

# 11101 SHERMAN WAY #5

SUN VALLEY, CA 91352



**ALEX MATEVOSIAN**  
BROKER | DRE 02047572  
818.482.3830  
ALEX@MIGCRE.COM

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REAL ESTATE  
SERVICES, INC**

OFFERING MEMORANDUM

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OFFERING MEMORANDUM PROVIDED BY

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**01**

**PROPERTY OVERVIEW**

# PROPERTY HIGHLIGHTS

MIG Commercial Real Estate Services, Inc presents **11101 Sherman Way Unit 5** in the city of Sun Valley. This property features a 567 square foot open floor plan with finished white walls, an efficient HVAC system, polished laminate flooring, and a designated bathroom. The unit is vacant and ready for immediate occupancy. Its front signage is ideal in a busy strip center located in between the I-5 & 1-170 freeways. Great for local retailers, with good visibility on a high traffic street. Also within close proximity to Costco, Home Depot and the Burbank Airport.



## BUILDING AND PROPERTY SIZE

- 567 sq. ft. concrete/masonry unit situated on an expansive 10,342 sq. ft. lot (80'x130' dimensions).
- Features a prominent single-story footprint built in 1986.



## ZONING AND LOCATION

- Zoned R3-1 within the Los Angeles market, offering an exceptional corner lot presence on a high-traffic street with strategic proximity to the I-5 and SR-170 Freeways.








## STOREFRONT SPECIFICATIONS

- Features 10-foot clear height ceilings, inviting front glass displays, and a high-security iron gate for peace of mind and protection.



# PROPERTY INFORMATION

## PROPERTY OVERVIEW

	<b>Address</b>	<b>11782 Sheldon St, Sun Valley CA</b>
<b>APN</b>	<b>APN</b>	2315-028-032
<b>Z</b>	<b>Zoning</b>	R3-1
<b>Y</b>	<b>Year Built/Renovated</b>	1986
	<b>Lot Size (SF)</b>	10,342 SF
	<b>Lot Dimensions</b>	80' x 130'
	<b>Building Size (SF)</b>	567 SF
	<b>Parking</b>	1.78/1000

## LEASE INFORMATION

	<b>Lease Type</b>	Gross Lease
	<b>Base Rent</b>	\$1,040
	<b>Price Per Square Foot (PSF)</b>	\$1.83/PSF
<b>CAM</b>	<b>Common Area Maintenance (CAM)</b>	\$360
	<b>Space Position</b>	In-line



