



END-CAP RETAIL BUILDING AVAILABLE!

18353 Sherman Way, Reseda, CA 91335



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PROPERTY FEATURES

18353 Sherman Way, Reseda, CA 91335



APPROX. 837 - 3,349 SF

RETAIL SPACE AVAILABLE

- ✓ End cap retail unit
- ✓ Large parking lot in the rear with access from both the front and back
- ✓ Rare opportunity
- ✓ Easy access to the 101 Freeway
- ✓ Mezzanine with office layout (approx. 837 SF)
- ✓ Open layout with restrooms on both the ground & second floor
- ✓ Can accommodate a variety of uses

AREA AMENITIES

- ✓ Signalized Intersection
- ✓ Centrally located in the San Fernando Valley
- ✓ Strong demographics with over 40,000 vehicles per day
- ✓ Join neighboring retailers such as McDonalds, UPS, AutoZone, Vallarta Supermarket, and more

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	39,507	239,371	618,275
 Avg. HH Income	\$88,261	\$101,218	\$103,676
 Daytime Pop	39,945	234,896	608,202
 Traffic Count	± 41,306 CPD ON SHERMAN WAY		

RETAIL SPACE
RESEDA, CA

INTERIOR PHOTOS

18353 Sherman Way, Reseda, CA 91335





AERIAL MAP



COMMERCIAL
REAL ESTATE

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