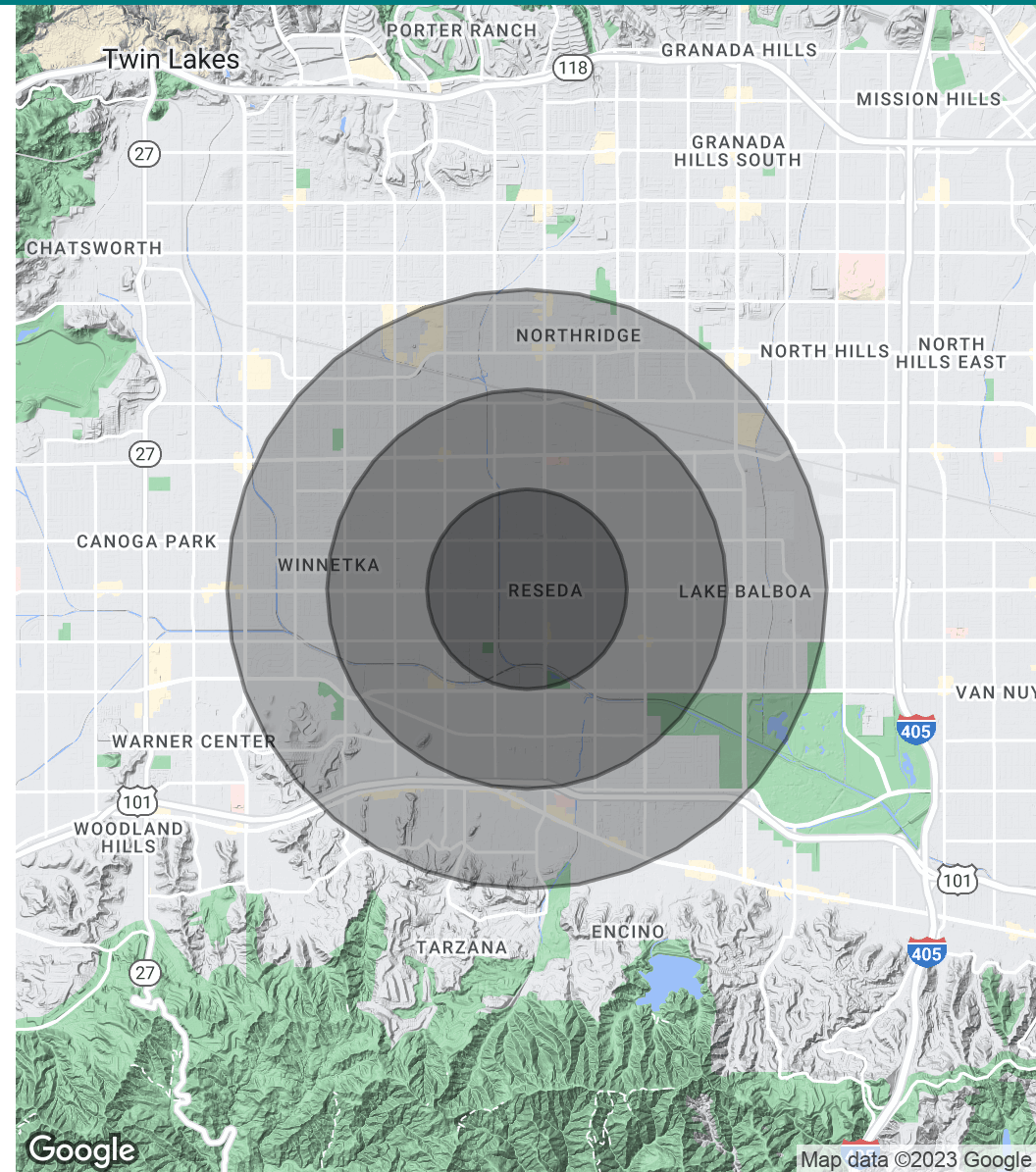
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	36,101	132,349	249,083
Average Age	33.9	34.3	35.6
Average Age (Male)	31.5	32.4	33.8
Average Age (Female)	36.5	36.3	37.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	11,105	42,054	84,184
# of Persons per HH	3.3	3.1	3.0
Average HH Income	\$61,291	\$67,122	\$71,918
Average House Value	\$428,466	\$460,354	\$528,510

* Demographic data derived from 2020 ACS - US Census



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