

# Prime End-Cap Space Available for Restaurant Use

14435 Sherman Way, Van Nuys, CA 91405



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## FEATURES

- Desirable retail/office space available
- Enterprise Zone (lower parking req)
- Heavy foot & vehicle traffic
- High residential density
- Major retailers in the area

## AREA AMENITIES

- Kaiser and Providence Hospitals nearby
- Local middle and high schools in close proximity
- Convenient access to the 405 Freeway

## RENTAL RATE

- 7218 Van Nuys Blvd ±1,640 SF end-cap | \$4.75 + 0.87 NNN | Possible food use
- 14415 Sherman Way ±1,200 SF | \$4.50 + \$0.87 NNN | End-cap and possible food use



DEMOS	1 MILE	2 MILE	3 MILE
Population	48,666	351,592	752,784
Avg. HH Income	\$70,499	\$80,317	\$94,298
Daytime Pop.	41,958	314,596	676,529
Traffic Count	±87,000 cars per day at intersection		



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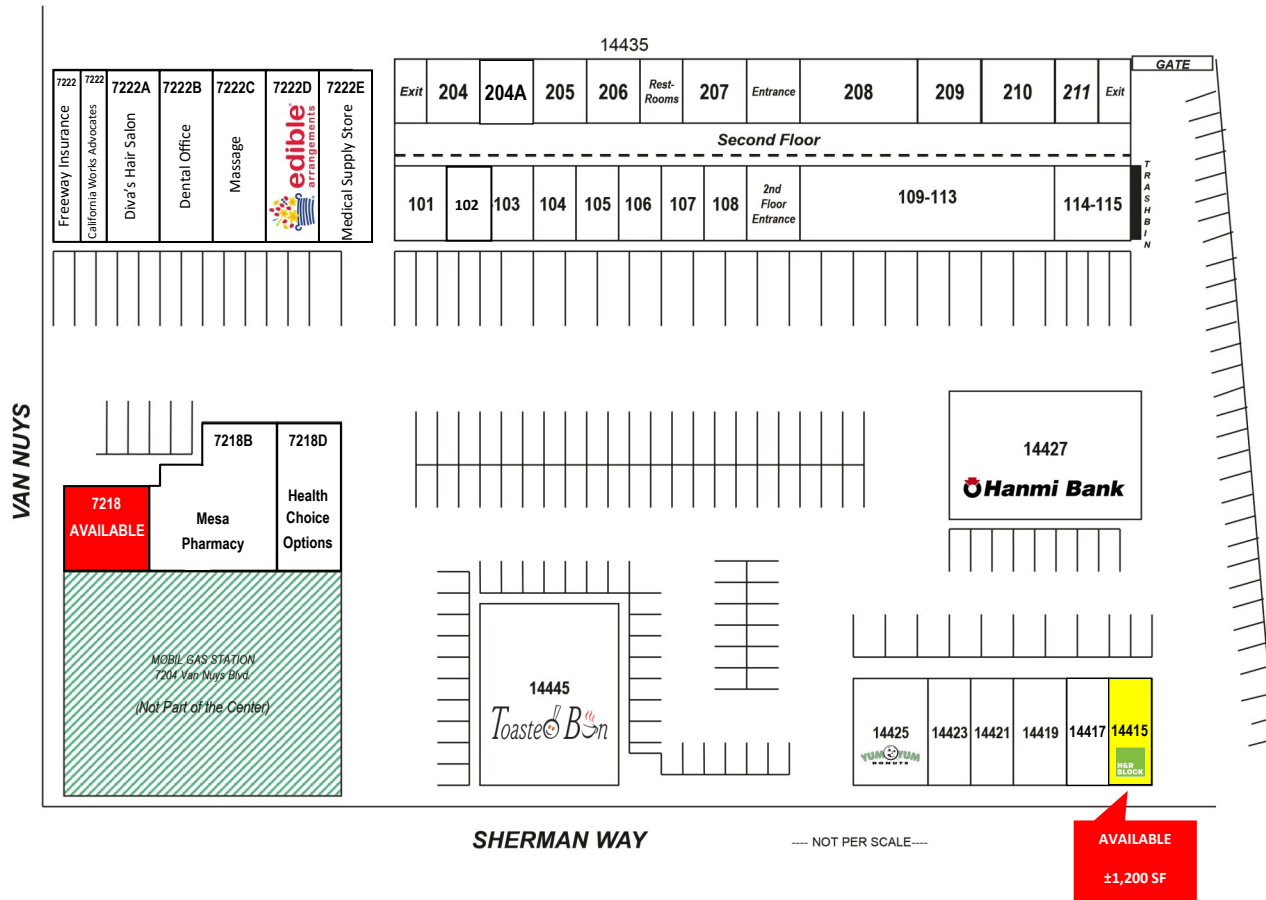
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SUITE	TENANT
101	ACUPUNCTURE & WELLNESS
102	PHYSICAL THERAPY
103	ACUPUNCTURE
104	MAILBOX STORE
105	BARBERSHOP
106	TRAVEL AGENCY
107	DENTAL OFFICE
108	NAIL SALON
109-113	DENTAL OFFICE
114-115	DENTAL LAB
204	WORLD CHANGE MARKETING
204A	INSURANCE
205	ADRIENNE SUNG
206	INSURANCE
207	UNION AUDIOLOGY
208	CHURCH
209	LAW OFFICE
210	AMERICAN PACIFIC COLLEGE
211	GROUP THERAPY
<b>7218</b>	<b>AVAILABLE ±1,640 SF</b>
7222-A2	CALIFORNIA WORKS ADVOCATES
<b>14415</b>	<b>H&amp;R BLOCK</b>
14417	BEAUTY SALON
14419	PIZZA
14421	CIGAR SHOP
14423	NOUR BEAUTY BAR
14425	YUM YUM DONUTS

Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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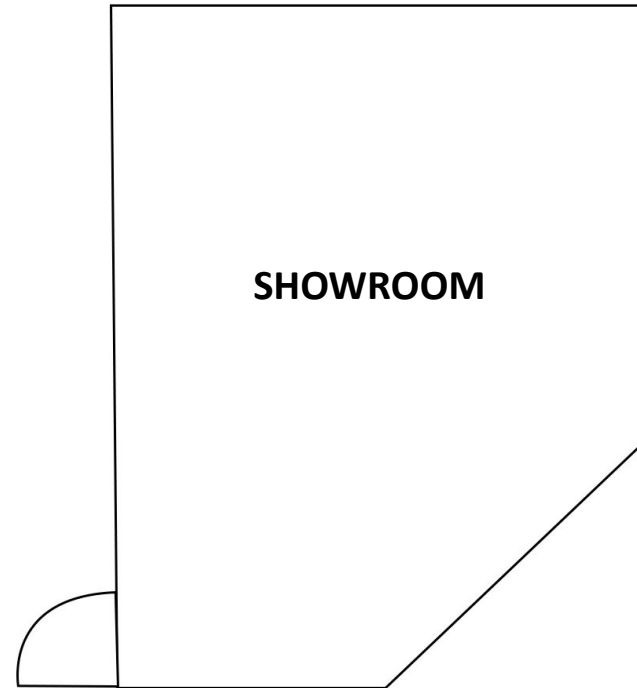
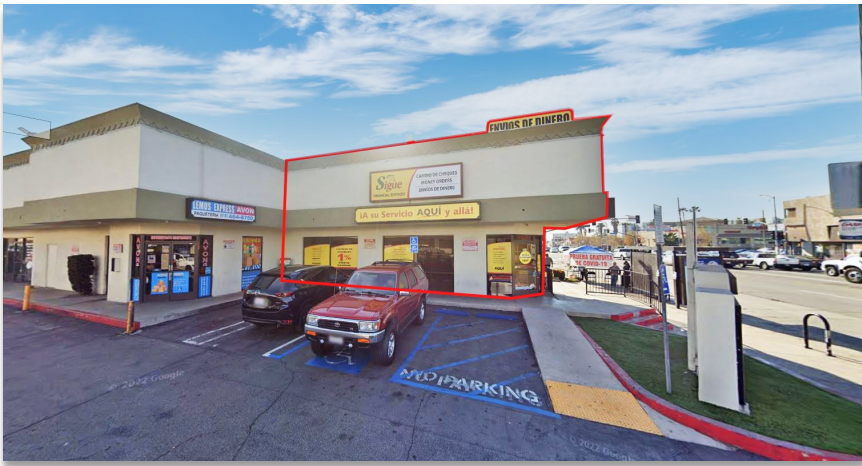
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7218 Van Nuys Blvd: ±1,640 SF | \$4.75 PSF + .87 PSF NNN. Former Financial Institution | Possible Food Use



