



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

**TURN-KEY RESTAURANT
AVAILABLE**



TURN-KEY, BRAND NEW BUILT RESTAURANT SPACE & RETAIL SHOPS AVAILABLE!

21355 Sherman Way, Canoga Park, CA 91303



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



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL & MEDICAL
CANOGA PARK, CA



EXCLUSIVELY LISTED BY

ARMEN TCHAPANIAN
ASSOCIATE

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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.

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PROPERTY FEATURES

21355 Sherman Way, Canoga Park, CA 91303







APPROX. 800 - 1,200 SF

RESTAURANT SPACE & RETAIL SHOPS AVAILABLE!

- ✓ ±1,200 SF turn-key fully built kitchen restaurant
- ✓ ±800 SF turn-key hair salon with bathroom, can be converted to restaurant
- ✓ Great street exposure with enormous signage
- ✓ Excellent traffic counts of ±67,500 CPD
- ✓ 700 ft of street frontage
- ✓ Average store depth of 45 ft
- ✓ Remodeled in 2019, built in 2007
- ✓ Allows for retail, medical, office, or any size restaurant use

AREA AMENITIES

- ✓ Adjacent to New Orange Line & parking facility estimated 8,700 riders daily
- ✓ Busy intersection in State Enterprise Zone
- ✓ Located in a rapidly growing business community in the southwest region of the San Fernando Valley

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	41,282	225,054	443,135
 Avg. HH Income	\$85,933	\$110,801	\$116,892
 Daytime Pop	33,396	185,288	367,390
 Traffic Count	± 60,996 CPD ON SHERMAN WAY & CANOGA AVE		

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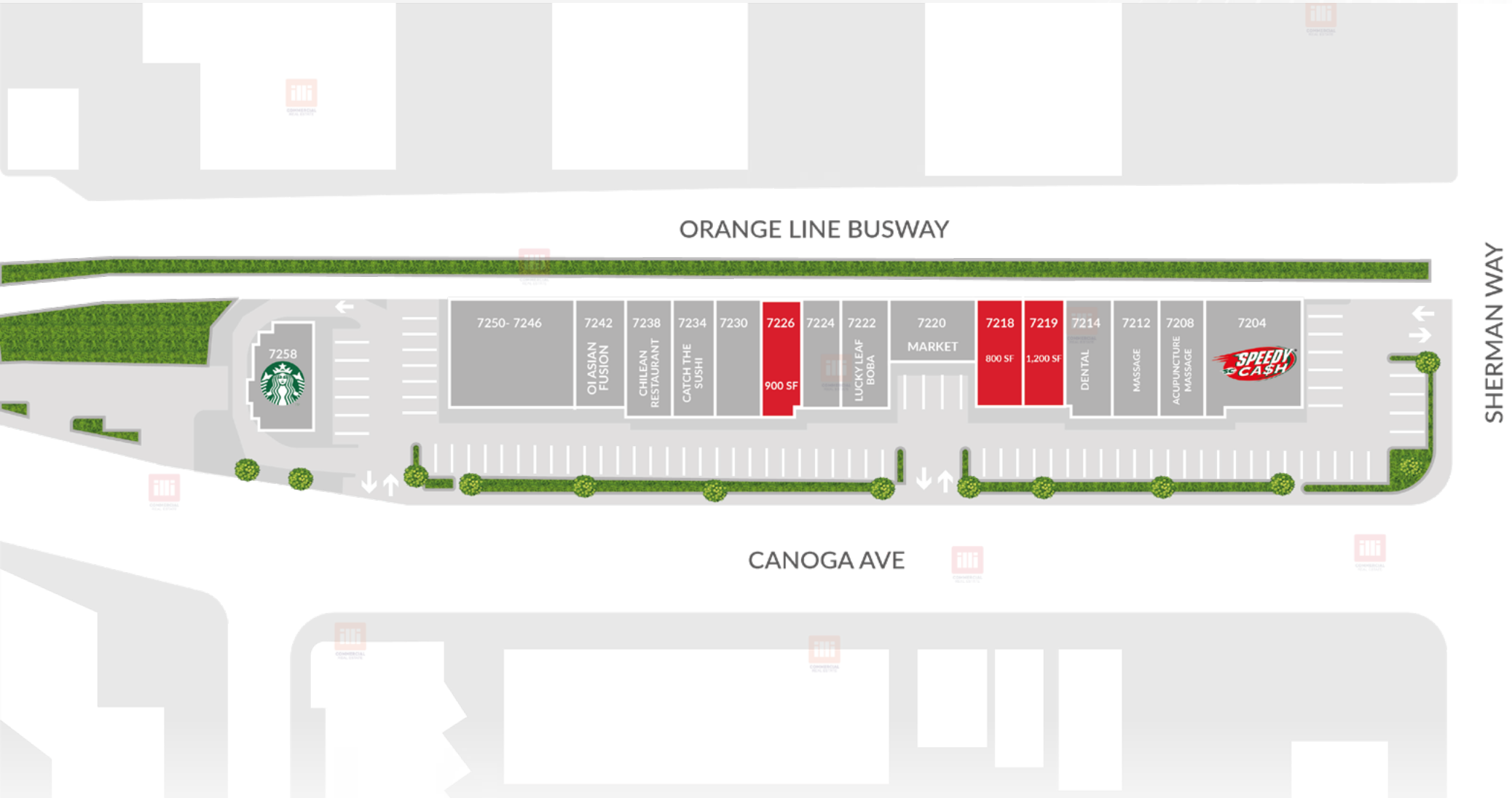
INTERIOR PHOTOS

21355 Sherman Way, Canoga Park, CA 91303



SITE PLAN

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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.



AVAILABLE



AERIAL MAP



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