

18574 Sherman Way

Reseda, CA 91335



THE SPACE

Location 18574 Sherman Way, Reseda, CA, 91335

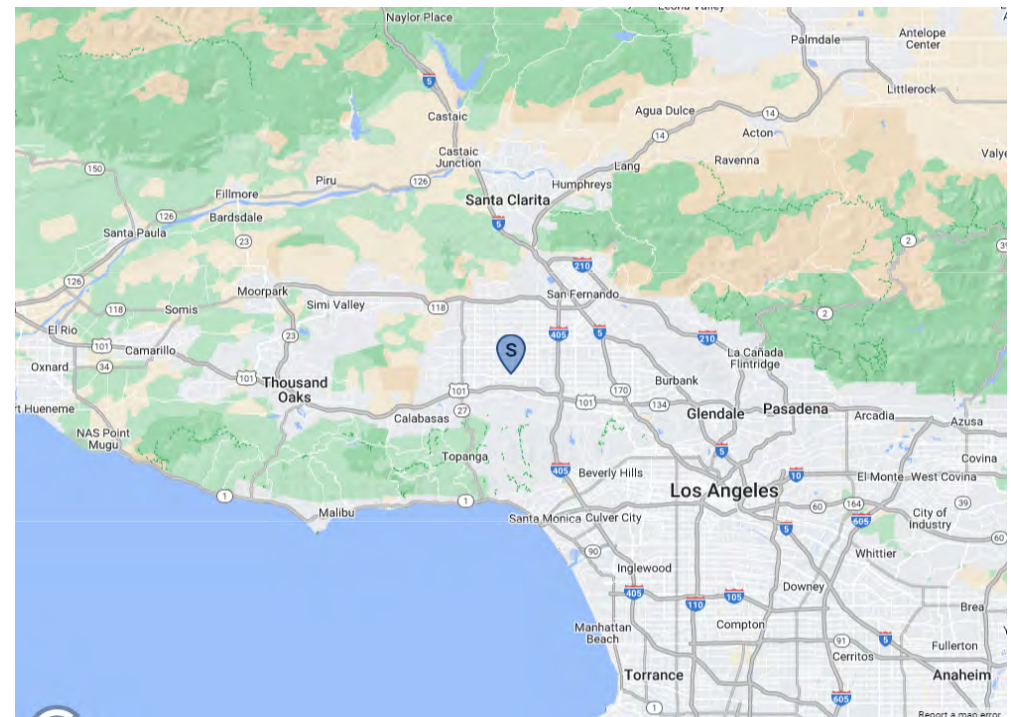
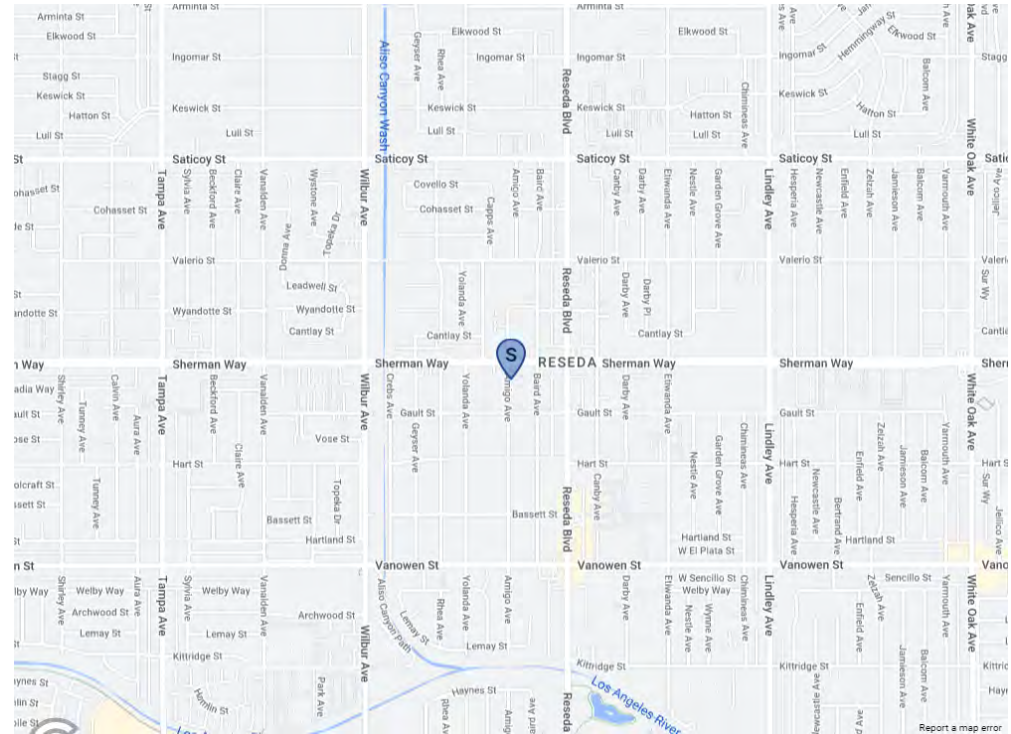
COUNTY Los Angeles