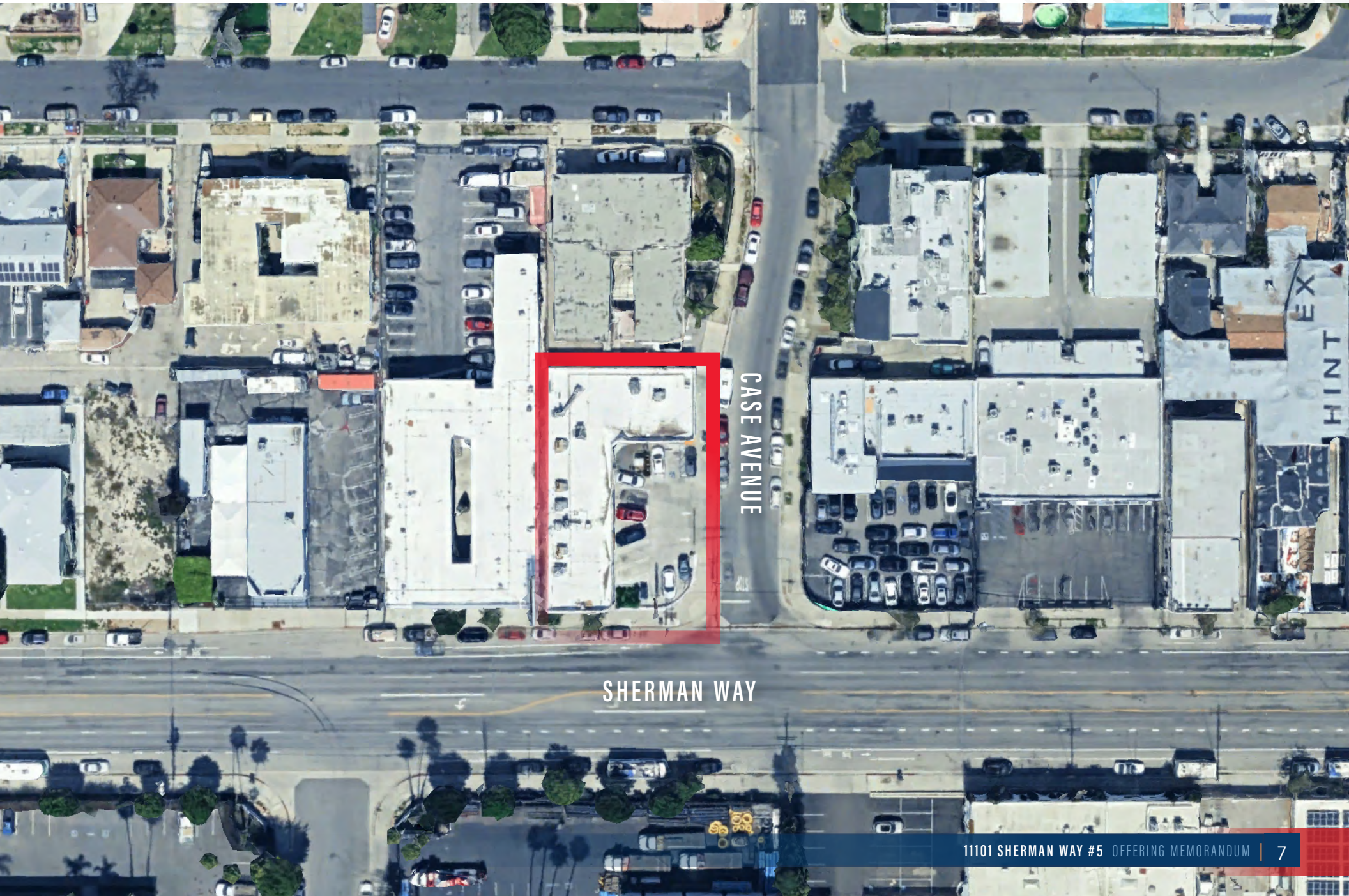
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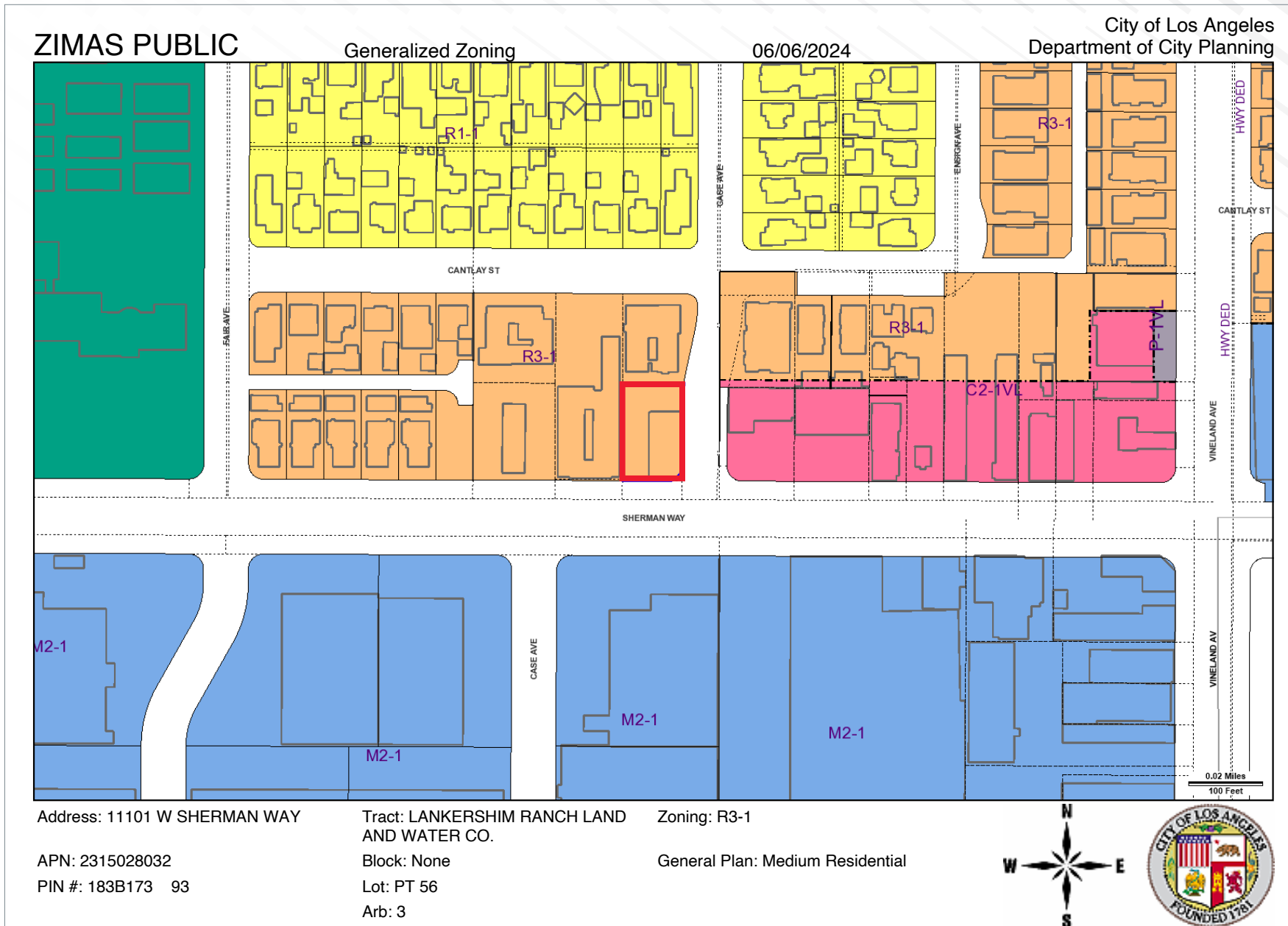
**AERIALS & PHOTOS**

