



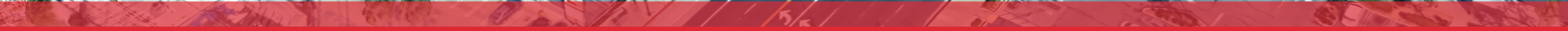
**AVAILABLE** 



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*

**SHERMAN WAY**

**SEPULVEDA BLVD**



**FORMER MEDSPA SPACE AVAILABLE!**

15333 Sherman Way, Van Nuys, CA 91406



**ARMEN TCHAPANIAN**  
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DRE#02041876



# PROPERTY FEATURES

15333 Sherman Way, Van Nuys, CA 91406







## APPROX. 1,850 SF

RETAIL SPACE AVAILABLE

- ✓ High visibility and monument signage
- ✓ Fully built out former Medpsa unit
- ✓ Unit has multiple rooms with sinks, reception area, lobby, private restroom and more!
- ✓ Great parking

## AREA AMENITIES

- ✓ Prime Van Nuys location off the corner of Sherman Way and Sepulveda Blvd
- ✓ Minutes from 405 Freeway on/off ramps
- ✓ Adjacent to Starbucks

| — DEMOGRAPHICS                                                                                       | 1 MILE                                          | 3 MILE   | 5 MILE    |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------|-----------|
|  Population       | 44,087                                          | 315,245  | 751,912   |
|  Avg. HH Income | \$89,190                                        | \$97,264 | \$110,694 |
|  Daytime Pop    | 42,283                                          | 304,317  | 726,053   |
|  Traffic Count  | ± 91,610 CPD ON<br>SHERMAN WAY & SEPULVEDA BLVD |          |           |

RETAIL SPACE  
VAN NUYS, CA

# INTERIOR PHOTOS

15333 Sherman Way, Van Nuys, CA 91406



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# INTERIOR PHOTOS

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**AVAILABLE**



**AERIAL MAP**



**COMMERCIAL  
REAL ESTATE**

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