

# FOR LEASE

KAFCO PLAZA

18625 SHERMAN WAY | RESEDA, CA 91335-4148



**BRETT MERO**

CALDRE #01190225

818.380.9970

BRETT@CBM1.COM

CBM1.COM

**CBM1**

LEASING

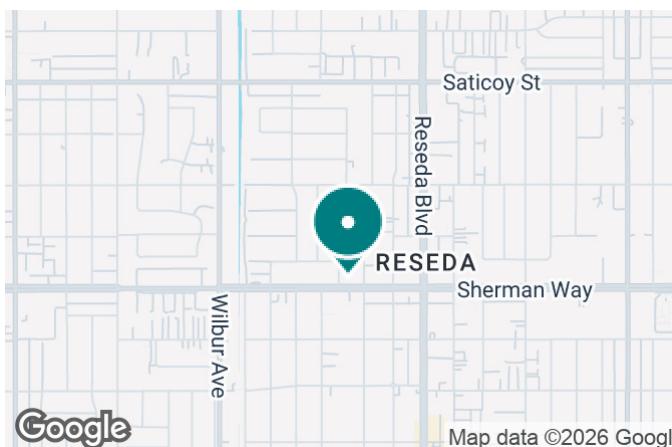
BROKERAGE

INVESTMENTS

## FEATURES &amp; AMENITIES

KAFCO PLAZA | 18625 SHERMAN WAY, RESEDA, CA 91335-4148

BROCHURE | PAGE 2



## DEMOGRAPHICS

	1 MILE
Total Households	11,105
Total Population	36,101
Average HH Income	\$61,291

## 2 MILES

	2 MILES
	42,054

## 3 MILES

	3 MILES
	84,184

EXCLUSIVELY REPRESENTED BY

**BRETT MERO**CALDRE #01190225  
818.380.9970  
BRETT@CBM1.COM

## PROPERTY SUMMARY

KAFCO PLAZA | 18625 SHERMAN WAY, RESEDA, CA 91335-4148

BROCHURE | PAGE 3



## PROPERTY HIGHLIGHTS

Exceptional retail opportunity at the signalized intersection of Sherman Way & Capps Avenue in Reseda, CA. The property offers outstanding street visibility along a heavily trafficked corridor, with ample front and rear parking and prominent signage opportunities, including above-storefront and pole signage. The site benefits from a strong local trade area, serving a population of 249,083 within a 3-mile radius and an average household income of approximately \$71,918.

## OFFERING SUMMARY

Lease Rate:	\$2.50 - 3.50 SF/month (MG; NNN)
Available SF:	718 - 840 SF
Building Size:	6,767 SF