# AERIAL VIEW





# ZONING MAP



# PROPERTY PHOTOS



# 03

# LOCATION OVERVIEW

# AMENITIES MAP

## SUPERIOR FREEWAY ACCESS

Located just over a mile from the I-5 (Golden State Freeway) and the SR-170 (Hollywood Freeway)

**KOHL'S**

**COSTCO**  
WHOLESALE

**THE HOME**  
DEPOT

**CVS**



**TARGET**

**BURBANK**  
AIRPORT



**TARGET**

**COSTCO**  
WHOLESALE

# SUN VALLEY, CA

Strategically located at **11101 Sherman Way #5, Sun Valley, CA 91352**, this highly visible storefront offers a premier retail or professional office footprint in a bustling, high-traffic commercial strip center. Positioned on a prominent corner lot in the heart of the East San Fernando Valley, this location provides a strategic advantage for local businesses requiring maximum street exposure and rapid transit access between the region's major freeways.



## UNMATCHED ACCESSIBILITY

- **Direct Freeway Access:** Situated ideally between the I-5 (Golden State Freeway) and the SR-170 (Hollywood Freeway). This prime positioning allows for immediate east-west commuting along Sherman Way and provides rapid regional connectivity to the greater San Fernando Valley and Downtown Los Angeles.
- **Public Transportation & Commuter Flow:** The property benefits from its location directly on Sherman Way, a major transit artery served by high-frequency Metro Local bus lines. This ensures reliable, everyday access for both a local workforce and transit-dependent customers.
- **Regional Airport Proximity:** Located just minutes from the Hollywood Burbank Airport (BUR), the site offers excellent convenience for out-of-town clients or vendors, while being seamlessly integrated into the commercial rhythm of the local community.



