



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



HIGH TRAFFIC PAD ON VALLEY'S BEST HARD CORNER

14434-14480 Sherman Way, Van Nuys, CA 91405



VIEW LISTING PAGE

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RETAIL SPACE
VAN NUYS, CA



EXCLUSIVELY LISTED BY

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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.

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PROPERTY FEATURES

14434-14480 Sherman Way, Van Nuys, CA 91405



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
 Daytime Pop	45,491	331,109	703,467
 Traffic Count	± 77,179 CPD ON SHERMAN WAY & VAN NUYS BLVD		

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 featured 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



AERIAL MAP



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