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

BRETT MERO

CALDRE #01190225

818.380.9970

BRETT@CBM1.COM

## ADDITIONAL PHOTOS

KAFCO PLAZA | 18625 SHERMAN WAY, RESEDA, CA 91335-4148

BROCHURE | PAGE 4

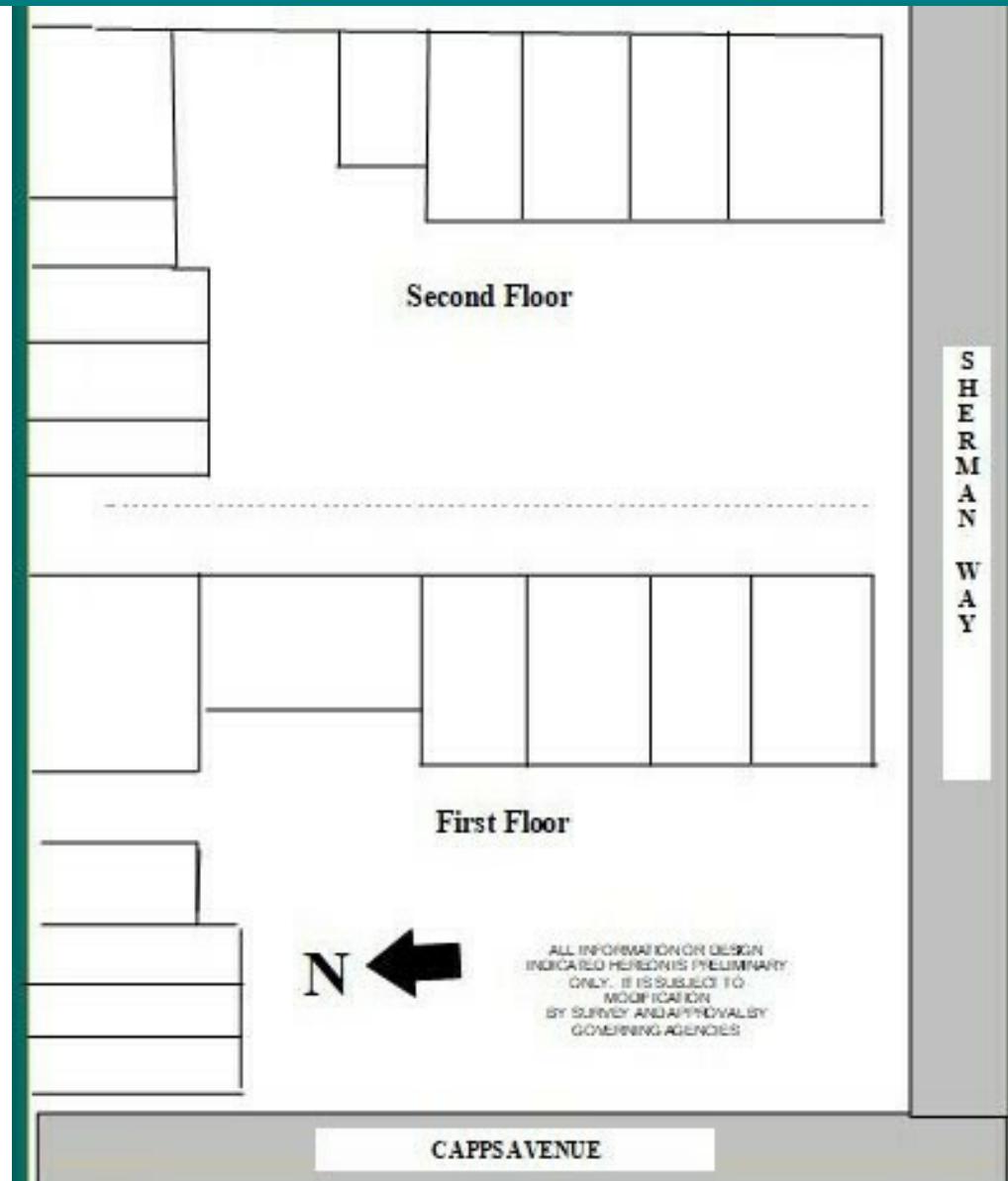


**BRETT MERO**  
CALDRE #01190225  
818.380.9970  
BRETT@CBM1.COM