HIGHLIGHTS

- \$50 / Month
- 80 SF
- Single Office Within Established Salon
- 2 Entrances
- High Traffic Location

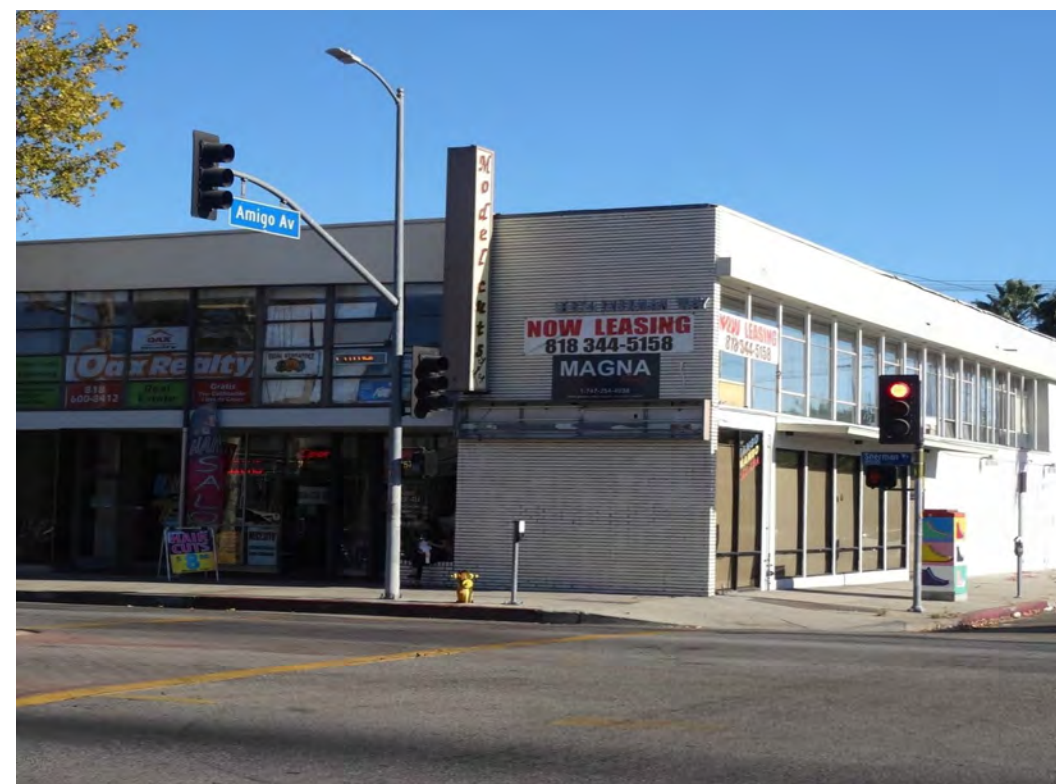
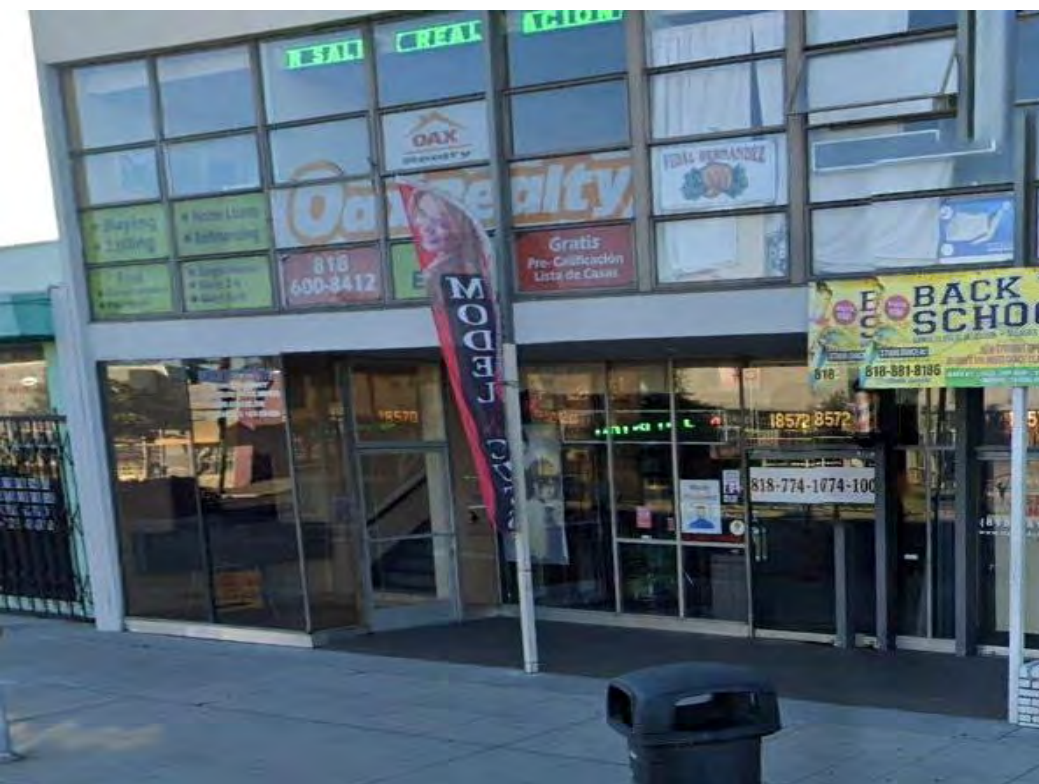
PROPERTY FEATURES

