

RENOVATIONS TO BE COMPLETED
DECEMBER 2024



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



CANOGA PARK: GROCERY-ANCHORED END-CAP CAFE + RETAIL

22335 - 22349 Sherman Way, Canoga Park, CA 91303



**COMMERCIAL
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JAMES HEERDEGEN
(818) 697-9379 | james@illicre.com
DRE#02197482

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

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INDUSTRY COMMERCIAL
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NETWORK

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

PROPERTY FEATURES

22335 - 22349 Sherman Way, Canoga Park, CA 91303







APPROX. 898 - 1,500 SF

END-CAP AND IN-LINE RETAIL SPACE AVAILABLE

- ✓ Major facade and interior remodel underway
- ✓ Excellent traffic
- ✓ Signalized intersection
- ✓ High performing Ralph's anchor
- ✓ Pylon signage
- ✓ End-cap restaurant space with patio

AREA AMENITIES

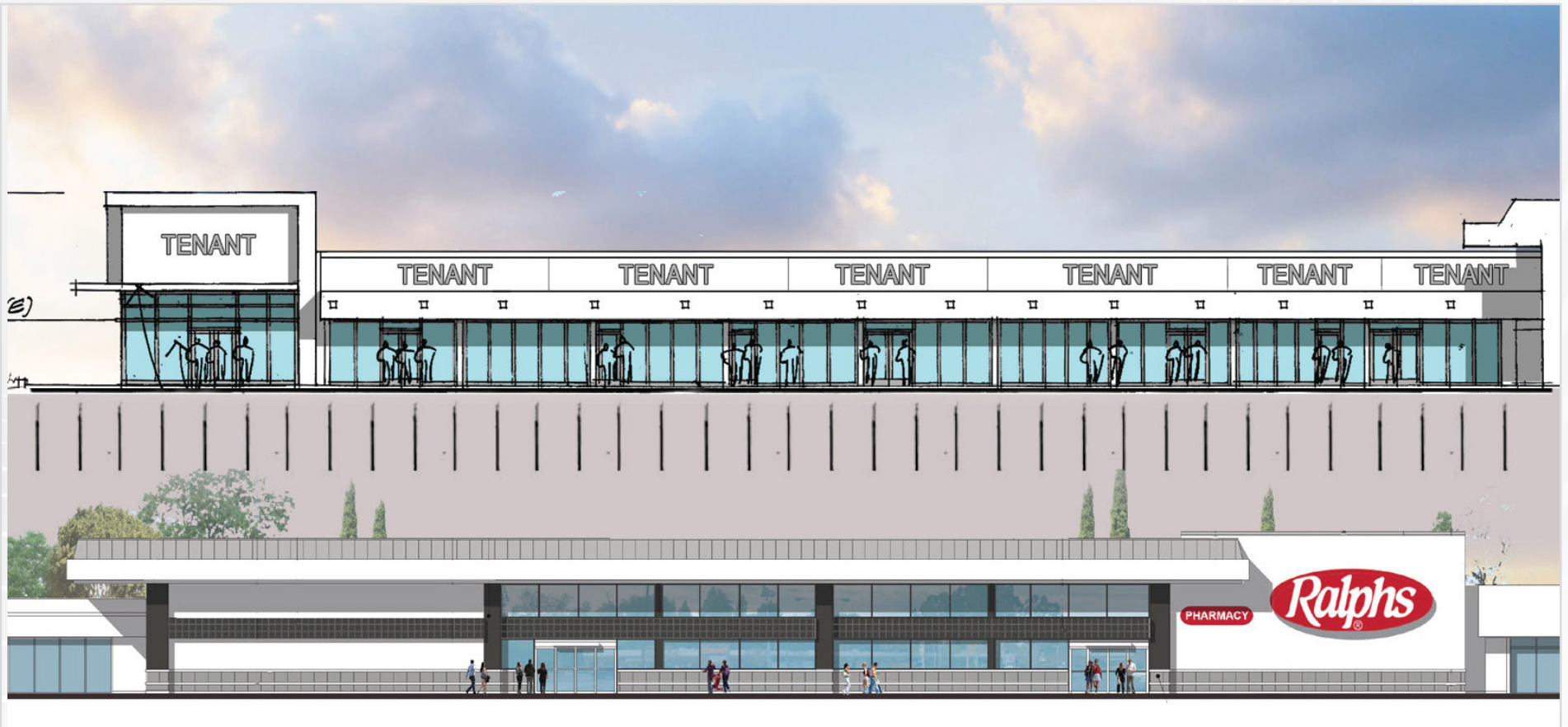
- ✓ Situated in prime Canoga Park, with major growth expected due to Promenade 2035, the Rams training facility, and other major developments underway in the area
- ✓ Adjacent to a strong income demographic in West Hills

