

**FOR LEASE**

# NEW CONSTRUCTION RESTAURANT SPACE

18840 Sherman Way, Reseda, CA 91335



## PROPERTY FEATURES

- ±700-2,000 SF Available
- New construction mixed-use property.
- Ground floor retail available.
- Built-in hood vent and grease trap.

## AREA AMENITIES

- Densely populated neighborhood.
- Convenient access to 101 and 405 Freeways.
- Above average household incomes.



## TOTAL POPULATION

1-mile

41,938

3-mile

260,316

5-mile

556,068



## AVERAGE HH INCOME

\$70,270

\$85,368

\$94,244



## DAYTIME POPULATION

9,690

86,335

271,065



## TRAFFIC COUNTS

±52,000 Cars Per Day



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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 footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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