BUILDING SF	9,812
GLA (SF)	80
LAND SF	7,405
LAND ACRES	0.17
YEAR BUILT	1953
ZONING TYPE	C2
BUILDING CLASS	C
LOCATION CLASS	Suburban
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	12
PARKING RATIO	1.22/1000



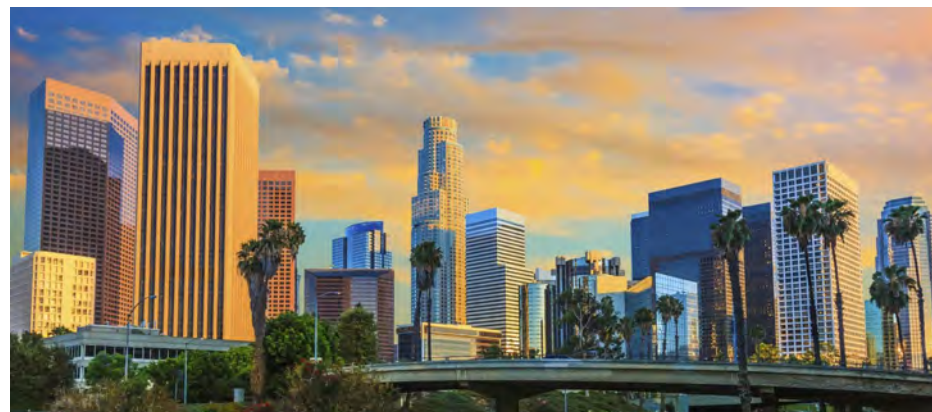






POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	36,936	219,798	525,432
2010 Population	40,658	234,387	556,487
2022 Population	43,178	243,982	588,502
2027 Population	42,721	238,966	578,444
2022 African American	1,799	11,364	29,003
2022 American Indian	862	3,519	8,453
2022 Asian	5,819	32,682	81,269
2022 Hispanic	23,723	103,823	249,136
2022 Other Race	15,468	63,204	153,296
2022 White	13,196	99,018	235,669
2022 Multiracial	6,005	33,913	80,008
2022-2027: Population: Growth Rate	-1.05 %	-2.05 %	-1.70 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,261	6,494	14,961
\$15,000-\$24,999	1,017	4,786	11,805
\$25,000-\$34,999	875	5,033	12,947
\$35,000-\$49,999	1,551	7,808	19,210
\$50,000-\$74,999	2,423	13,453	33,395
\$75,000-\$99,999	1,673	10,451	25,378
\$100,000-\$149,999	2,601	17,250	38,958
\$150,000-\$199,999	1,191	9,638	21,667
\$200,000 or greater	968	9,026	26,818
Median HH Income	\$70,165	\$83,904	\$83,516
Average HH Income	\$95,012	\$113,036	\$120,256

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,547	80,518	190,425
2010 Total Households	12,608	79,767	189,913
2022 Total Households	13,559	83,940	205,139
2027 Total Households	13,445	82,380	202,308
2022 Average Household Size	3.11	2.87	2.82
2000 Owner Occupied Housing	5,190	40,821	92,598
2000 Renter Occupied Housing	6,752	37,115	91,783
2022 Owner Occupied Housing	5,571	42,149	95,610
2022 Renter Occupied Housing	7,987	41,790	109,529
2022 Vacant Housing	722	3,738	10,420
2022 Total Housing	14,281	87,678	215,559
2027 Owner Occupied Housing	5,576	41,632	94,488
2027 Renter Occupied Housing	7,869	40,748	107,820
2027 Vacant Housing	840	5,356	13,842
2027 Total Housing	14,285	87,736	216,150
2022-2027: Households: Growth Rate	-0.85 %	-1.85 %	-1.40 %