# SITE PLANS

KAFCO PLAZA | 18625 SHERMAN WAY, RESEDA, CA 91335-4148

BROCHURE | PAGE 5

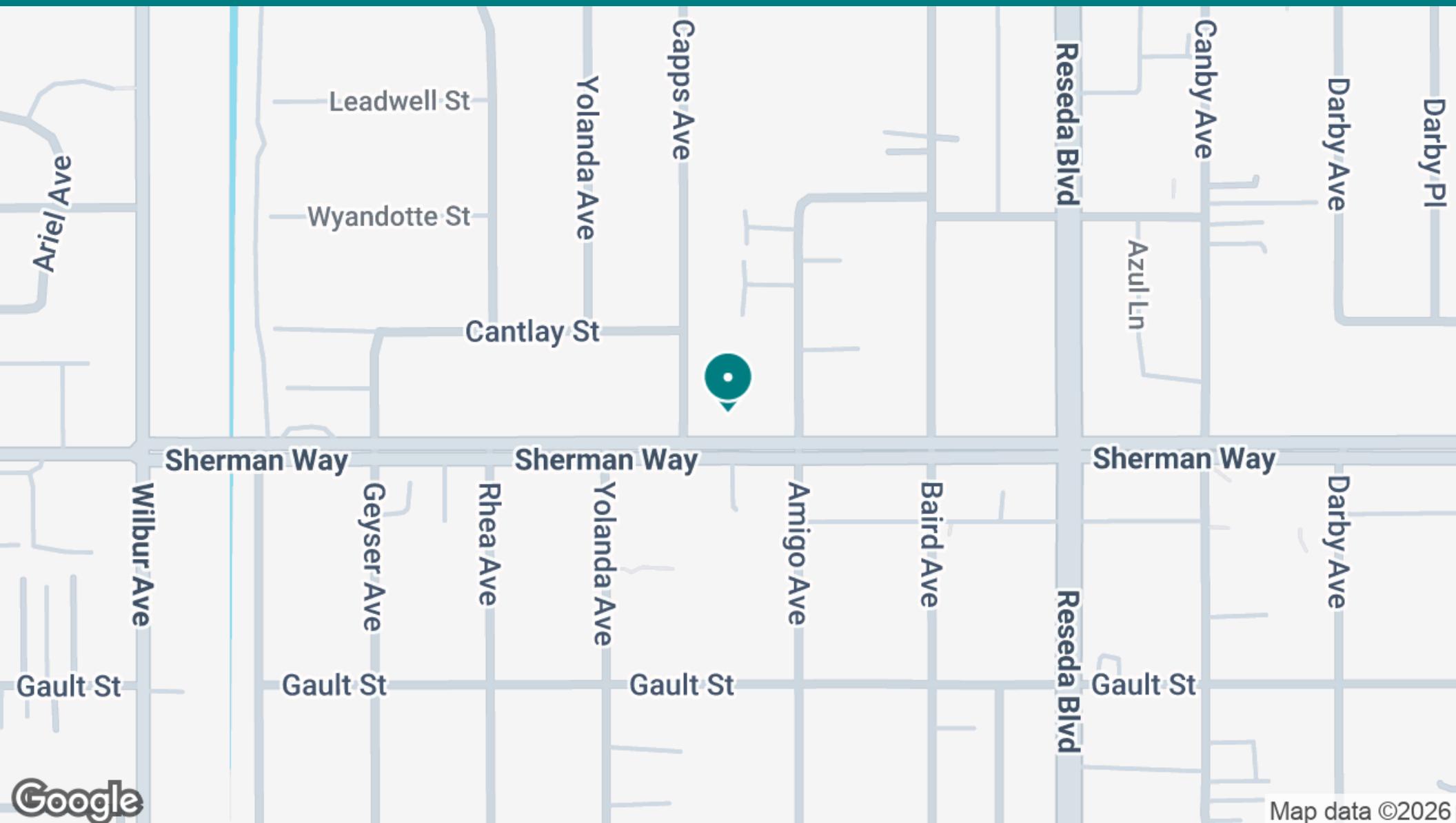


**BRETT MERO**  
CALDRE #01190225  
818.380.9970  
BRETT@CBM1.COM

# LOCATION MAP

KAFCO PLAZA | 18625 SHERMAN WAY, RESEDA, CA 91335-4148

BROCHURE | PAGE 6

**BRETT MERO**

CALDRE #01190225

818.380.9970

BRETT@CBM1.COM

