

WEST VALLEY'S MOST DESIRABLE RETAIL AND RESTAURANT LOCATION AT THE INTERSECTION OF SHERMAN WAY AND CANOGA AVENUE

21355 Sherman Way, Canoga Park, CA 91303



FEATURES

- Great Street Exposure
- ±500 - 4,000 SF Available
- ±1760 SF Former Convenience Store Available
- Enormous Signage
- Join Starbucks Drive Through
- Excellent Traffic Counts

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	41,117	221,827	439,192
Avg. HH Income	\$68,676	\$98,395	\$109,851
Daytime Pop	16,810	106,607	199,994
Traffic Count	±67,500 CPD		

CONTACT US

818-501-2212

ARMEN TCHAPANIAN x324

armen@illicre.com | DRE #02041876

ASHER PERGAMENT x143

asher@illicre.com | DRE #01922775

TODD NATHANSON x101

todd@illicre.com | DRE #00923779

