

7,700 SF RETAIL / MEDICAL / OFFICE / RELIGIOUS

19739-49
SHERMAN WAY
BOULEVARD



27,156 SF DUAL LOT / ~50+ PARKING SPACES

CBRE



19739-49

SHERMAN WAY

BOULEVARD

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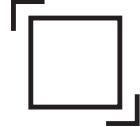
INVESTMENT ADVISOR

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\$
3,075,000
PRICE (\$399/SF)


7,700 SF
BUILDING SIZE


27,176 SF
DUAL LOT


50+
PARKING SPACES*

19739-49

SHERMAN WAY

BOULEVARD

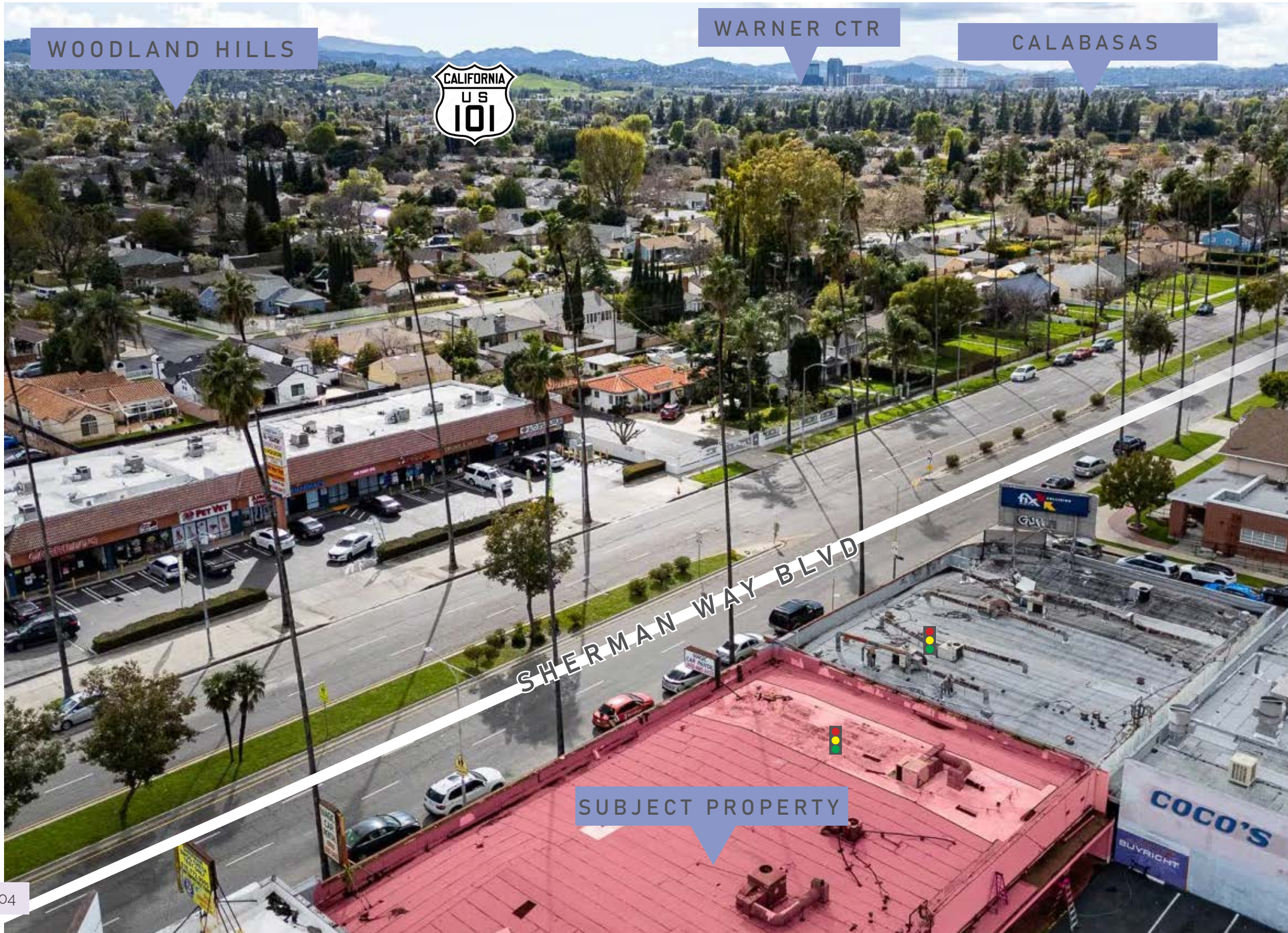
CBRE, is pleased to present as exclusive advisor, 19739-19749 Sherman Way Boulevard, a multi-purpose "storefront" retail / office / medical building in the highly desirable submarket in the West San Fernando Valley. The infill location boasts a high level of demand with high barriers to entry.

