

# AMAZING END CAP OPPORTUNITY

18601 Sherman Way, Reseda, CA 91355



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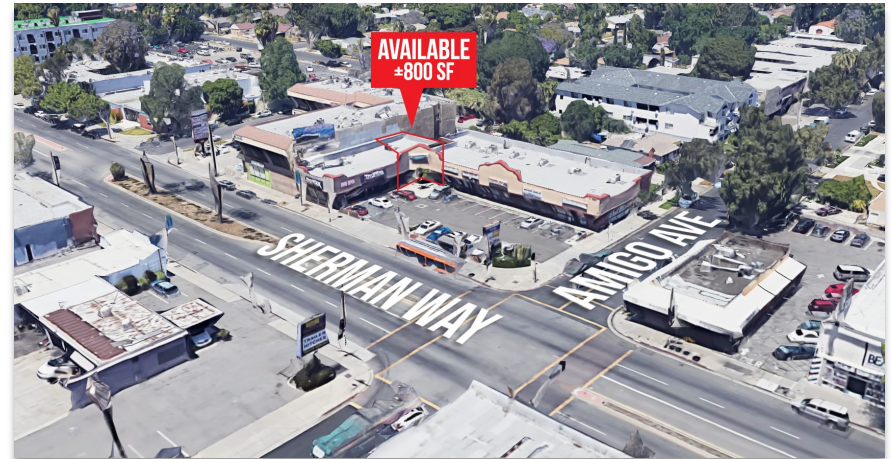
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## PROPERTY FEATURES

- ± 800 SF corner location available
- Great parking
- Left turn ingress and egress
- Great signage available
- Close to 101 and 405 freeways

## AREA AMENITIES

- Strong demographics
- Over 45,000 vehicles per day
- Signalized intersection
- Join neighboring retailers such as Mc Donald's, UPS, AutoZone, Vallarta Supermarket, & more



DEMOS	1 MILE	3 MILE	5 MILE
Population	45,514	247,678	618,961
Avg. HH Income	\$ 69,008	\$ 83,771	\$ 88,086
Daytime Pop	22,604	128,488	314,591
Traffic Count	± 45,000 cars per day		



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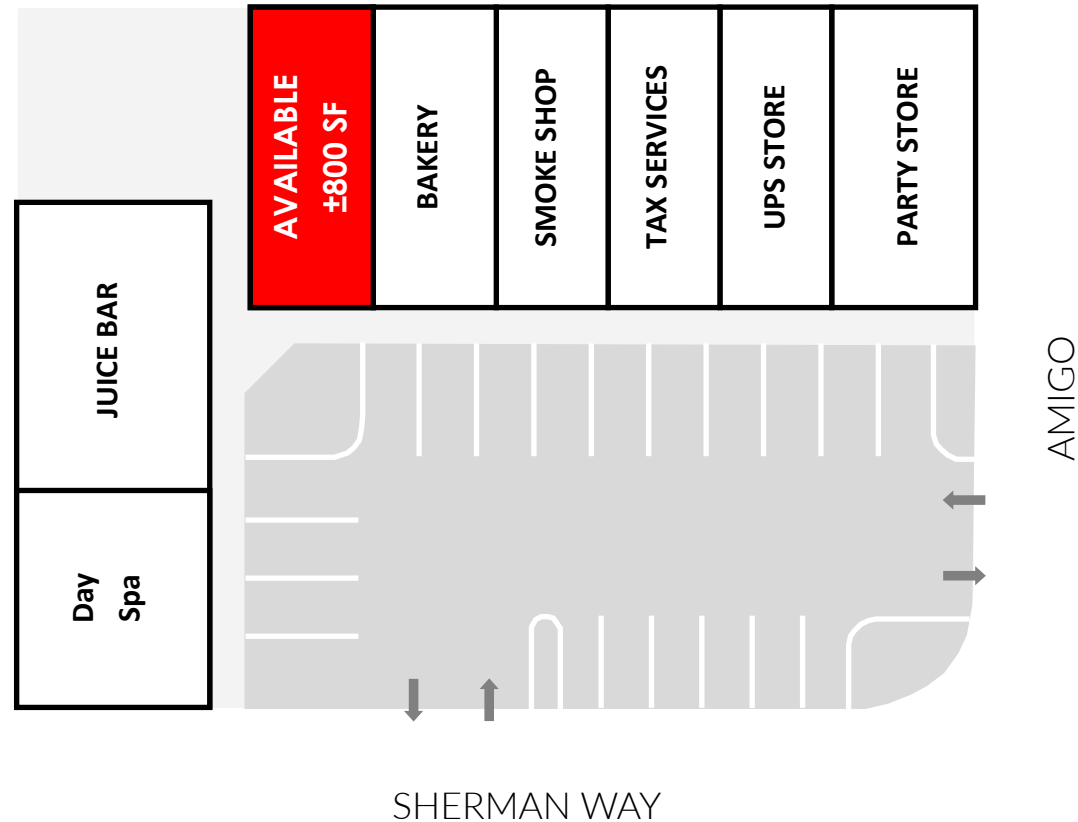
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## SITE PLAN



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