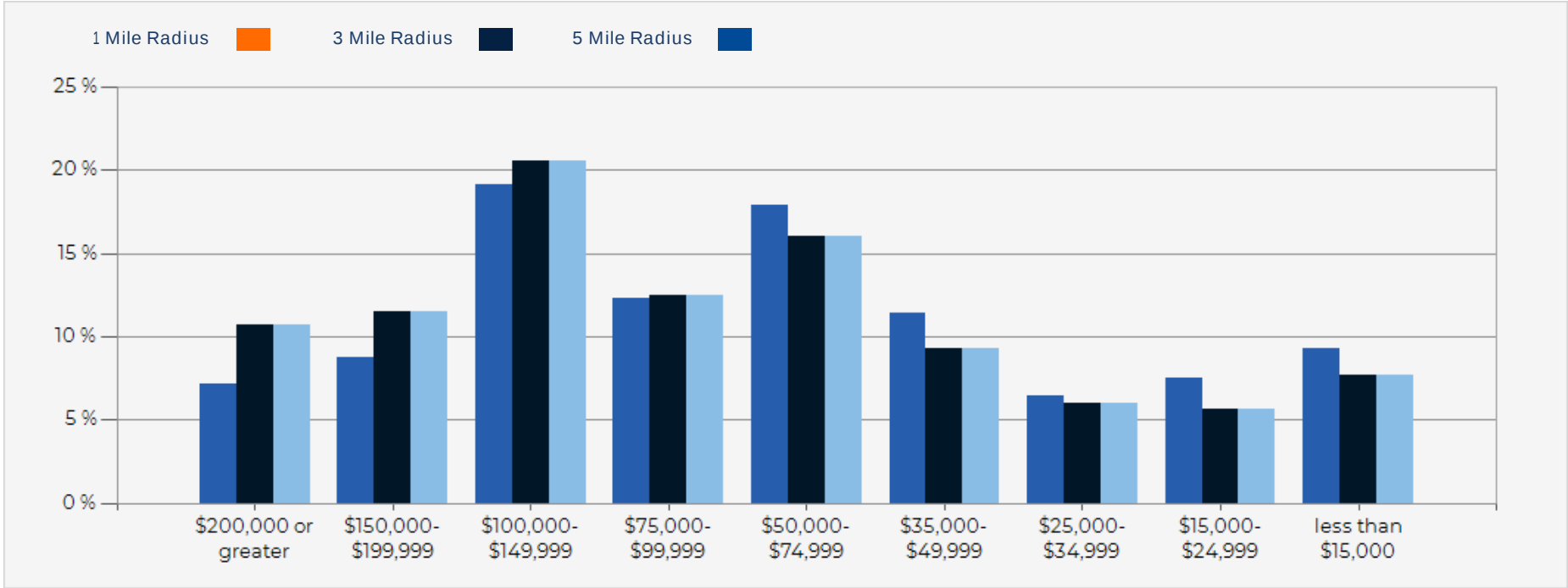
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	3,533	19,534	46,391
2022 Population Age 35-39	3,122	18,227	43,728
2022 Population Age 40-44	2,800	16,381	38,730
2022 Population Age 45-49	2,759	16,008	37,353
2022 Population Age 50-54	2,748	15,969	37,329
2022 Population Age 55-59	2,620	15,294	35,878
2022 Population Age 60-64	2,362	14,138	33,231
2022 Population Age 65-69	1,885	12,050	28,213
2022 Population Age 70-74	1,461	9,682	23,044
2022 Population Age 75-79	963	6,630	16,204
2022 Population Age 80-84	729	4,470	10,935
2022 Population Age 85+	1,121	5,263	12,451
2022 Population Age 18+	33,693	193,363	464,505
2022 Median Age	37	38	38

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,734	\$79,011	\$76,747
Average Household Income 25-34	\$92,400	\$101,888	\$101,642
Median Household Income 35-44	\$80,715	\$100,051	\$94,204
Average Household Income 35-44	\$106,828	\$127,122	\$129,596
Median Household Income 45-54	\$86,467	\$105,182	\$104,322
Average Household Income 45-54	\$109,500	\$133,894	\$141,958
Median Household Income 55-64	\$76,864	\$95,527	\$100,157
Average Household Income 55-64	\$99,336	\$123,163	\$138,077
Median Household Income 65-74	\$59,951	\$73,492	\$79,231
Average Household Income 65-74	\$86,470	\$102,867	\$115,958
Average Household Income 75+	\$58,390	\$75,108	\$86,392

