



**COLDWELL BANKER  
COMMERCIAL**

# FOR LEASE

## 18301-18309 SHERMAN WAY RESEDA, CA 91335

**HIGH-EXPOSURE CORNER RETAIL**



**BUILDING SIZE  
±14,000 SF**



**AVAILABLE SPACES  
1,050 – 4,000 SF**



**LEASE RATES**  
Retail: ~\$1.94/SF/MO  
(~\$23.28/SF/YR)  
Small Office: ~\$1.75/SF/MO

### PROPERTY HIGHLIGHTS

- High-visibility corner at a signalized intersection
- Excellent signage and building frontage
- Strong traffic counts on Sherman Way
- Dense residential trade area
- Ample parking
- Ideal for retail, service, and daily-needs uses



Open Retail Layout



Turnkey Display Space



Dense Residential Trade Area

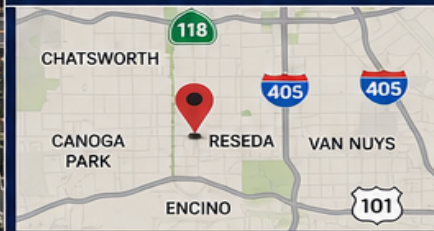


**18301-18309  
SHERMAN WAY**

**TRAFFIC COUNT:  
±39,000 CPD  
(Sherman Way & Reseda Blvd)**

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	37,359	255,493	672,507
Avg. HH Income	\$78,125	\$86,480	\$94,108
Daytime Population	16,659	90,246	227,330



**EXCELLENT  
ACCESS**

Easy access to the  
101, 405 & 27  
Freeways

EXCLUSIVELY LISTED BY:

**TERRY ADAMS**  
Senior Vice President  
CA BRE # 01432125  
818 620 7232 cell  
terry.adams@cbcncrt.com



### AMPLE PARKING

Convenient surface parking for customers and tenants

**ANGEL JOHNSON**  
CalBRE Lic#01988496  
Cell: 818-671-9444



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CalDRE # 0616212