

END-CAP AVAILABLE ON BUSY SAN FERNANDO VALLEY THOROUGHFARE

18601 Sherman Way, Reseda, CA 91355



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DRE #00923779

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DRE #02041876

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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 footage 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.



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PROPERTY FEATURES

- + ±2,504 SF end cap Available
- + Great parking
- + Left turn ingress and egress
- + Great signage available
- + Close to 101 and 405 Freeways



AREA AMENITIES

- + Strong demographics
- + Over 45,000 vehicles per day
- + Signalized intersection
- + Join neighboring retailers such as Mc Donalds, UPS, Autozone, Vallarta Supermarket, & more

DEMOS	1 mile	3 mile	5 mile
Population	45,514	247,678	618,961
Avg HH Income	\$69,008	\$83,771	\$88,086
Daytime Pop	22,604	128,488	314,591
Traffic Count	±45,000 CPD on Intersection		

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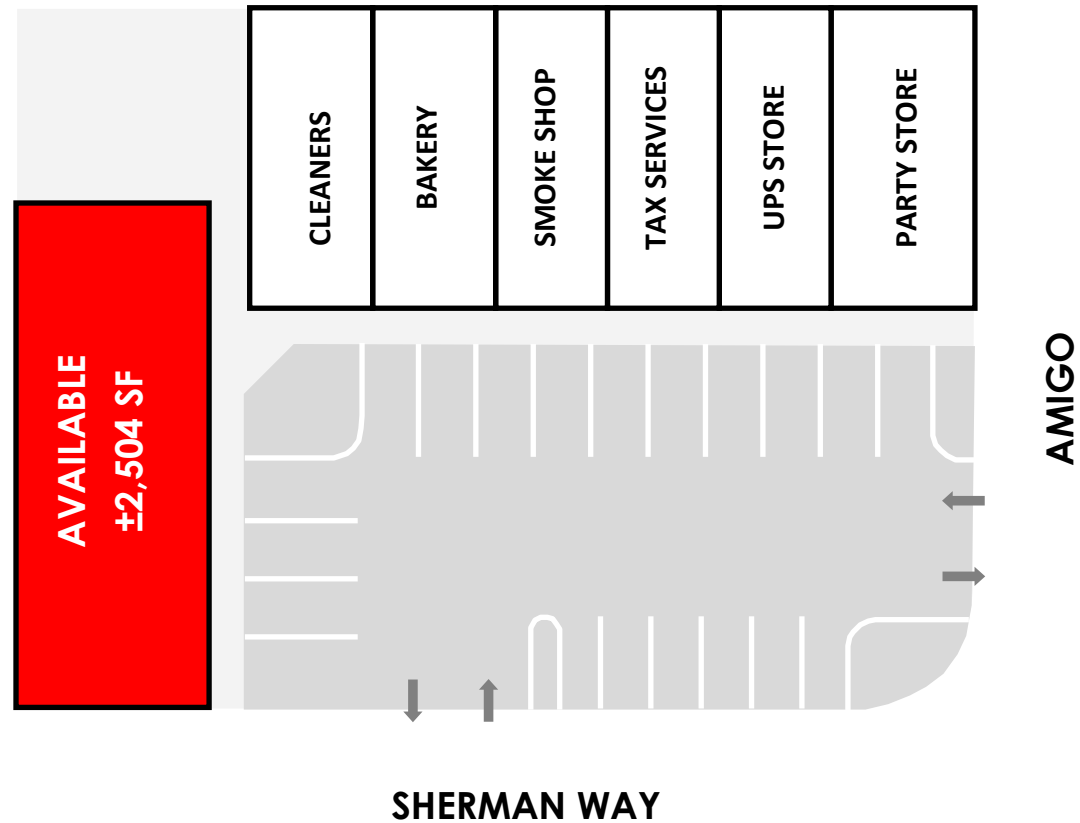
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SITE PLAN



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