

# Small Retail Space Available in Busy Sherman Oaks Center

4344-4374 Woodman Avenue, Sherman Oaks, CA 91423



**RACHEL ADAMS (818) 697-9375**

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## FEATURES

- ±500 SF former shoe repair shop available for Lease in busy Sherman Oaks shopping center
- Restroom within the unit
- Diverse tenant mix
- Large parking lot

## AREA AMENITIES

- Busy signalized intersection of Woodman and Moorpark
- Walking distance to many shops and restaurants
- One block from Ventura Blvd and the 101 Freeway.



## DEMOS

	Population	Avg. HH Income	Daytime Pop.
<b>1 Mile</b>	27,351	\$131,737	22,710
<b>3 Miles</b>	198,071	\$122,094	163,699
<b>5 Miles</b>	533,845	\$110,236	437,362

## Traffic Count

± 56,033 cars per day



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REAL ESTATE

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