

SINGLE-TENANT BUILDING

± 14,000 SF

Available for Lease

11357 SHERMAN WAY,
SUN VALLEY, CA 91352

(NEC Sherman Way & Tujunga)



AVAILABLE:

± 14,000 SF



IDEAL USES:

Retail • Office • Industrial • Urgent Care



LEASE RATE:

\$1.25 NNN



TRAFFIC COUNTS:

35,148 ADT per Day

JOIN AREA RETAILERS:

Costco, Home Depot, Burger King, Subway, FedEx



LOCATION:

Ideally situated at the crossroads of the Sun Valley, North Hollywood, and Burbank regions in the San Fernando Valley; and conveniently located within a diverse trade area that serves a mix of residential, retail, and industrial neighbors.

PROPERTY HIGHLIGHTS:

- High-Traffic Signalized Intersection
- Great Visibility & Ample Parking
- Gated and Secured Parking Lot
- 1,200 Amps of Power
- Directly Across the Street from new Costco



For Leasing Inquiries,
Please Contact:

ALEX RODRIGUEZ, CLS

818.464.5743

Alex@TAGcre.com

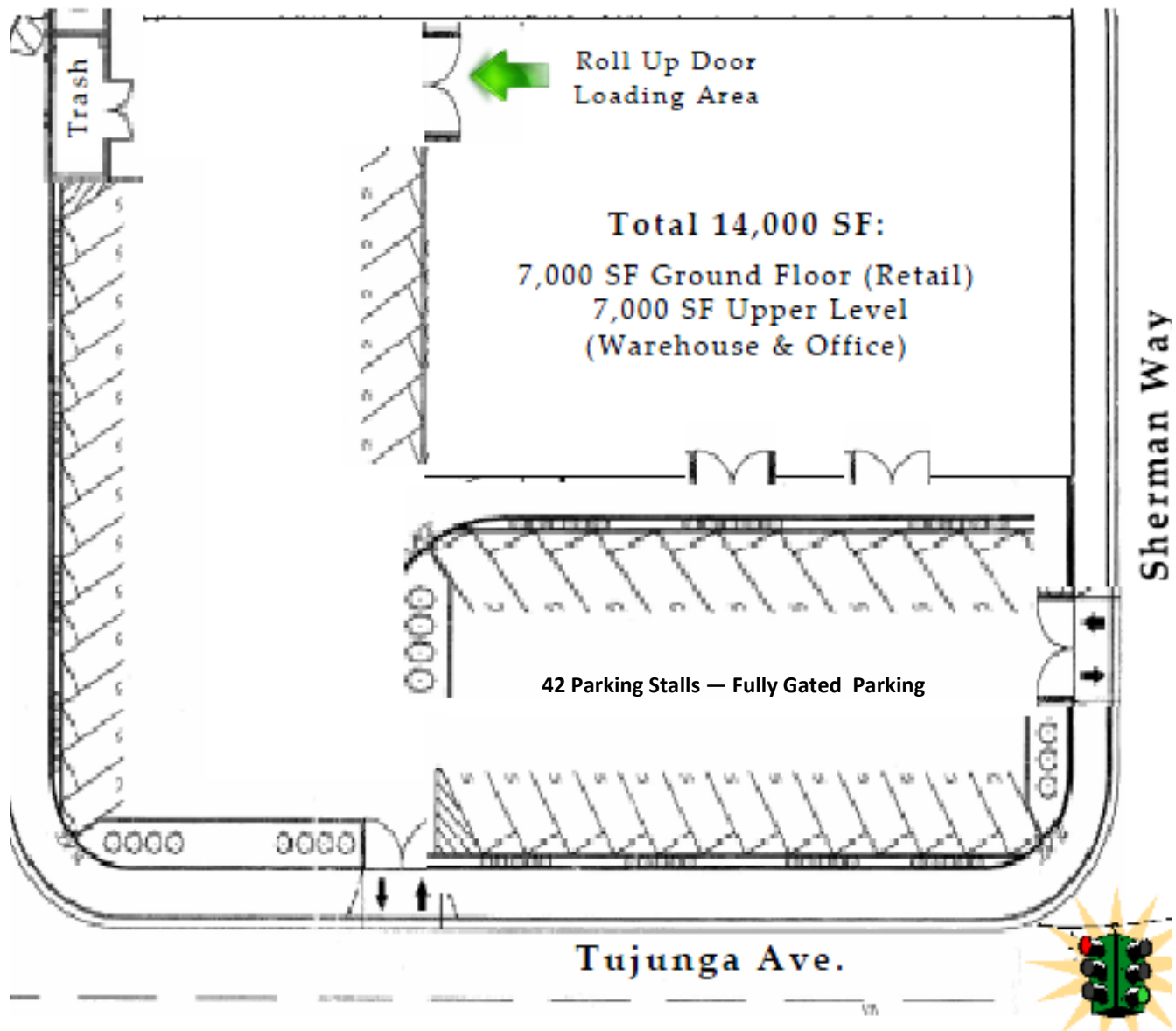
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SITE PLAN



Join Area Retailers:



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AERIAL MAP



THE ALEXANDER GROUP
COMMERCIAL REAL ESTATE

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