



7222-A2 VAN NUYS
AVAILABLE
±840 SF

SUITE 101
AVAILABLE
±980 SF

14415 SHERMAN WAY
AVAILABLE
±1,283 SF

SUITE D
AVAILABLE
±1,400 SF

RARE PRIME END-CAP SPACES AVAILABLE!

14435 Sherman Way, Van Nuys, CA 91405



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DRE#01495419



PROPERTY FEATURES

14435 Sherman Way, Van Nuys, CA 91405



- 7222-A2 Van Nuys | ±840 SF - Former California Worker Advocate office
- Unit 101 | ±980 SF - Retail space
- 7218 Van Nuys - SUITE D | ±1,400 SF - Former doctor's clinic
- 14415 Sherman Way | ±1,283 SF - Former H&R Block

- ✓ Multiple ingress/egress points from Van Nuys Blvd and Sherman Way
- ✓ Situated in a State Enterprise zone with lots of natural light
- ✓ Free abundant parking spaces plus truck delivery access

AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic
- ✓ Located at the busy intersection of Van Nuys and Sherman Way
- ✓ Neighboring tenants include: Yum Yum Donuts, Hanmi Bank, ICDC College, Dunkin Donuts, Davita, Kaiser and Providence Hospitals, The Habit Burger, Starbucks, Big 5 Sporting Goods, Target, Walgreens, InN-out, Smart & Final, The Home Depot, Babies R Us, Mann Theaters, Living Spaces, Chipotle, Ross
- ✓ 350+ new apartments in the area
- ✓ Close proximity to the 405 Freeway

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	47,133	339,221	723,928
	Avg. HH Income	\$74,853	\$83,648	\$96,176
	Daytime Pop	37,863	272,846	586,929
	Traffic Count	± 80,448 CPD ON SHERMAN WAY & VAN NUYS		