## DEMOCRAPHICS MAP &amp; REPORT

KAFCO PLAZA | 18625 SHERMAN WAY, RESEDA, CA 91335-4148

BROCHURE | PAGE 7

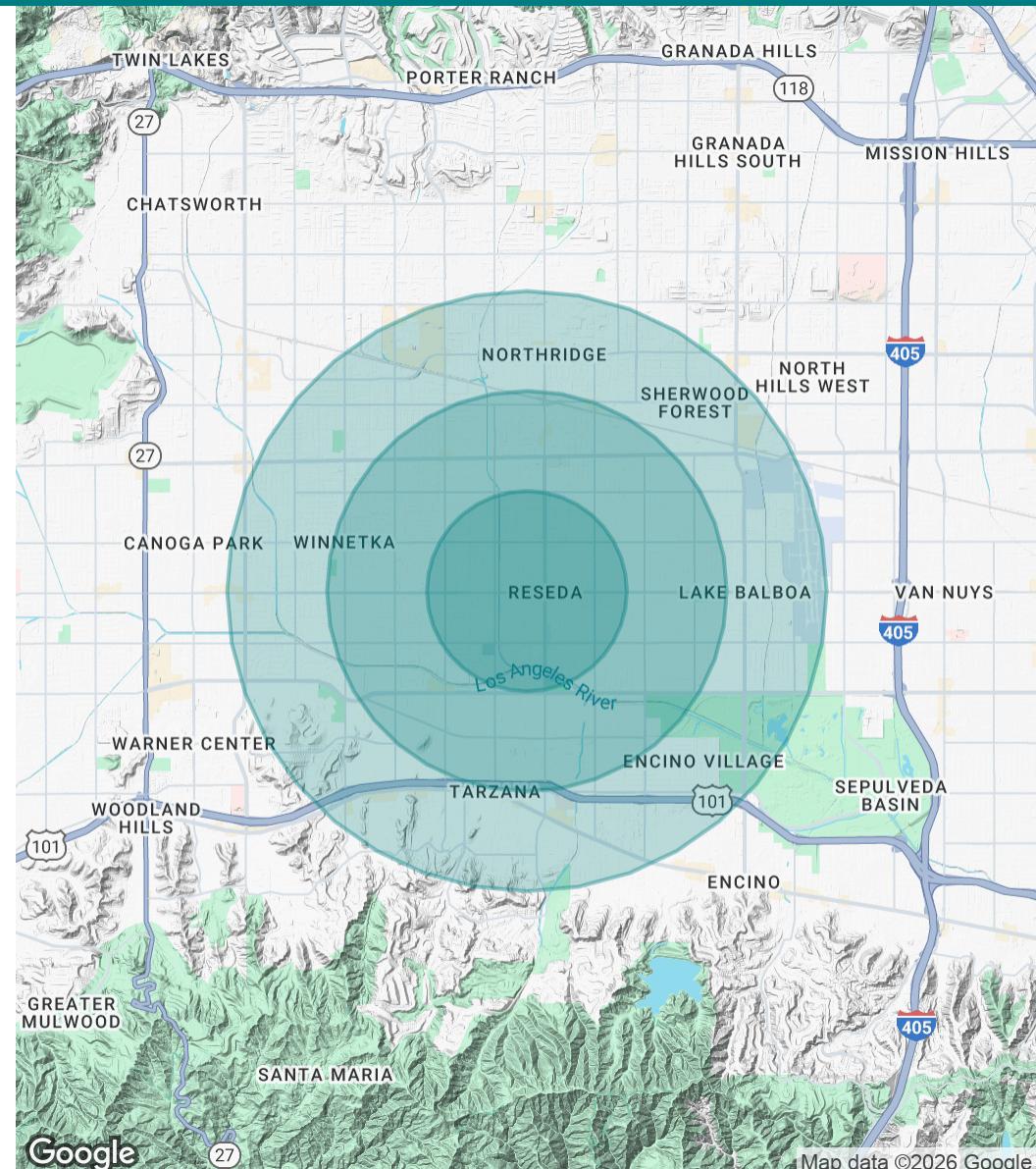
## POPULATION

	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 &amp; 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

2020 American Community Survey (ACS)



BRETT MERO

CALDRE #01190225

818.380.9970

BRETT@CBM1.COM