



16530 SHERMAN WAY | LOS ANGELES, CA 91406

**FOR LEASE**

**1,818 SF**  
END-CAP UNIT

**PRIME VAN NUYS LOCATION**

PART OF GROCERY-ANCHORED CENTER

**CHRIS ALIHEMMAT**

Vice President

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CA DRE Lic. #02105695

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**SPECTRUM**

COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

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# FEATURES / SITE PLAN

16530 SHERMAN WAY | LOS ANGELES, CA 91406


## PROPERTY FEATURES


 1,818 SF Retail End-Cap Unit

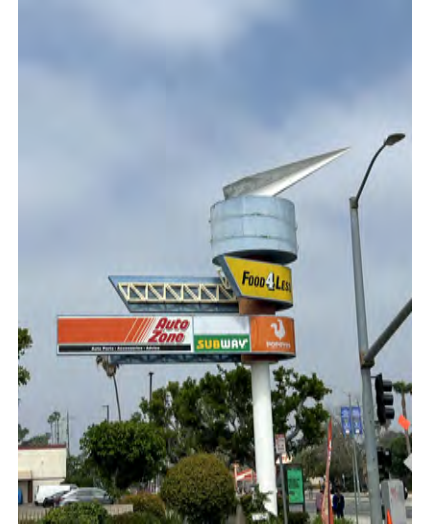
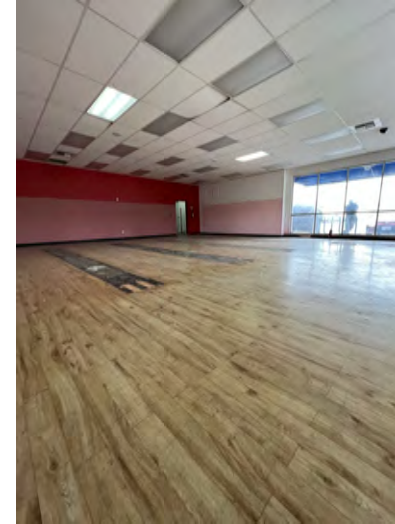
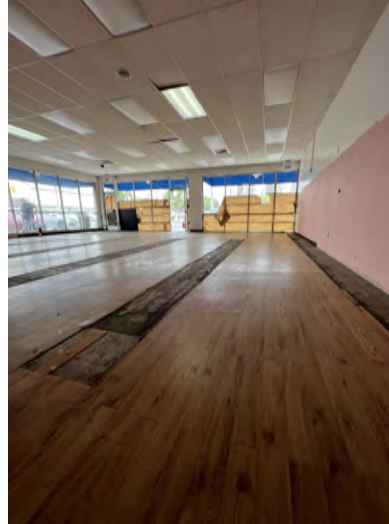
 Current Tenants Include:



 Excellent Visibility & Signage

 Across the Street from Van Nuys Airport

 Part of Grocery-Anchored Center



## NNN CHARGES 2023

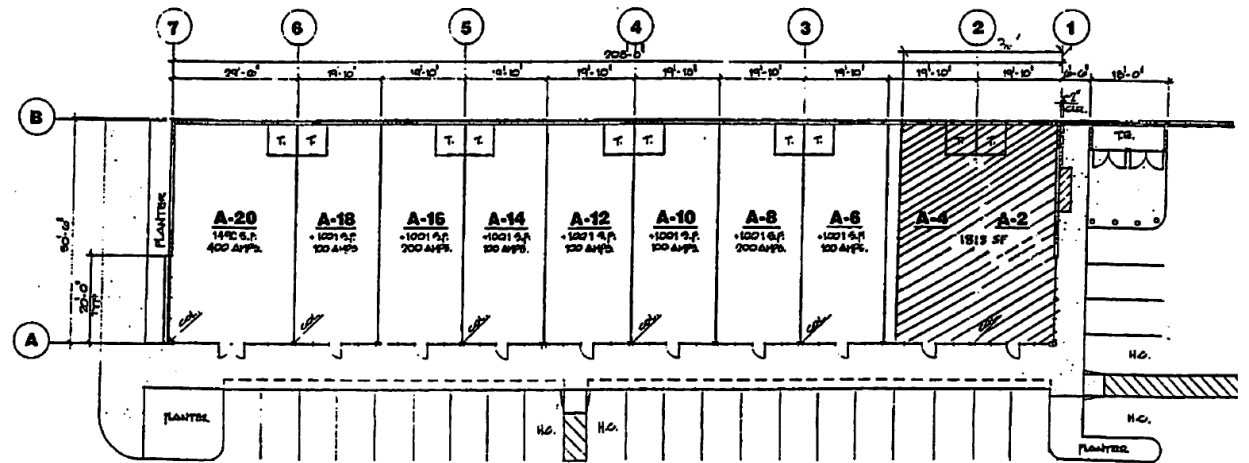
PER SF/MONTH

**CAM** INCLUDING TRASH & WATER \$0.75

**PROPERTY TAXES** \$0.50

**INSURANCE** \$0.09

**TOTAL NNN PER MONTH** \$1.34



 [CLICK HERE FOR VIRTUAL TOUR](#)

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## AREA OVERVIEW

### LOS ANGELES, CA

The City of Los Angeles, known also as "L.A.," is the most populous city in the state of California and the second-most populous in the United States. It is an alpha world city having a population of approximately 4 million people and spanning 498 square miles. According to the U.S. Census Bureau, the Los Angeles metropolitan area has a total area of 4,850 square miles and is home to roughly 13 million people. Los Angeles is the entertainment capital of the world with movie studios, the Sunset Strip, Venice Beach, exciting nightlife, and much more.

