

YOUR SIGN
HERE



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

AVAILABLE
(818) 501-2212



AVAILABLE
(818) 501-2212



ROSALIA
Beauty Salon
818-310-814

18583

±7,000 SF FREESTANDING RETAIL UNIT AVAILABLE FOR LEASE!

18567-18573 Sherman Way, Reseda, CA 91335



ARMEN TCHAPANIAN
(818) 697-9362 | armen@illicre.com
DRE#02041876

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

18567-18573 Sherman Way, Reseda, CA 91335



APPROX. 3,000-7,000 SF

RETAIL SPACES AVAILABLE

- ✓ High ceilings
- ✓ Approximately 7,000 SF available
- ✓ Divisible into 3,000 SF and 4,000 SF spaces
- ✓ 3 private restrooms
- ✓ Front and rear entrances
- ✓ 25+ parking spaces

AREA AMENITIES

- ✓ Easy access to the 101 Freeway
- ✓ Centrally located in the San Fernando Valley
- ✓ Excellent signage and street exposure
- ✓ Strong demographics with over 40,000 vehicles per day
- ✓ Join neighboring retailers such as McDonald's, UPS, AutoZone, Vallarta Supermarket, and more

UNIT 18567 (LEFT): $\pm 4,000$ SF

UNIT 18563 (RIGHT): $\pm 3,000$ SF

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	42,299	239,037	592,124
	Avg. HH Income	\$89,178	\$102,258	\$105,481
	Daytime Pop	41,717	235,425	583,965
	Traffic Count	$\pm 41,691$ CPD ON SHERMAN WAY & AMIGO AVE		

RETAIL SPACES
RESEDA, CA

EXTERIOR PHOTOS

18567-18573 Sherman Way, Reseda, CA 91335



RETAIL SPACES
RESEDA, CA

INTERIOR PHOTOS

18567-18573 Sherman Way, Reseda, CA 91335

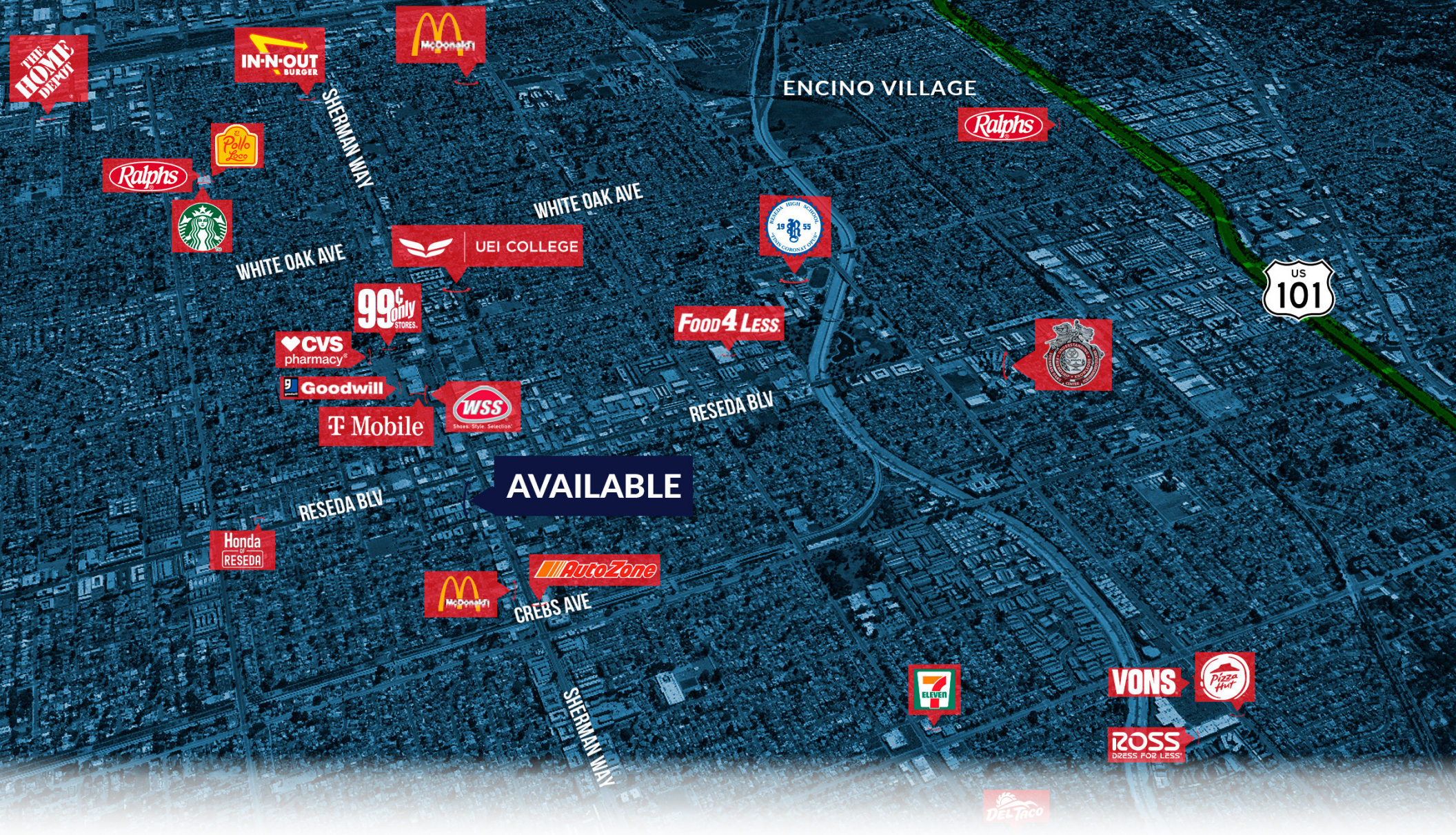


RETAIL SPACES
RESEDA, CA

INTERIOR PHOTOS

18567-18573 Sherman Way, Reseda, CA 91335





AERIAL MAP



COMMERCIAL
REAL ESTATE

ARMEN TCHAPANIAN
ASSOCIATE

(818) 697-9362 | armen@illicre.com
DRE#02041876

TODD NATHANSON
PRESIDENT

(818) 514-2204 | todd@illicre.com
DRE#00923779



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

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.