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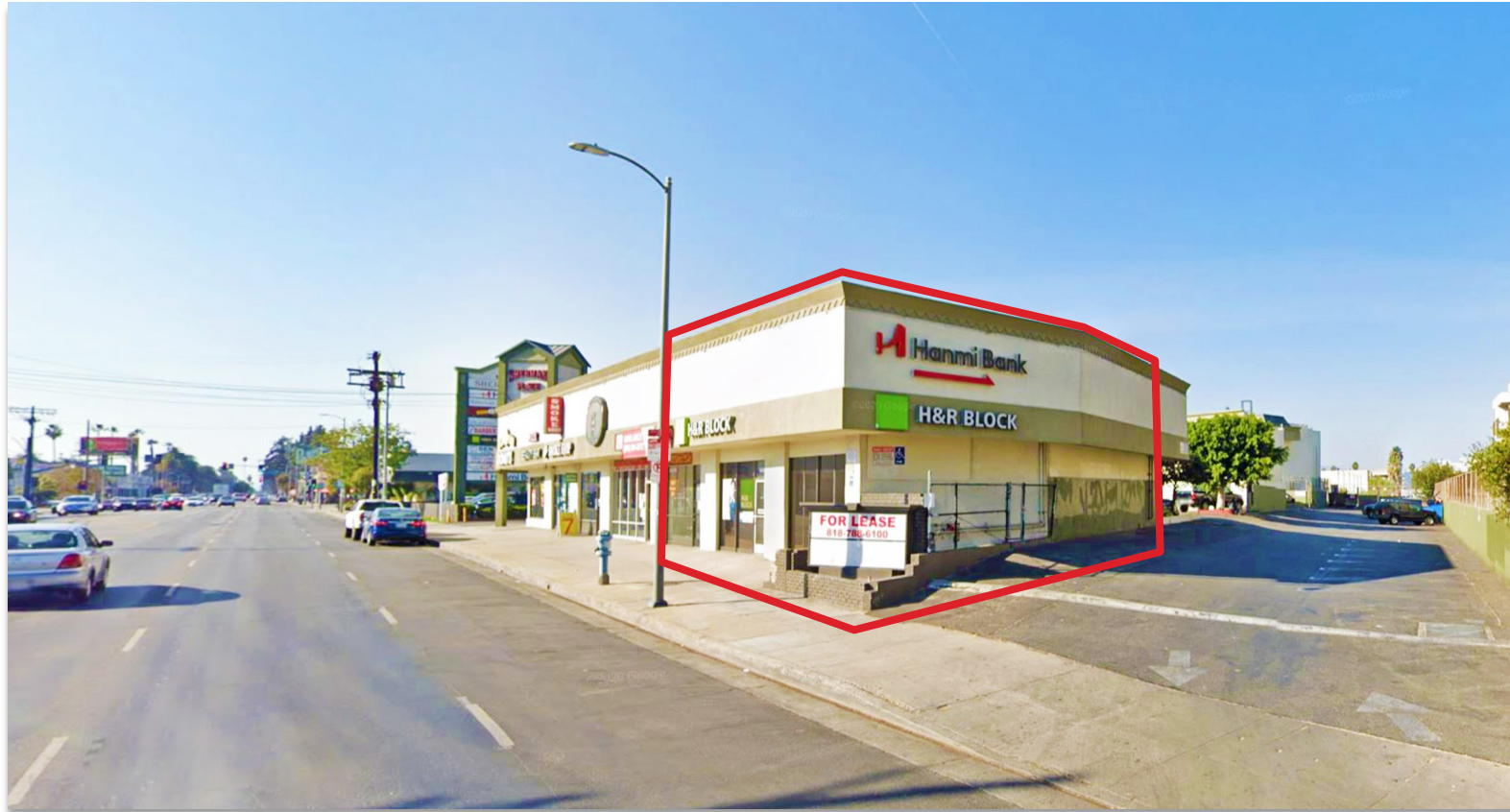
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14415 Sherman Way: ±1,200 SF | \$4.50 PSF + .87 PSF NNN. Currently H&R Block. | Possible Food Use



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