### ENTERTAINMENT DESTINATION

The Los Angeles area, recognized by its sprawling urban terrain, is one of the world's most important centers of culture, science, technology, international trade, and higher education, and is home to numerous world-renowned institutions in a broad range of professional and cultural fields. The city and its immediate surrounding vicinity leads the world in producing popular entertainment—such as motion pictures, television, and recorded music—which forms the base of its international fame and global status.



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# AMENITIES



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# DEMOGRAPHICS

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## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	25,340	271,525	668,583
Estimated Households	8,802	92,792	231,845



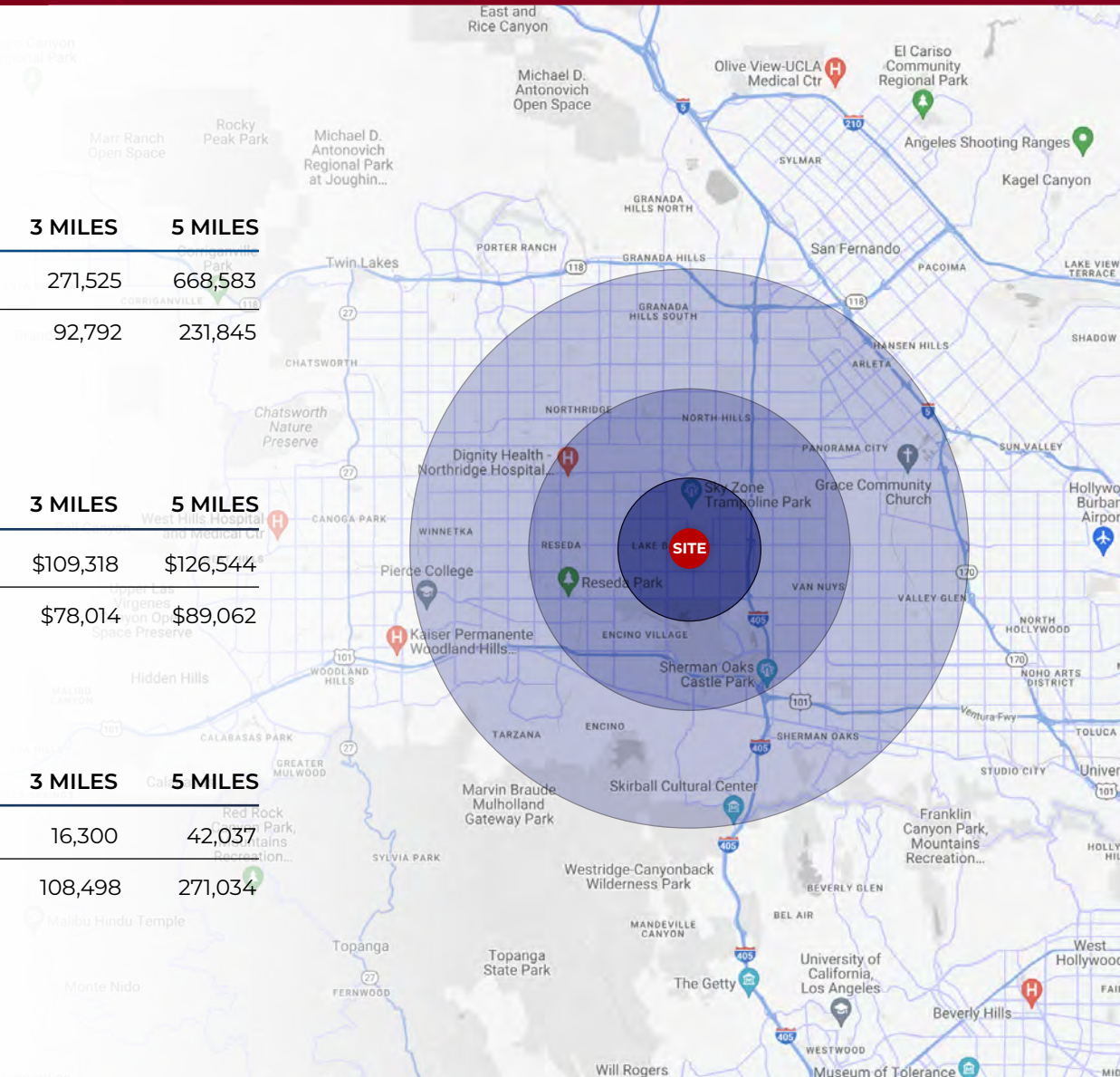
## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$100,840	\$109,318	\$126,544
Median Household Income	\$74,574	\$78,014	\$89,062



## DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	1,993	16,300	42,037
Total Employees	15,043	108,498	271,034



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