19739-41 Sherman Way features six units, with four currently vacant and two occupied on MTM leases, offering maximum flexibility for owner-users or investors seeking upside potential.

Sitting on a massive oversized dual lot with 110' frontage to Sherman Way Blvd, the property has excellent visibility and traffic counts, ensuring strong exposure for any business. With ample lot size and parking potential, the site is well suited for retail, office, and medical concepts.

*BUYER TO CONFIRM AND CONDUCT THEIR OWN DD





WOODLAND HILLS



WARNER CTR

CALABASAS

SHERMAN WAY BLVD

SUBJECT PROPERTY

19739-19749
SHERMAN WAY BLVD
WINNETKA, CA 90249

7,700 SF
BUILDING SIZE

27,176 SF
TOTAL LOT SIZE
(TWO LOTS)

MTM TENANTS
(CAN BE
DELIVERED VACANT)

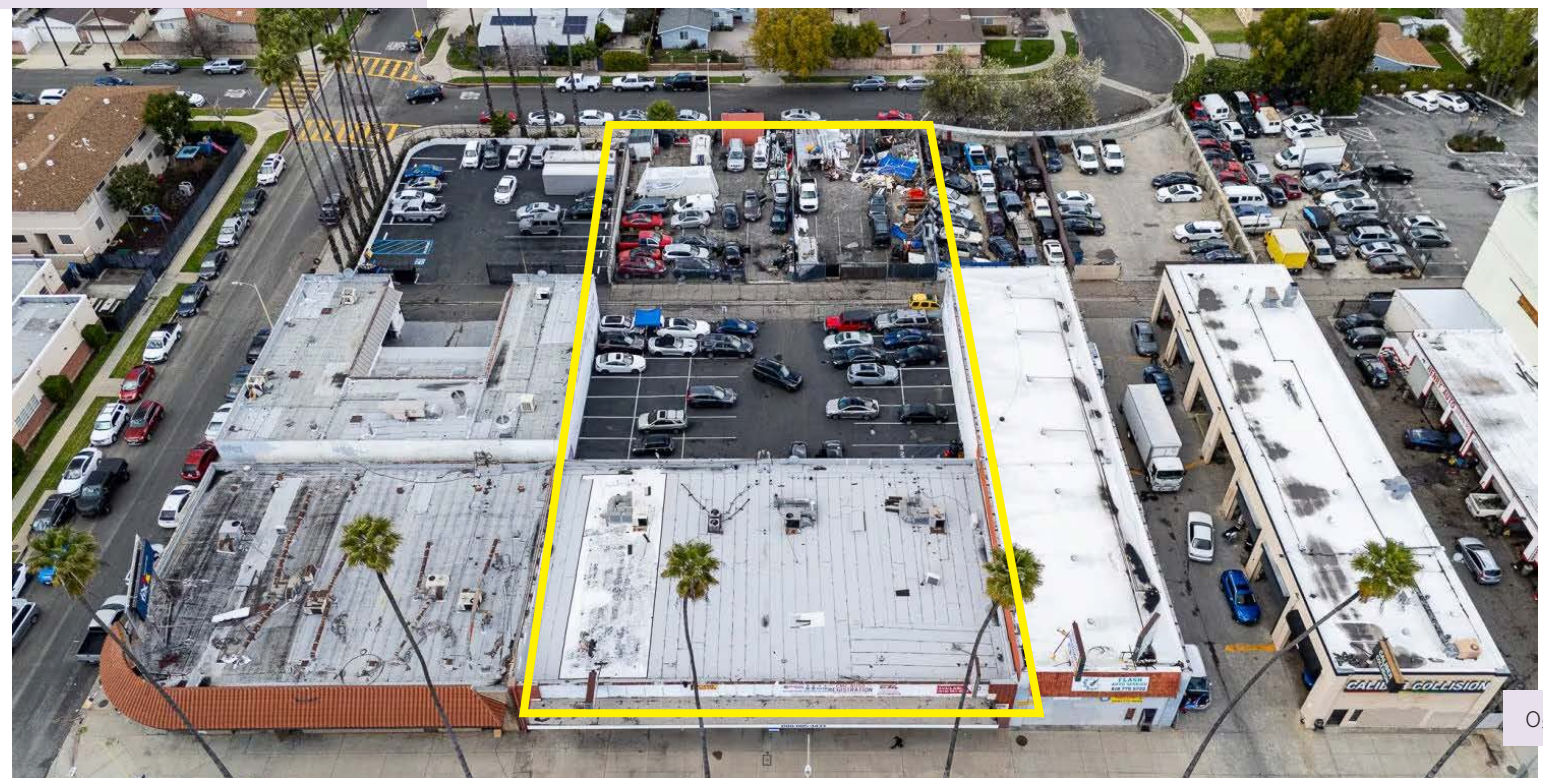
YEAR BUILT
1961

PARKING
~50+ SPACES
BUYER TO VERIFY

2115-019-003
2115-019-025
PARCEL NUMBERS

LAC1
ZONING

PROPERTY DETAILS



PROPERTY HIGHLIGHTS

- Excellent Frontage & Visibility onto Sherman Way Boulevard
- Multi Function Use for Retail / Medical / Office / Religious Institution
- Medical Use Allowance / Buyer to Confirm with City of LA
- Abundance of Parking - Approximately 50+ Spaces / Buyer to Confirm
- Thriving West San Fernando Valley Infill Submarket / Affluent Demographics
- Current Buildout : 6 Units (4 Vacant / 2 MTM Tenants)
- Each Unit Is Appx 1,300 Square Feet and Private Bathroom / Front & Rear Entrances
- Convenient Freeway access to 101 Freeway
- Open Floor Plan Allows for Consolidation / Expansion of Units (11 ft Ceilings)
- Ideal for Owner-User
- Large Rear Parking Area
- Pro Forma Retail : \$2.50 NNN / Pro Fo Medical \$3.00 NNN ** (Medical Use TBD)