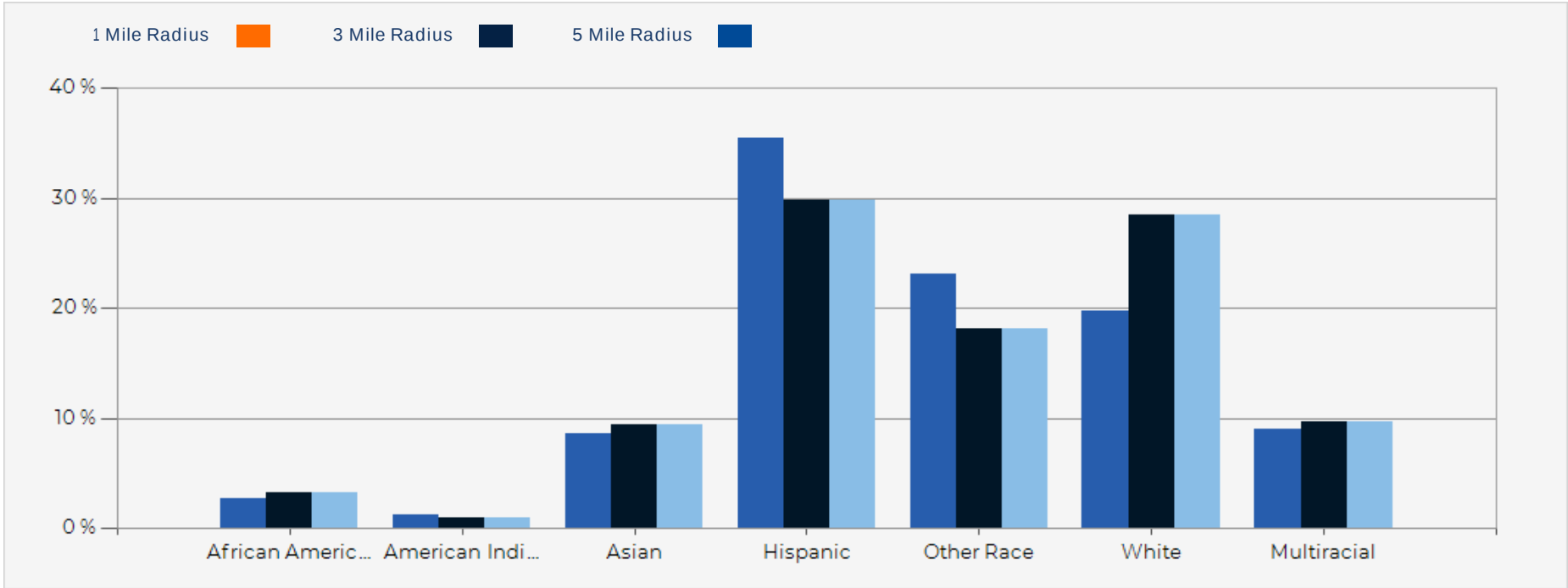
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	3,389	17,806	44,128
2027 Population Age 35-39	3,390	19,027	45,348
2027 Population Age 40-44	2,989	17,469	41,753
2027 Population Age 45-49	2,711	15,658	36,953
2027 Population Age 50-54	2,603	15,116	35,151
2027 Population Age 55-59	2,584	14,881	34,745
2027 Population Age 60-64	2,385	13,492	31,654
2027 Population Age 65-69	2,076	12,286	28,871
2027 Population Age 70-74	1,668	10,383	24,557
2027 Population Age 75-79	1,275	8,064	19,165
2027 Population Age 80-84	845	5,275	12,824
2027 Population Age 85+	1,148	5,410	12,846
2027 Population Age 18+	33,917	191,678	462,076
2027 Median Age	38	40	39

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,231	\$93,109	\$90,167
Average Household Income 25-34	\$113,698	\$123,588	\$123,200
Median Household Income 35-44	\$102,852	\$116,583	\$113,900
Average Household Income 35-44	\$133,975	\$155,297	\$159,080
Median Household Income 45-54	\$103,446	\$120,978	\$121,688
Average Household Income 45-54	\$133,745	\$161,079	\$168,905
Median Household Income 55-64	\$94,164	\$111,516	\$115,469
Average Household Income 55-64	\$123,368	\$149,102	\$163,193
Median Household Income 65-74	\$76,258	\$91,393	\$99,629
Average Household Income 65-74	\$112,028	\$128,809	\$142,866
Average Household Income 75+	\$81,865	\$97,784	\$114,309

