



16119 SHERMAN WAY, VAN NUYS, CA 91406

RETAIL | OWNER-USER



FOR SALE
OFFERING MEMORANDUM



● SITE DESCRIPTION

Positioned along Sherman Way in the heart of the San Fernando Valley, this commercial property offers a strong presence on a well-traveled corridor with excellent visibility and street exposure. Surrounded by established businesses, nearby residential neighborhoods, and steady daily consumer traffic, the property benefits from a high-exposure infill location that supports a wide range of commercial uses.

The site presents a flexible opportunity for retail, office, showroom, or service-oriented users, subject to zoning and city approval. Its central location provides convenient access to major thoroughfares and key freeway connections, making it easily accessible for both customers and operators. Combined with strong surrounding demographics and consistent daytime activity, the property is well-positioned for an owner-user looking to establish a presence in a desirable trade area or for an investor seeking a strategically located commercial asset with long-term potential.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Retail

PRICE
\$2,100,000

PARCEL NUMBER
2205-028-003

BUILDING
5,281 SF

LOT
6,193 SF

YEAR BUILT
1954

ZONING
LAC2



PROPERTY HIGHLIGHTS

- **Prime Sherman Way Frontage** – Strong visibility along a well-traveled commercial corridor with excellent street presence.
- **High-Exposure Location** – Positioned in a dense infill market surrounded by established businesses, residential neighborhoods, and daily consumer traffic.
- **Flexible Unit Layouts** – Each unit offers a versatile layout, with one space featuring existing kitchen hoods, making the property well-suited for a variety of commercial uses.
- **Convenient Access** – Centrally located with easy access to major streets and freeway connections throughout the San Fernando Valley.
- **Strong Surrounding Demographics** – Benefit from a large nearby population base and consistent daytime activity in the trade area.
- **Ideal Owner-User or Investment Potential** – A compelling opportunity for an owner-user, investor, or business seeking a well-located commercial asset.



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RENT ROLL

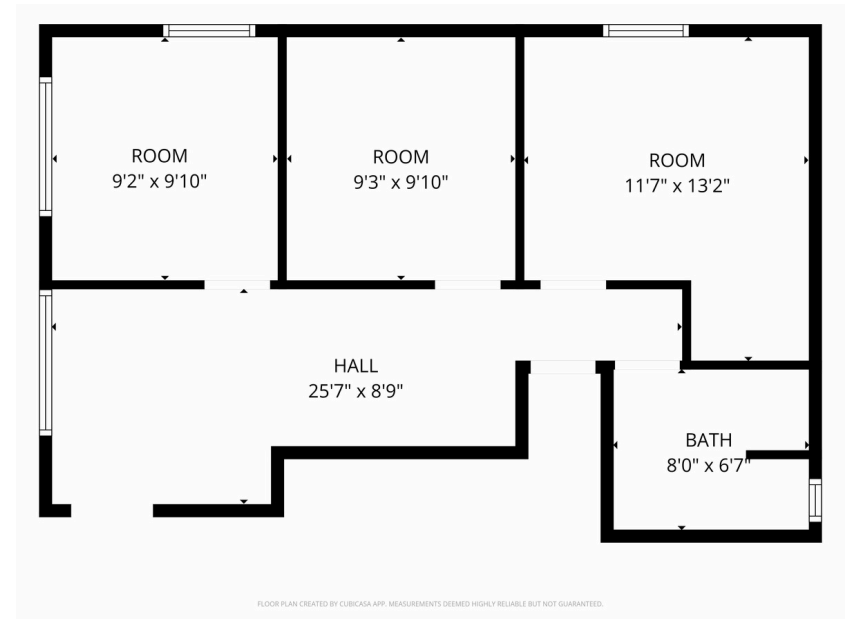
	UNIT #	SF	TENANT	BASE RENT	TERM	TOTAL RENT/YR
Ground Level	16119	3,300 SF	Previous Restaurant	-	-	-
	16121	700 SF	Tenant	\$2,250.00	Month to Month	\$27,000.00
Upper Level	16119 ½ A	670 SF	Vacant	-	-	-
	16119 ½ B	611 SF	Vacant	-	-	-
TOTALS		5,281 SF		\$2,250.00		\$27,000.00

FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.



UPPER LEVEL 16119 ½ B



UPPER LEVEL 16119 ½ A



all information are reliable but not guaranteed. Buyer to verify.

