

WEST VALLEY'S MOST DESIRABLE RETAIL, MEDICAL, OFFICE, AND RESTAURANT LOCATION

21355 Sherman Way, Canoga Park, CA 91303



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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

- Great street exposure
- ±1,000 SF available, turnkey space, full build out bakery
- Enormous signage
- Join Starbucks drive-thru
- Excellent traffic counts of ±67,500 CPD
- 700 ft of street frontage
- Average store depth of 45 ft
- Remodeled in 2019, built in 2007
- Allows for Retail, Medical, Office, or Any Size Restaurant Use

AREA AMENITIES

- Adjacent to New Orange Line & Parking Facility Estimated 8,700 Riders Daily
- Busy Intersection in State Enterprise Zone
- Located in a Rapidly Growing Business Community in the Southwest Region of the San Fernando Valley

DEMOS	1 mile	3 mile	5 mile
Population	48,530	240,206	612,489
Avg. HH Income	\$124,780	\$145,570	\$136,266
Daytime Pop.	89,578	302,533	547,509
Traffic Count	±67,500 cars per day		



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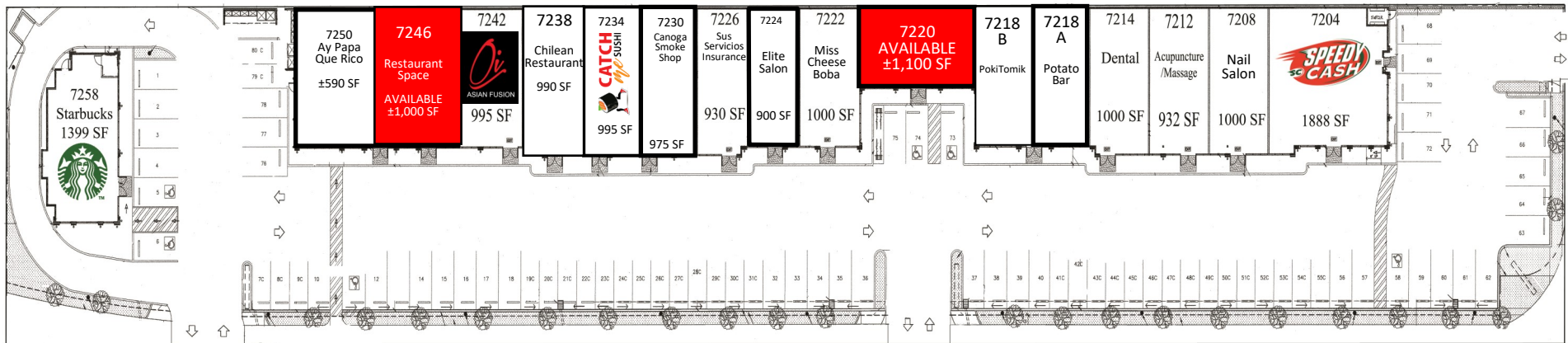
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Site Plan



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