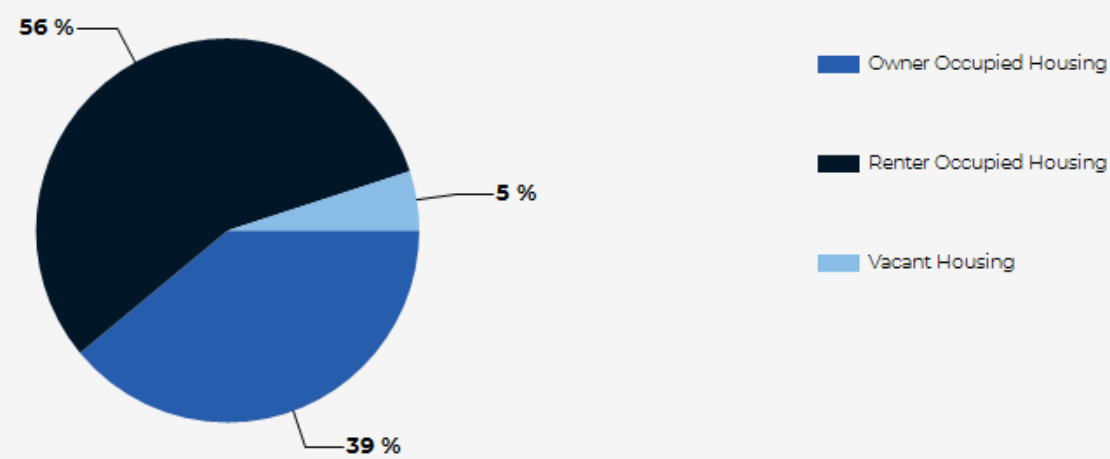
2022 Household Income



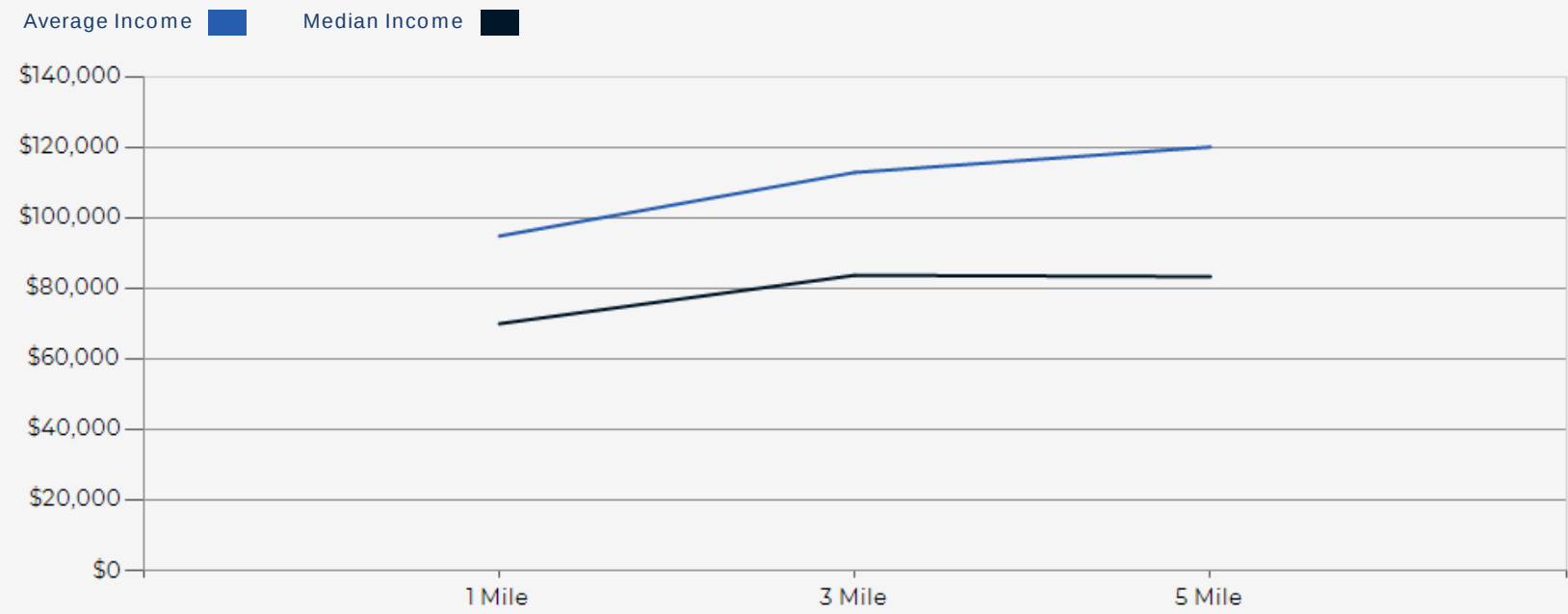
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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