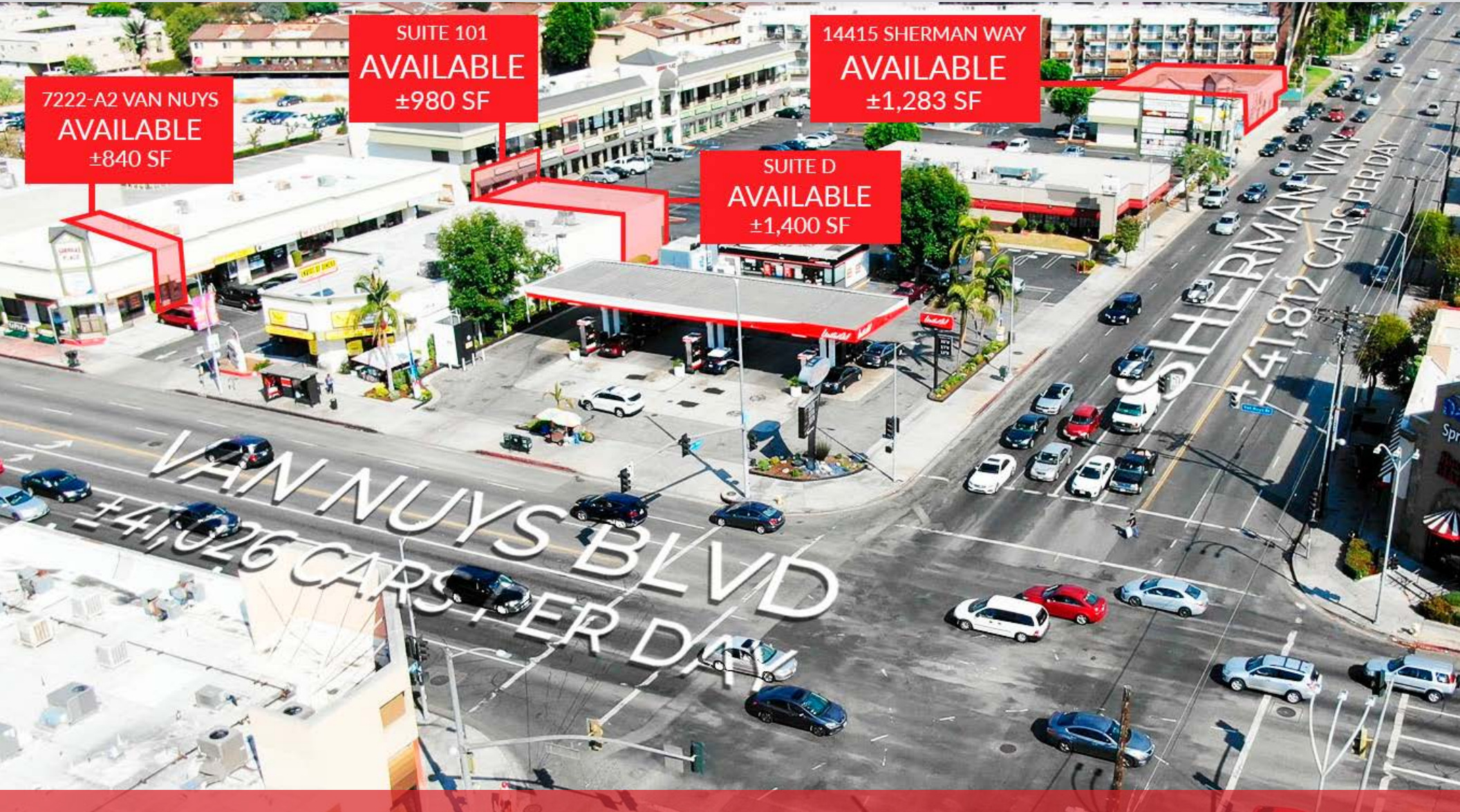


7222-A2 VAN NUYS  
AVAILABLE  
±840 SF

SUITE 101  
AVAILABLE  
±980 SF

14415 SHERMAN WAY  
AVAILABLE  
±1,283 SF

SUITE D  
AVAILABLE  
±1,400 SF



## RARE PRIME END-CAP SPACES AVAILABLE!

14435 Sherman Way, Van Nuys, CA 91405



**MICHAEL SHARON**  
(818) 572-4050 | msharon@illicre.com  
DRE#01495419





# PROPERTY FEATURES

14435 Sherman Way, Van Nuys, CA 91405







- 7222-A2 Van Nuys |  $\pm 840$  SF - Former California Worker Advocate Office
- Unit 101 |  $\pm 980$  SF - Retail Space
- 7218 Van Nuys - SUITE D |  $\pm 1,400$  SF - Former Doctor's Clinic
- 14415 Sherman Way |  $\pm 1,283$  SF - Former H&R Block

- ✓ Multiple ingress/egress points from Van Nuys Blvd and Sherman Way
- ✓ Situated in a State Enterprise zone with lots of natural light
- ✓ Free abundant parking spaces plus truck delivery access

## AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic
- ✓ Located at the busy intersection of Van Nuys and Sherman Way
- ✓ Neighboring tenants include: Yum Yum Donuts, Hanmi Bank, ICDC College, Dunkin Donuts, Davita, Kaiser and Providence Hospitals, The Habit Burger, Starbucks, Big 5 Sporting Goods, Target, Walgreens, In-N-out, Smart & Final, The Home Depot, Babies R Us, Mann Theaters, Living Spaces, Chipotle, Ross
- ✓ 350+ new apartments in the area
- ✓ Close proximity to the 405 Freeway

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	47,133	339,221	723,928
 Avg. HH Income	\$74,853	\$83,648	\$96,176
 Daytime Pop	37,863	272,846	586,929
 Traffic Count	$\pm 80,448$ CPD ON SHERMAN WAY & VAN NUYS		