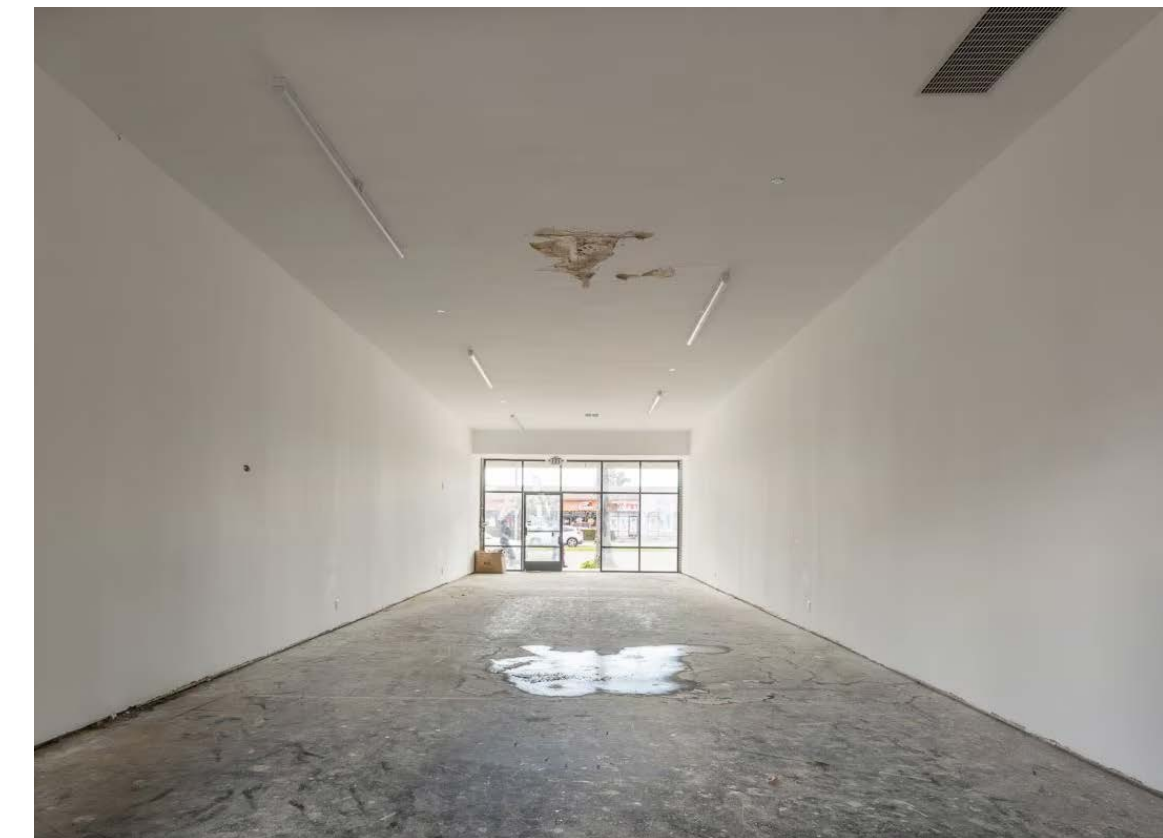
36K CARS / DAY
SHERMAN WAY
& CORBIN



110' FRONTAGE