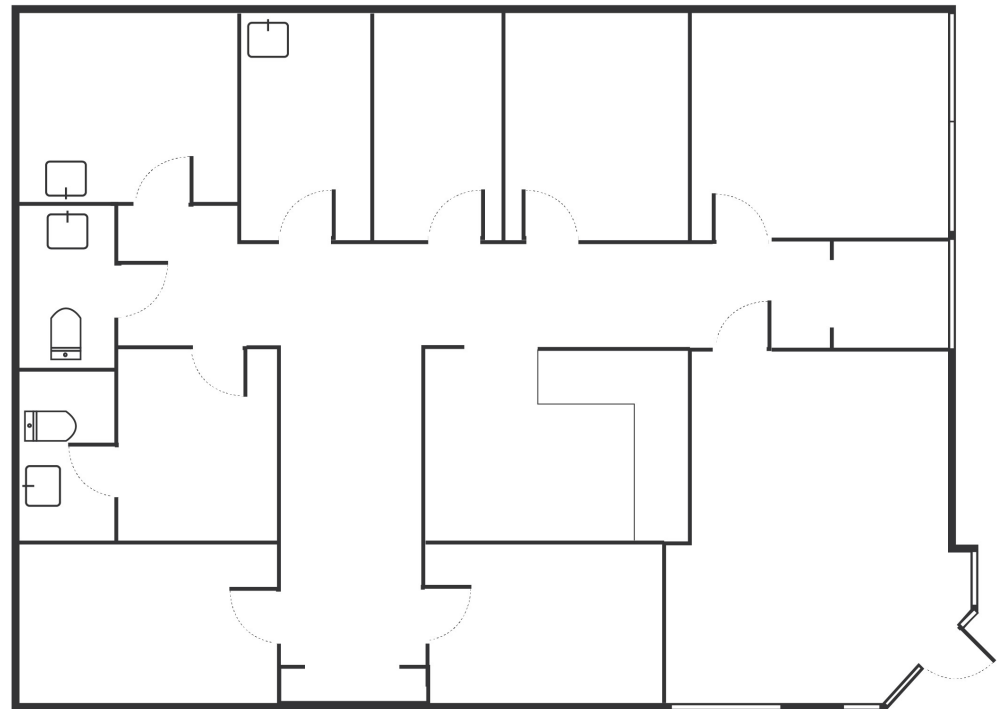
RETAIL SPACES
VAN NUYS, CA

7218 VAN NUYS BLVD - SUITE D

14435 Sherman Way, Van Nuys, CA 91405



±1,400 SF | \$2.95 PSF + \$1.03 PSF NNN | FORMER DOCTOR'S CLINIC



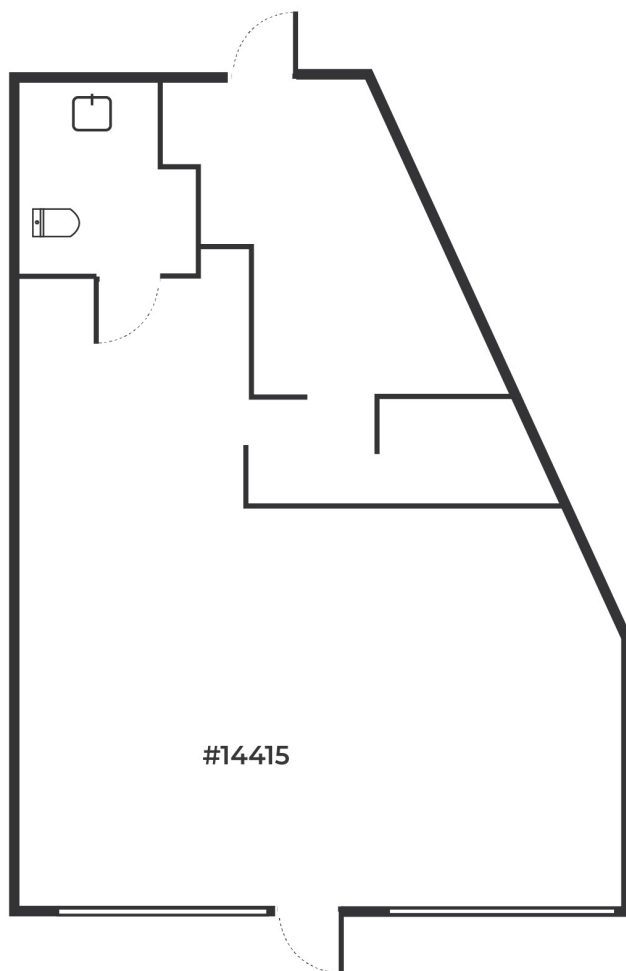
RETAIL SPACES
VAN NUYS, CA

14415 SHERMAN WAY

14435 Sherman Way, Van Nuys, CA 91405



±1,283 SF | \$3.95 PSF + \$1.03 PSF NNN | FORMER H&R BLOCK



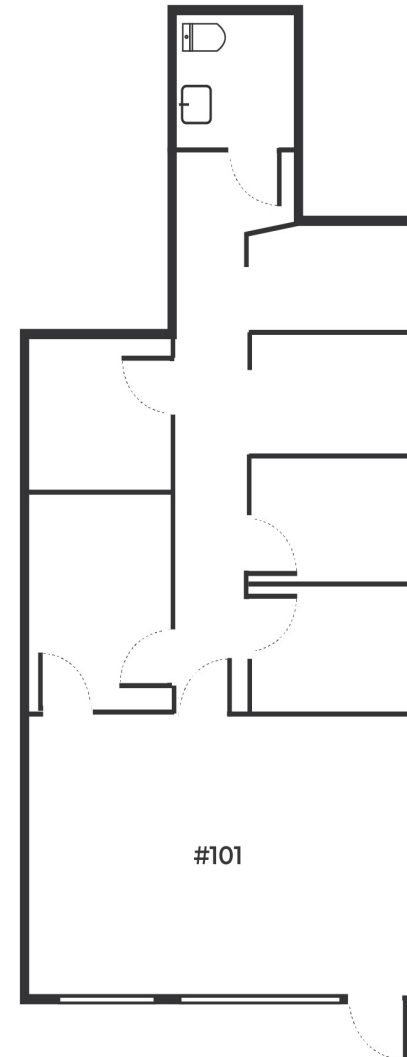
RETAIL SPACES
VAN NUYS, CA

SUITE 101