PROPERTY PHOTOS



RETAIL MAP

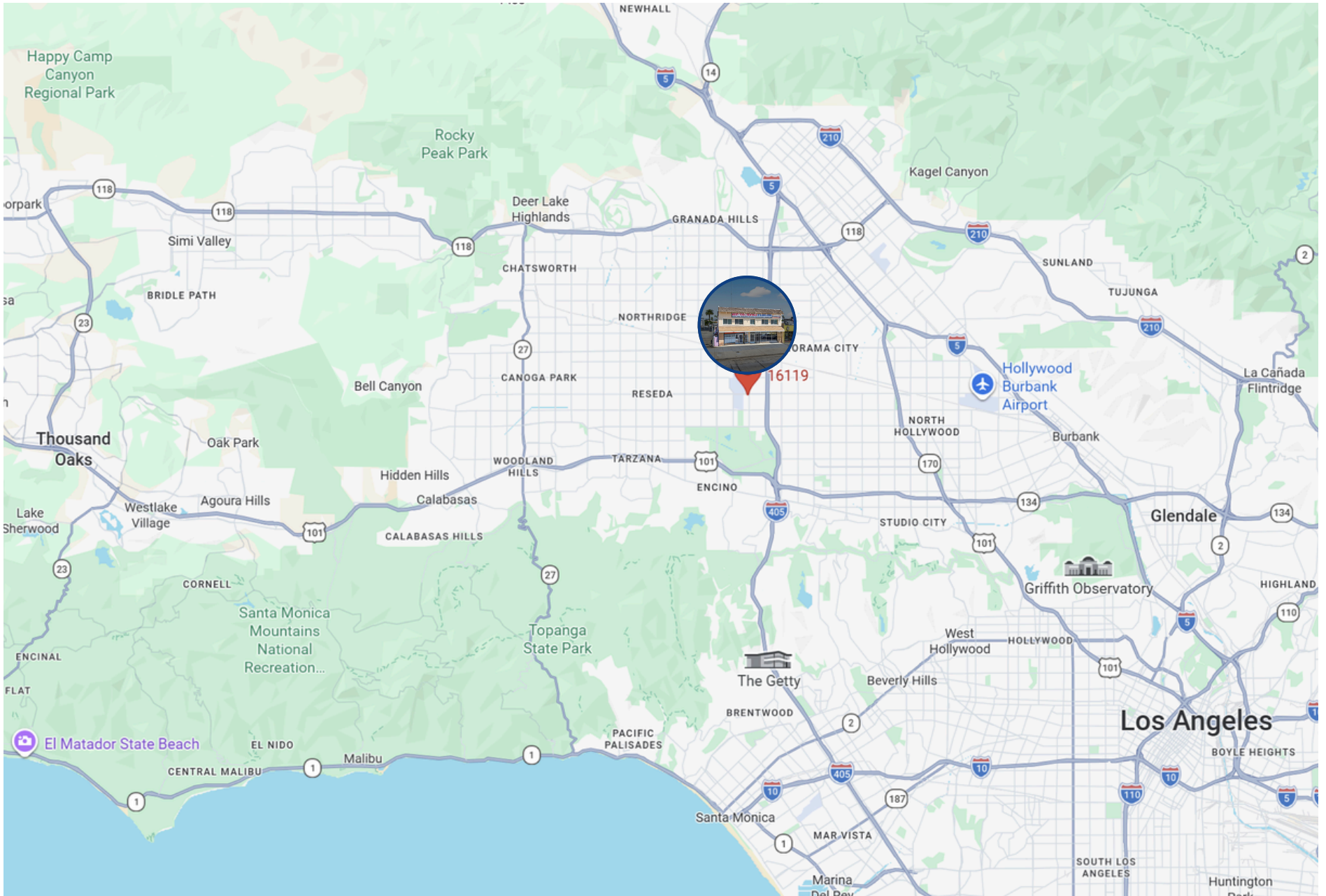


AERIAL MAP

LOCATED ALONG SHERMAN WAY IN VAN NUYS, 16119 SHERMAN WAY SITS WITHIN A WELL-ESTABLISHED COMMERCIAL CORRIDOR SURROUNDED BY A DIVERSE MIX OF RETAIL, AUTOMOTIVE, AND SERVICE-ORIENTED BUSINESSES. THE PROPERTY OFFERS STRONG VISIBILITY AND FRONTAGE ON A HEAVILY TRAVELED THOROUGHFARE, PROVIDING CONSISTENT DAILY EXPOSURE. THE LOCATION PROVIDES CONVENIENT ACCESS TO THE 405 FREEWAY AND VAN NUYS BOULEVARD, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY AND GREATER LOS ANGELES AREA.



LOCATION MAP



DEMOCRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	31,424	289,908	710,800
2029 Population	31,606	290,338	709,184
Pop Growth 2024-2029	0.58%	0.15%	-0.23%
Average Age	38.20	38.60	40.00
2024 Total Households	10,699	93,593	238,405
HH Growth 2024-2029	0.46%	-0.10%	-0.43%
Median Household Income	\$67,163	\$72,134	\$83,000
Avg Household Size	2.80	3.00	2.90
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$734,545	\$787,732	\$826,800
Median Year Built	1973	1969	1968



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