ONTO
SHERMAN WAY BLVD



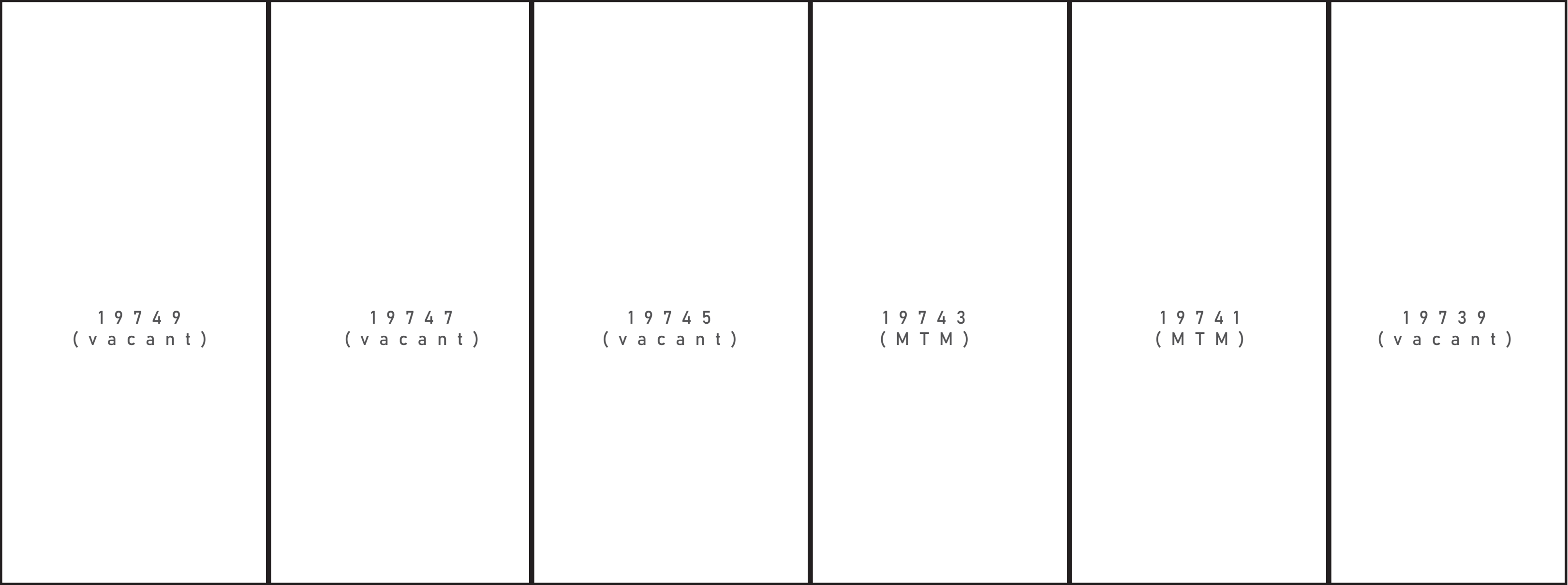
WALK SCORE
"VERY WALKABLE"