14435 Sherman Way, Van Nuys, CA 91405



±980 SF | \$2.95 PSF + \$1.03 PSF NNN | RETAIL SPACE



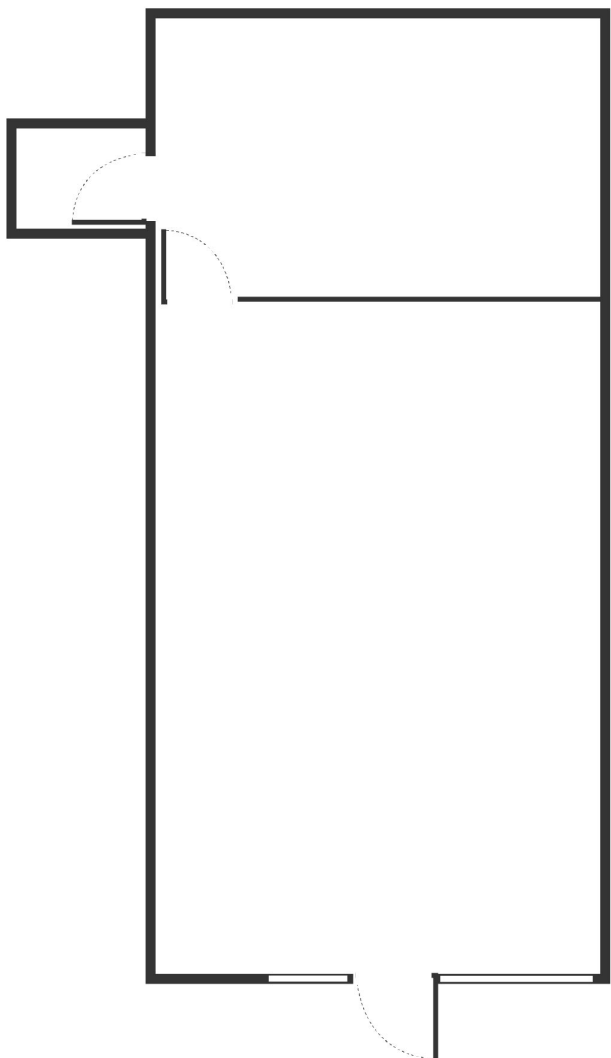
RETAIL SPACES
VAN NUYS, CA

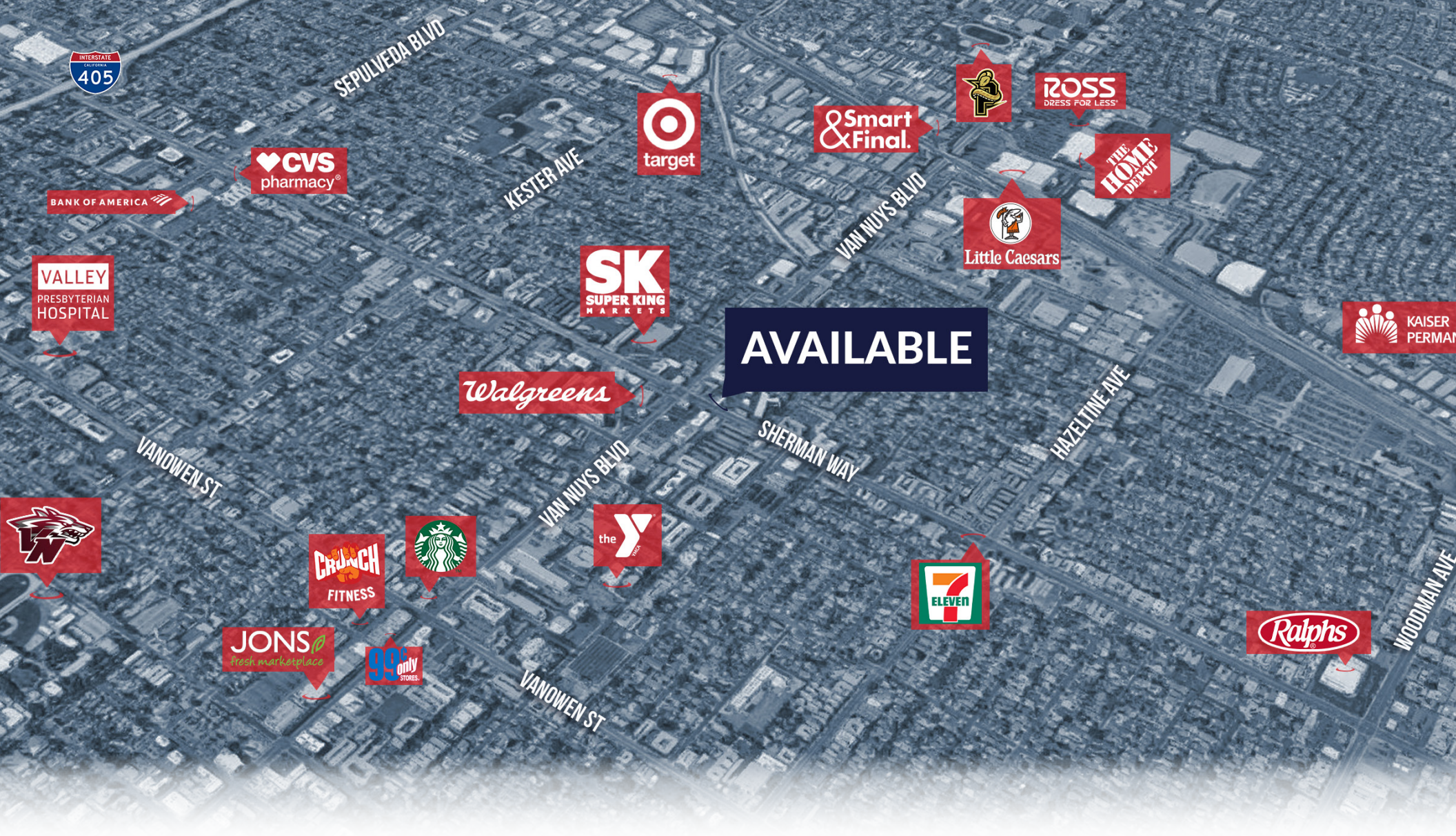
7222-A2 VAN NUYS BLVD

14435 Sherman Way, Van Nuys, CA 91405



±840 SF | \$2.87 PSF + \$1.03 PSF NNN | FORMER CALIFORNIA WORKER ADVOCATE OFFICE





AERIAL MAP



COMMERCIAL
REAL ESTATE

MICHAEL SHARON
SENIOR VICE PRESIDENT

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