



18601 Sherman Way

Reseda, California 91335

Property Highlights

- Formally Title Max.
- Monument Signage Available.
- Well Parked.
- Bus Stop Nearby.
- Join Neighbors National/Regional Tenants!
- Well Trafficked Thoroughfare.
- Great Street Identity.
- High Disposable Income Area.

Property Description

OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (NNN)
Available SF:	2,000 SF
Building Size:	3,750 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	9,854	40,446	76,041
Total Population	32,235	122,536	224,531
Average HH Income	\$61,973	\$67,786	\$72,475



Patrick Ortiz
Senior Vice President | 818.905.2400
portiz@naicapital.com | CalDRE #01756382





FOR LEASE



RETAIL



2,000 SF



Patrick Ortiz

Senior Vice President | 818.905.2400
portiz@naicapital.com | CalDRE #01756382



www.naicapital.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CAL DRE LIC. #01990696.



FOR LEASE



RETAIL



2,000 SF



Patrick Ortiz

Senior Vice President | 818.905.2400

portiz@naicapital.com | CalDRE #01756382



www.naicapital.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CAL DRE LIC. #01990696.



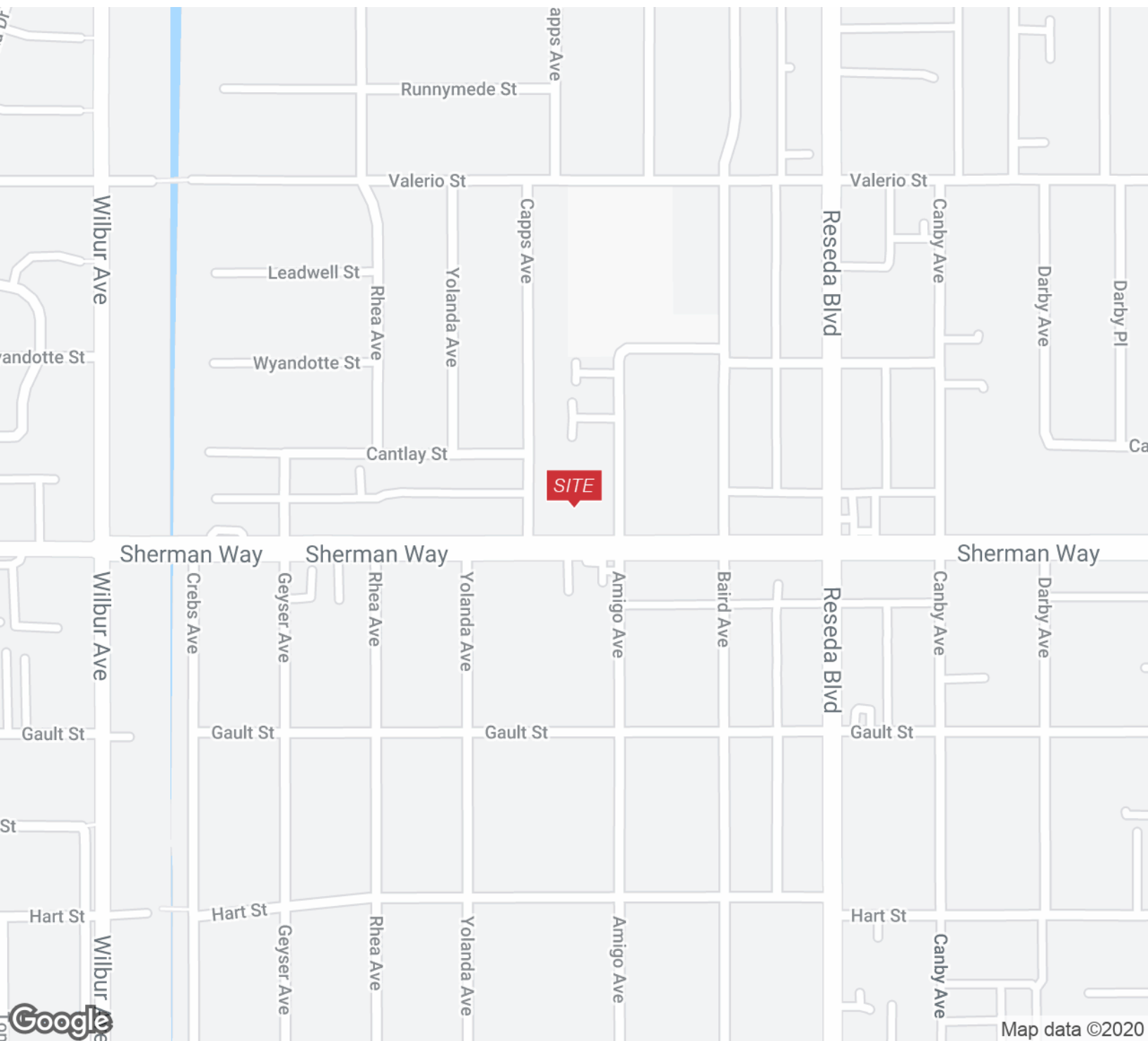
FOR LEASE



RETAIL



2,000 SF



Patrick Ortiz

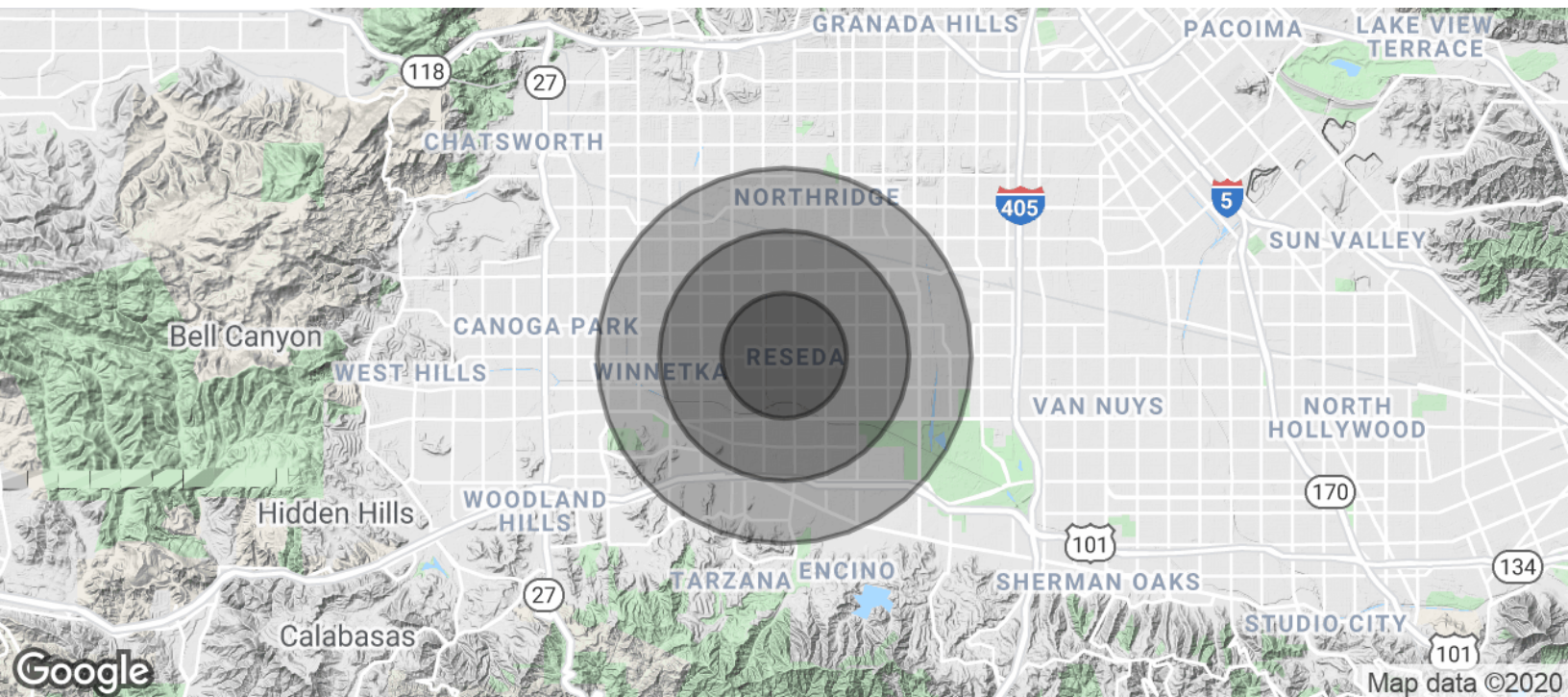
Senior Vice President | 818.905.2400

portiz@naicapital.com | CalDRE #01756382



www.naicapital.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CAL DRE LIC. #01990696.



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	32,235	122,536	224,531
Average age	34.2	35.1	35.3
Average age (Male)	31.8	33.0	33.7
Average age (Female)	37.1	37.3	37.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,854	40,446	76,041
# of persons per HH	3.3	3.0	3.0
Average HH income	\$61,973	\$67,786	\$72,475
Average house value	\$480,455	\$468,966	\$537,454

* Demographic data derived from 2010 US Census

Patrick Ortiz
 Senior Vice President | 818.905.2400
 portiz@naicapital.com | CalDRE #01756382





FOR LEASE



RETAIL



2,000 SF



www.naicapital.com

Patrick Ortiz

Senior Vice President | 818.905.2400

portiz@naicapital.com | CalDRE #01756382

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CAL DRE LIC. #01990696.