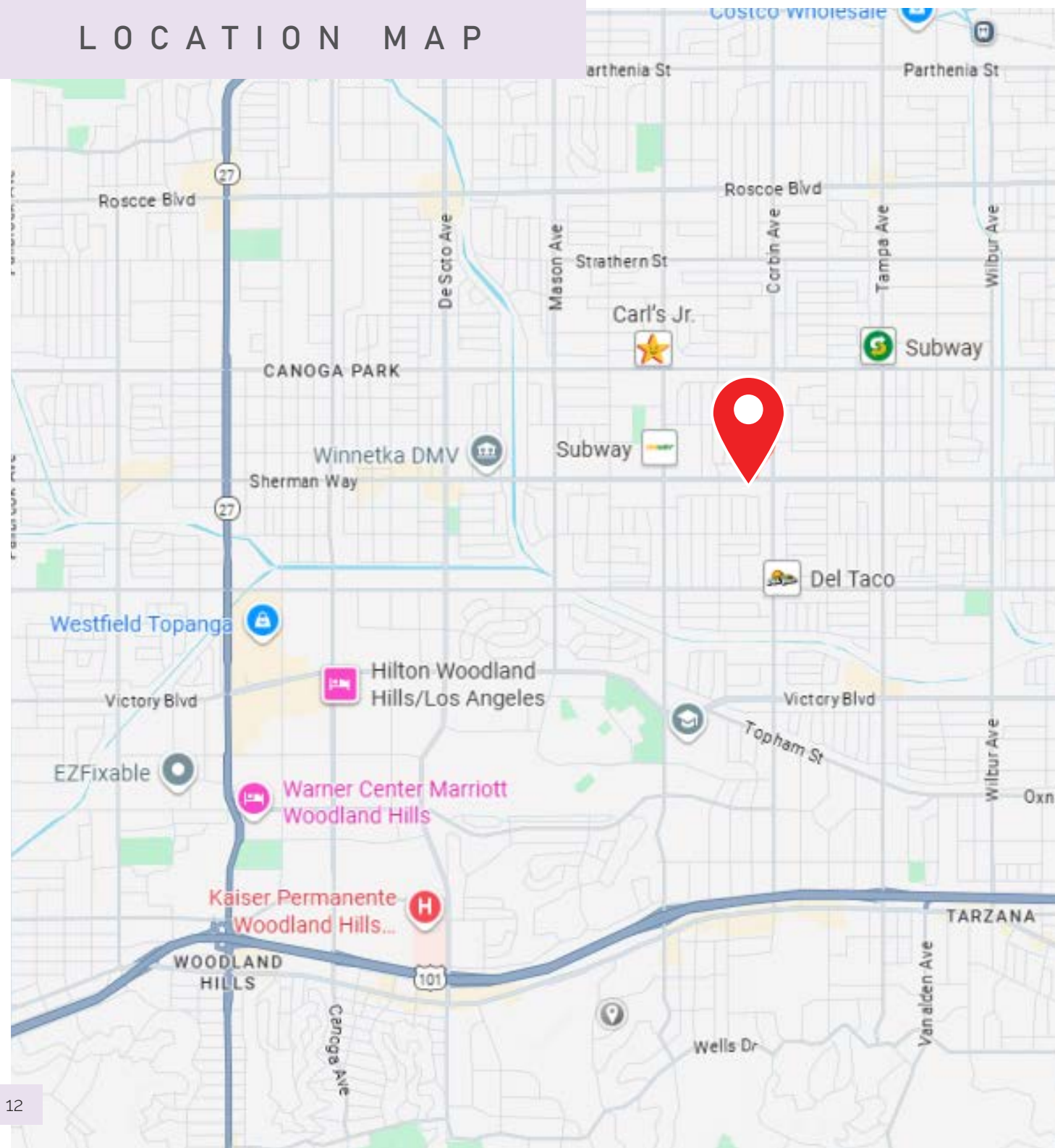
PHOTOS





- - - - S H E R M A N W A Y B O U L E V A R D - - - -

LOCATION MAP





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INVESTMENT ADVISOR

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