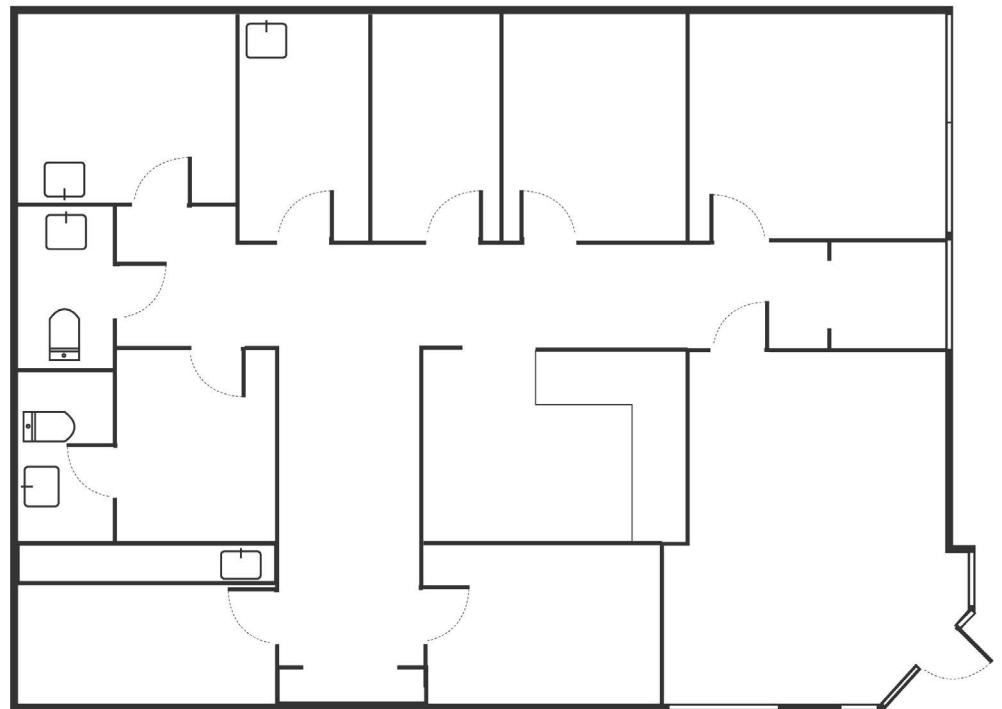
RETAIL SPACES  
VAN NUYS, CA

## 7218 VAN NUYS BLVD - SUITE D

14435 Sherman Way, Van Nuys, CA 91405



±1,400 SF | \$2.95 PSF + \$0.99 PSF NNN | FORMER DOCTOR'S CLINIC





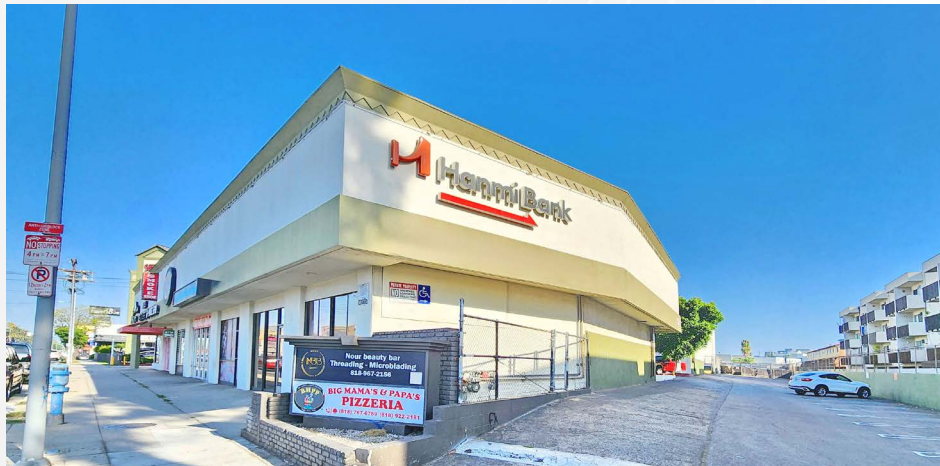
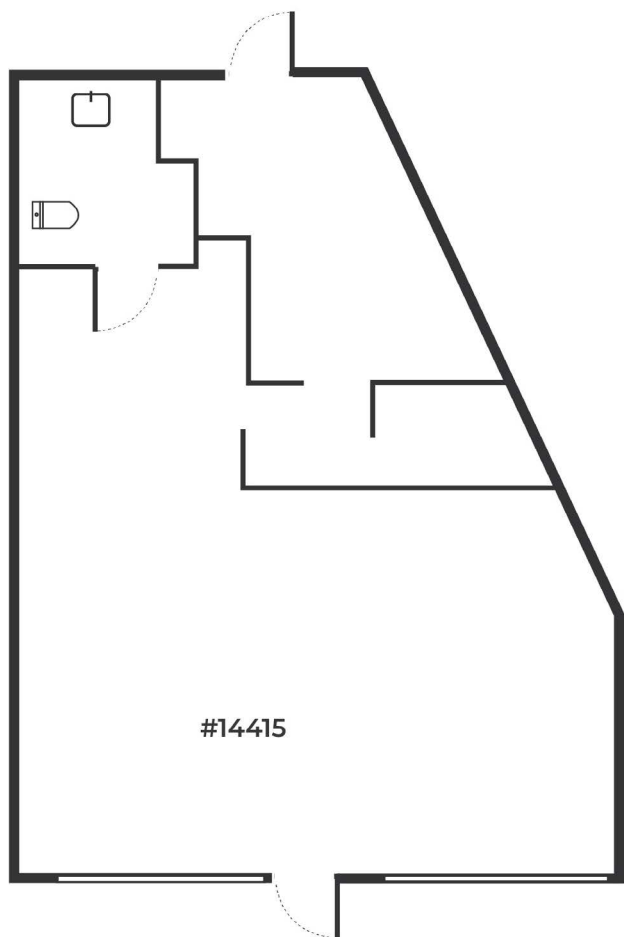
RETAIL SPACES  
VAN NUYS, CA

