



22107 SHERMAN WAY

Canoga Park, CA 91303

Prime Corner Retail Location

Showroom, Retail, Rear Loading Dock

Sherman Way frontage near Warner Center + Rams Village.



Scott Patterson

Max One Properties

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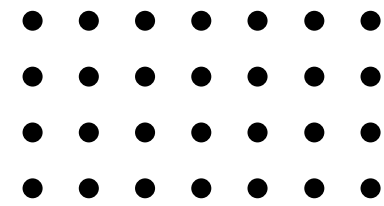
Agent DRE: 01971008

Broker DRE: 02188200



FOR SALE or LEASE

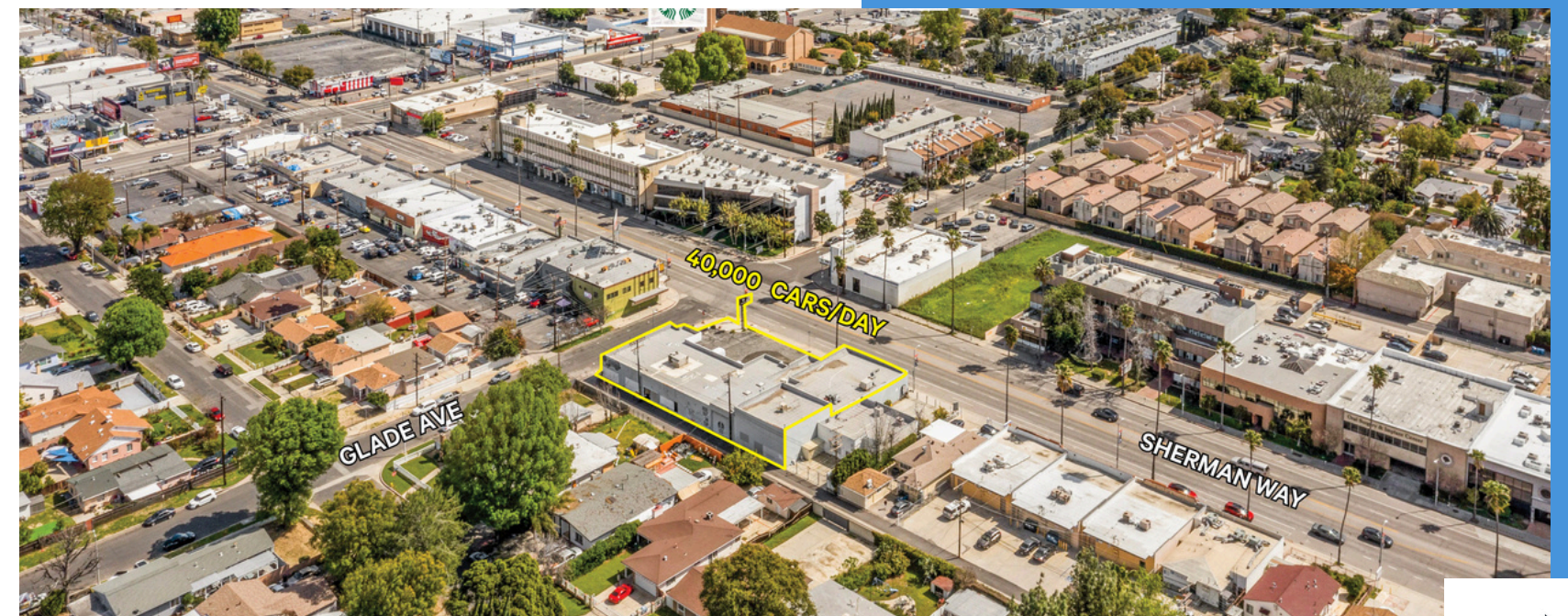
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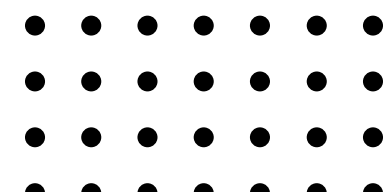
22107 Sherman Way gives you what almost no property in the Valley does: **size**, **visibility**, and **flexibility** all in one **corner lot**. With 12,136 sq ft of building on 0.42 acres and 200+ feet of frontage on Sherman Way, you control the stage where **40,000+ cars** drive by every single day.

Whether you want to plant your flag as a **showroom**, **retail HQ**, or customer-facing operation — or scrape and rebuild for something bigger — this is the canvas.

Properties like this don't hit the market often, and when they do, they move.

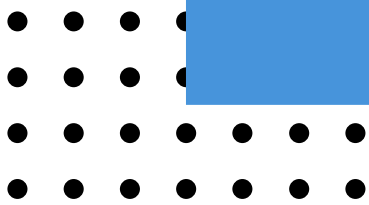


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PROPERTY SPECS

Address	22107 Sherman Way, Canoga Park, CA 91303
APN	2023-009-028
Rentable Building Area	+/- 12,136 SF
Year Built	1979
Zoning	LA C2 Click for Zoning Code
Sale Price	\$4,250,000
Lease Rate	Inquire with Broker



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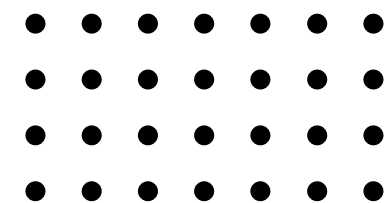


HIGHLIGHTS

- Ability to **split property** into separate suites.
- **Signage** visible from Topanga Canyon.
- **Flexible LA C2 Zoning** allows for automotive sales, restaurant, automotive repair, tire shops, school, various retail uses, etc.

**See LA City Planning Dept. for full use matrix.*

- Located within City of Los Angeles **Transit Priority Area** (TPA) allowing for **increased development opportunity**.
- Less than a half mile from the **Westfield Topanga** Mall.
- Less than 1.5 miles from the upcoming **Rams Village** major **Warner Center** redevelopment.
- Large **rear loading dock** with alleyway access.



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