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	28,336	201,210	377,969
 Avg. HH Income	\$107,139	\$114,712	\$118,453
 Daytime Pop	27,617	200,977	372,437
 Traffic Count	± 52,492 CPD ON SHOUP AVE & SHERMAN WAY		

RETAIL SPACES
CANOGA PARK, CA

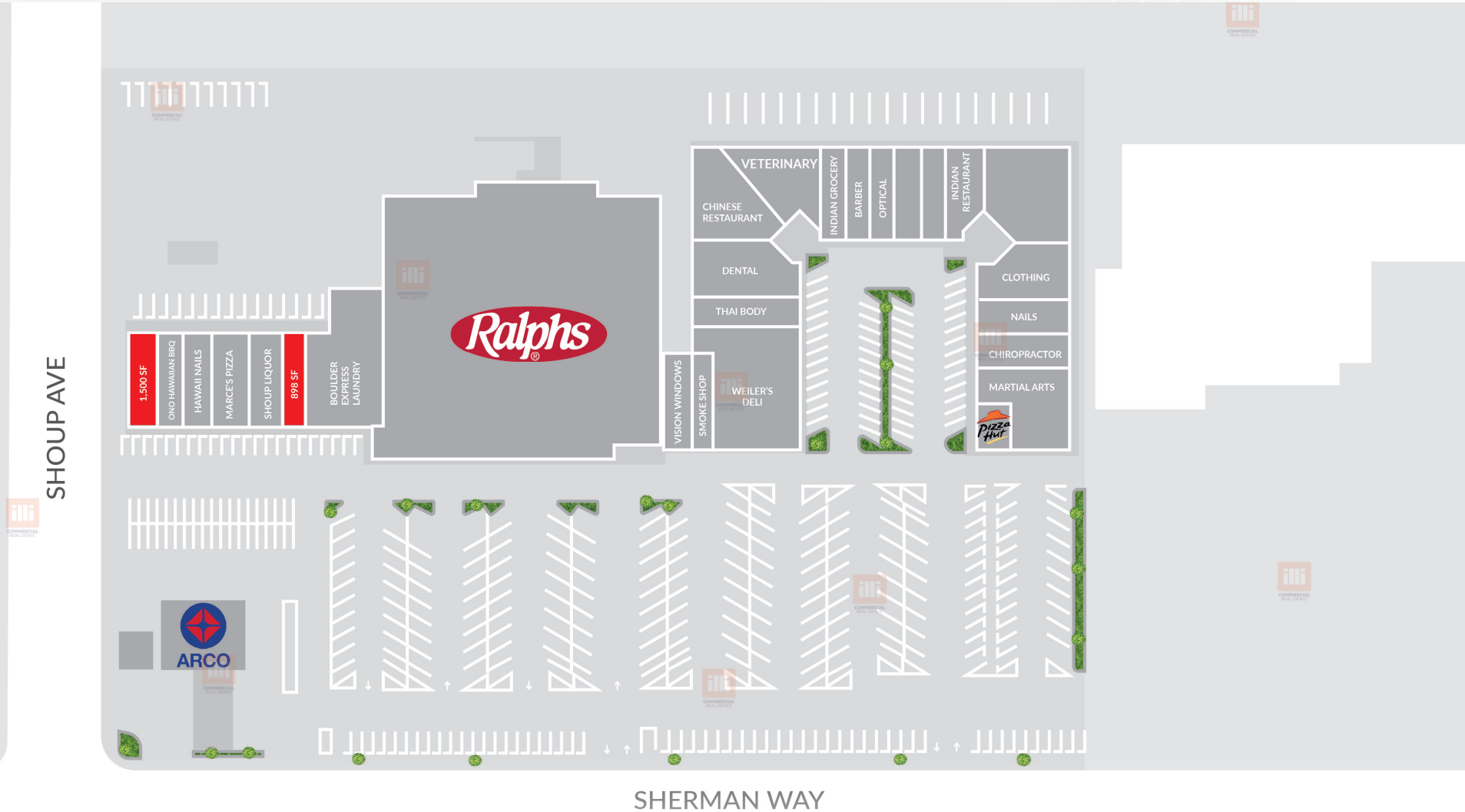
PROPOSED REMODEL

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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

- Sleep
- CHIPOTLE MEXICAN GRILL
- THE HOME DEPOT
- SUBWAY
- BEST BUY
- Staples
- Ralphs
- IN-N-OUT BURGER
- Starbucks
- citi
- NORDSTROM rack
- Neiman Marcus
- CHASE
- AT&T
- KAISER PERMANENTE
- CVS pharmacy
- target
- 99c only STORES
- ups
- PET SMART
- Polo loco
- McDonald's
- amazon fresh
- TRADER JOE'S

AERIAL MAP

TENANT



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JAMES HEERDEGEN
ASSOCIATE

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DRE#02197482

TODD NATHANSON
PRESIDENT

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

DRE#00923779



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