## STRATEGIC BUSINESS LOCATION

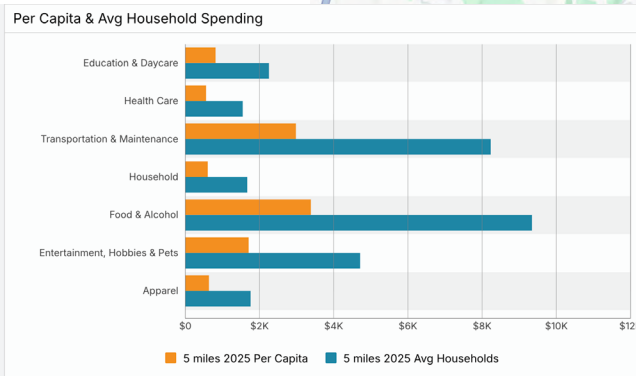
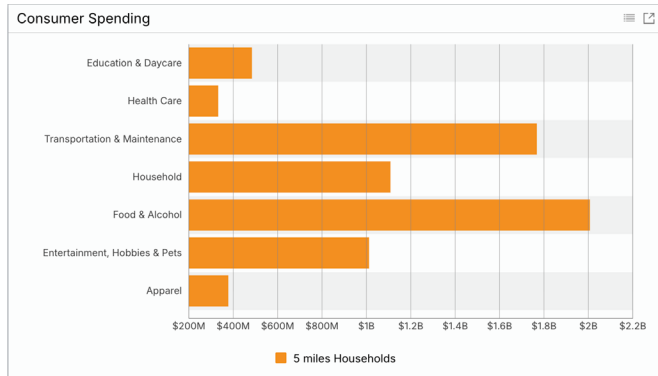
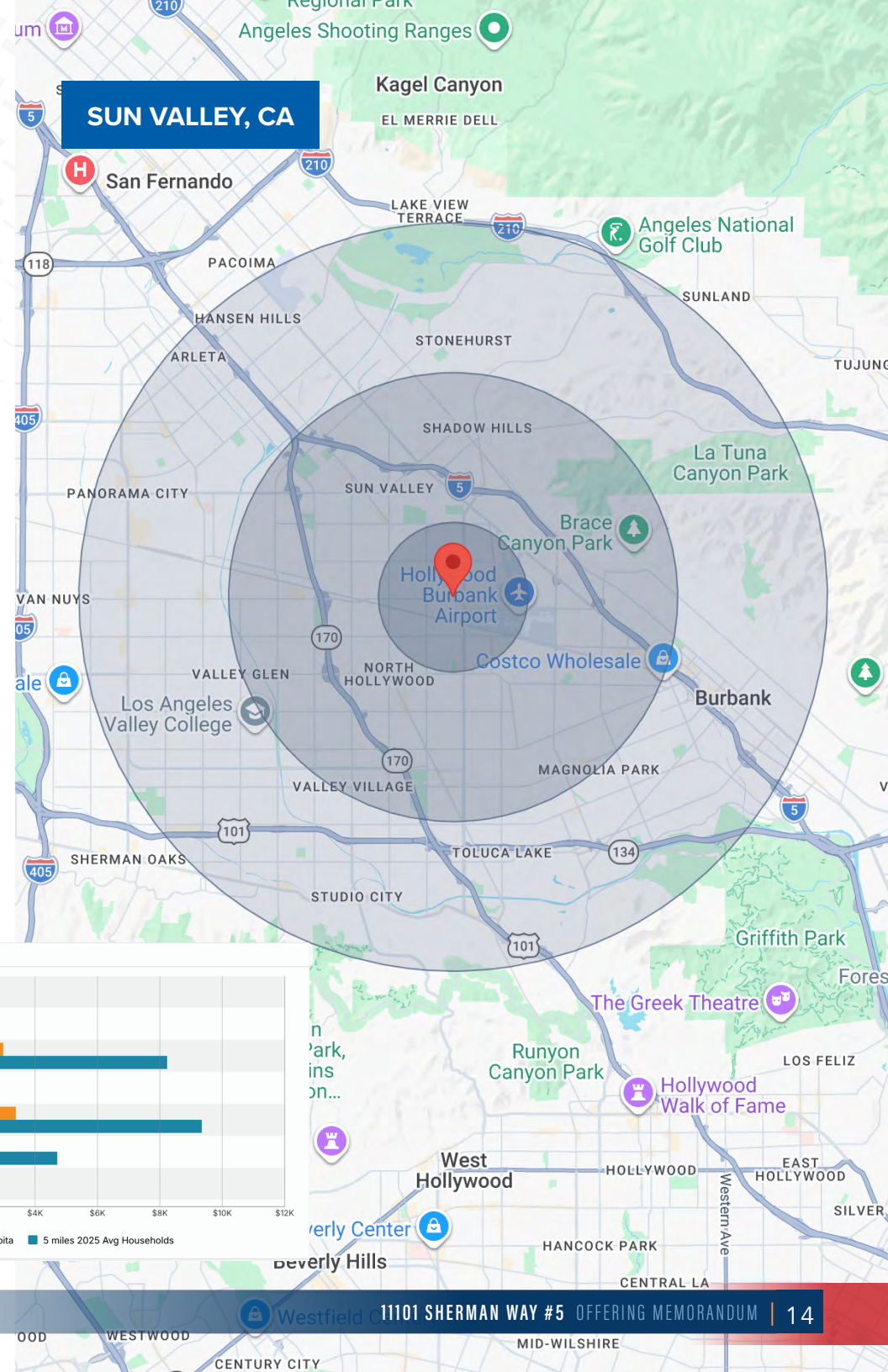
- **Sherman Way Corridor Advantage:** Boasting prominent front signage and excellent street visibility, the site captures a massive daily traffic count. Situated in a busy corner-lot strip center, it naturally draws from a dense, diverse, and loyal local demographic.
- **Turn-Key Retail/Office Layout:** Unit #5 features a highly efficient 567-square-foot open floor plan, complete with finished white walls, polished laminate flooring, tenant-controlled HVAC, and a designated private restroom. This move-in ready condition is perfect for boutique retailers or professional services requiring immediate occupancy.
- **Thriving Local Ecosystem:** The property sits within a vibrant neighborhood retail hub that is a proven draw for the community. Furthermore, its close proximity to major commercial anchors like Costco and Home Depot creates excellent retail synergy and continuous area traffic.

With its highly functional layout, dedicated signage, and strategic positioning on one of the Valley's busiest commercial thoroughfares, 11101 Sherman Way #5 presents an outstanding, cost-effective opportunity for businesses seeking a dynamic storefront presence in Sun Valley.

# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>	31,327	239,224	587,571
<b>Daytime Population</b>	15,540	124,282	305,767
<b>Household</b>	8,932	87,196	218,088
<b>Avg. Age</b>	36	38	38
<b>Avg. HH Income</b>	\$85,773	\$102,009	\$116,543

Demographics by AlphaMap (2025)



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