# 14415 SHERMAN WAY

14435 Sherman Way, Van Nuys, CA 91405



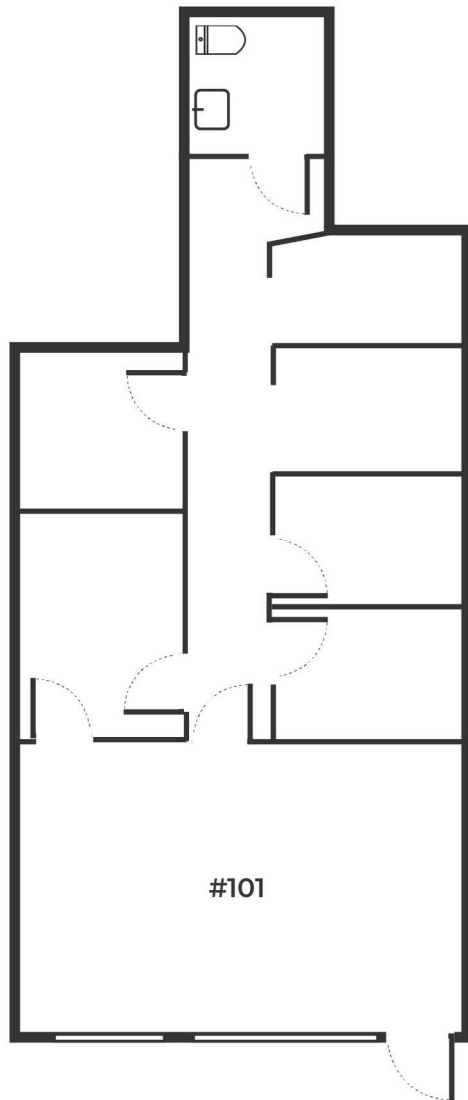
±1,283 SF | \$3.95 PSF + \$0.99 PSF NNN | FORMER H&R BLOCK



