

HIGH TRAFFIC PAD ON VALLEY'S BEST HARD CORNER

14434-14480 Sherman Way, Van Nuys, CA 91405



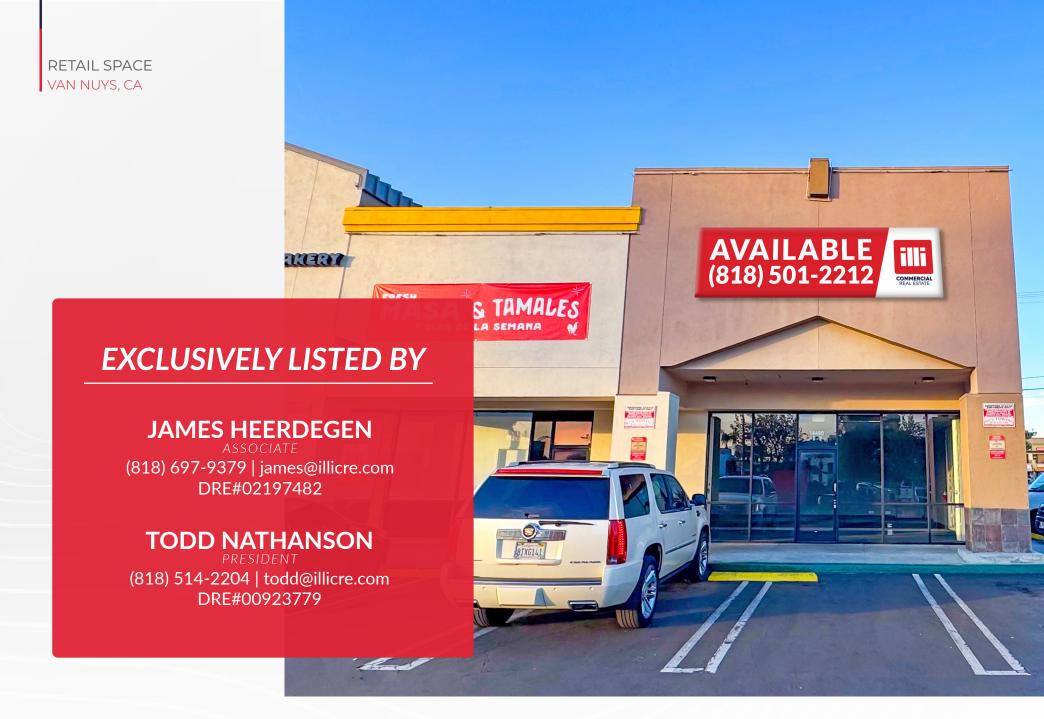
JAMES HEERDEGEN

(818) 697-9379 | james@illicre.com DRE#02197482

TODD NATHANSON

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





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.

RETAIL SPACE VAN NUYS, CA

PROPERTY FEATURES

COMMERCIAL REAL ESTATE the skyn of a profitable property

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APPROX. 1,540 SF

RETAIL SPACE AVAILABLE AT SEC AT SHERMAN WAY

- ✓ Rental Rate: \$4.50 sf/mo + \$1.15 NNN
- ✓ Highly visible pad on San Fernando Valley's most prominent hard corner
- ✓ Prominent signage
- ✓ Surrounded by national credit tenants
- ✓ Co-tenancy: El Gallo Giro

AREA AMENITIES

- ✓ High traffic business corridor
- ✓ Metrolink nearby
- ✓ Located in Van Nuys' Central Business District

- DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	47,117	337,690	724,345
Avg. HH Income	\$75,413	\$83,818	\$96,330
Q Daytime Pop	45,491	331,109	703,467
Traffic Count	± 77,179 CPD ON SHERMAN WAY & VAN NUYS BLVD		

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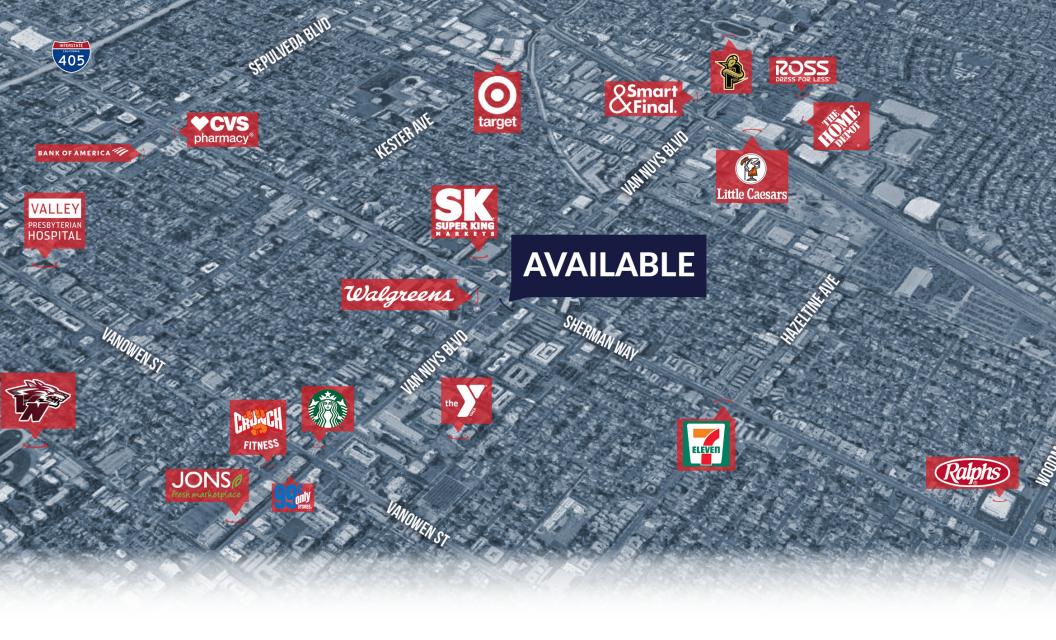
SITE PLAN



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Measurement 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.









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