## SUITE 101

14435 Sherman Way, Van Nuys, CA 91405

±980 SF | \$2.95 PSF + \$0.99 PSF NNN | RETAIL SPACE



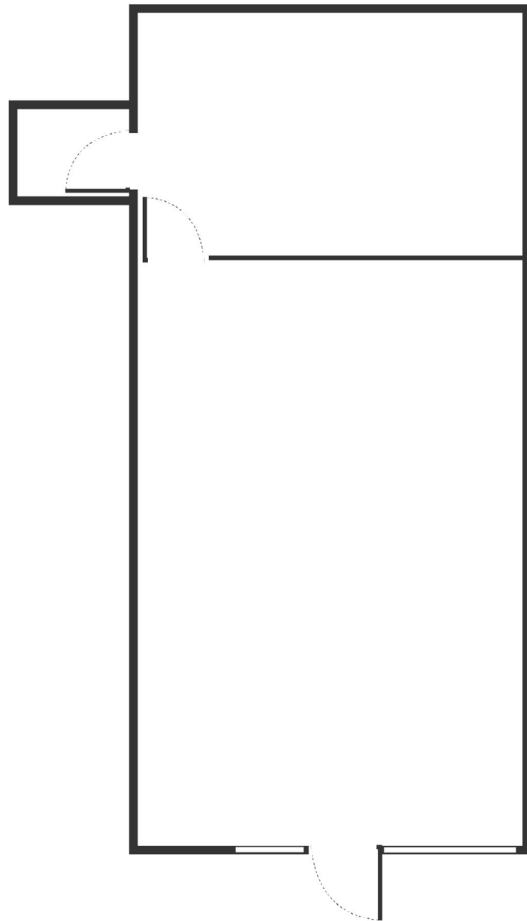
RETAIL SPACES  
VAN NUYS, CA

# 7222-A2 VAN NUYS BLVD

14435 Sherman Way, Van Nuys, CA 91405



±840 SF | \$2.87 PSF + \$0.99 PSF NNN | FORMER CALIFORNIA WORKER ADVOCATE OFFICE





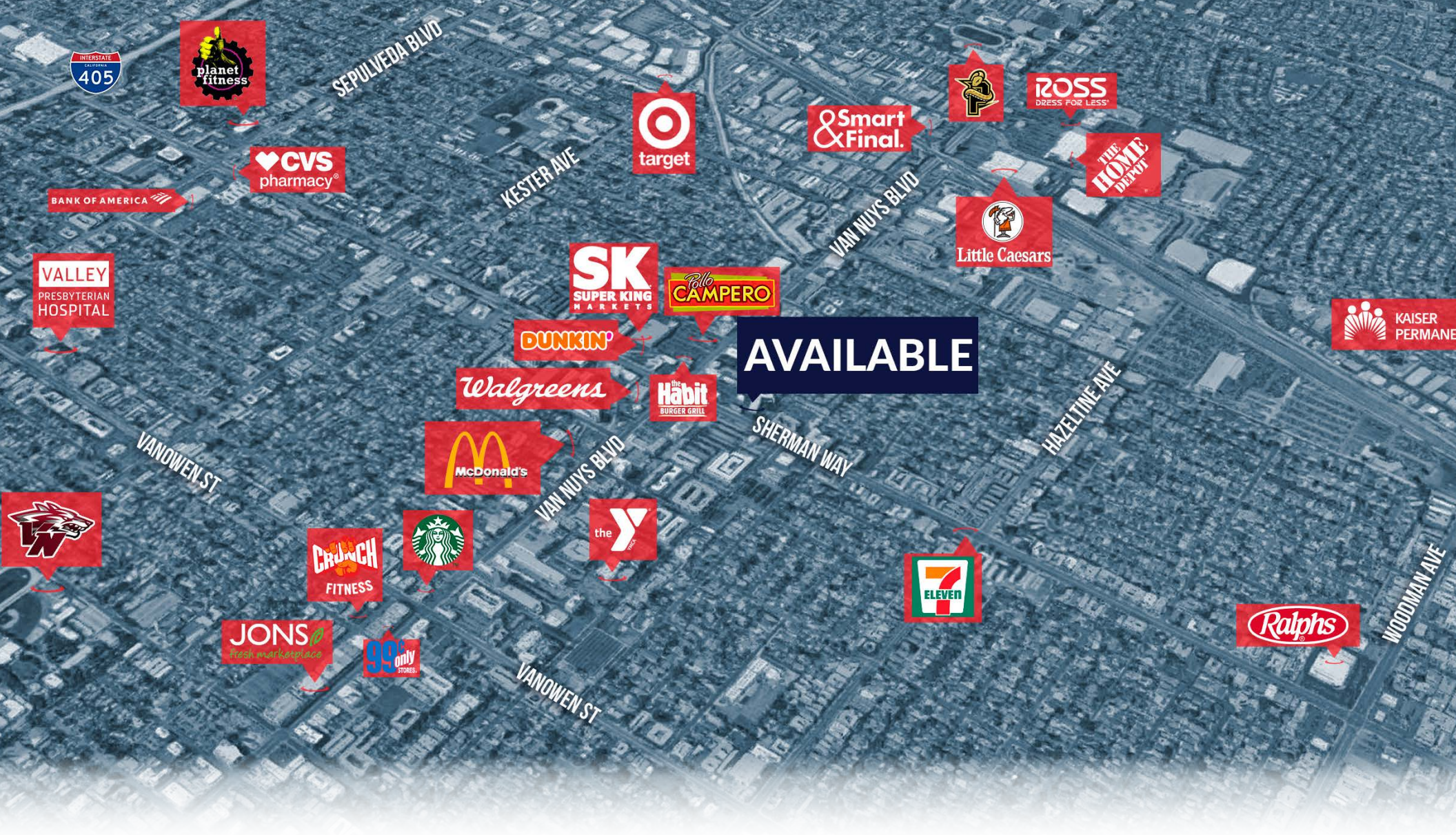
# SITE PLAN

14435 Sherman Way, Van Nuys, CA 91405



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





**AERIAL MAP**





**COMMERCIAL**  
REAL ESTATE

**MICHAEL SHARON**  
SENIOR VICE PRESIDENT  
(818) 572-4050 | [msharon@illicre.com](mailto:msharon@illicre.com)  
DRE#01495419



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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 foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.