

17607-17643 Sherman Way
Van Nuys, CA 91406

HK Valley Center
FOR LEASE



Presented by:

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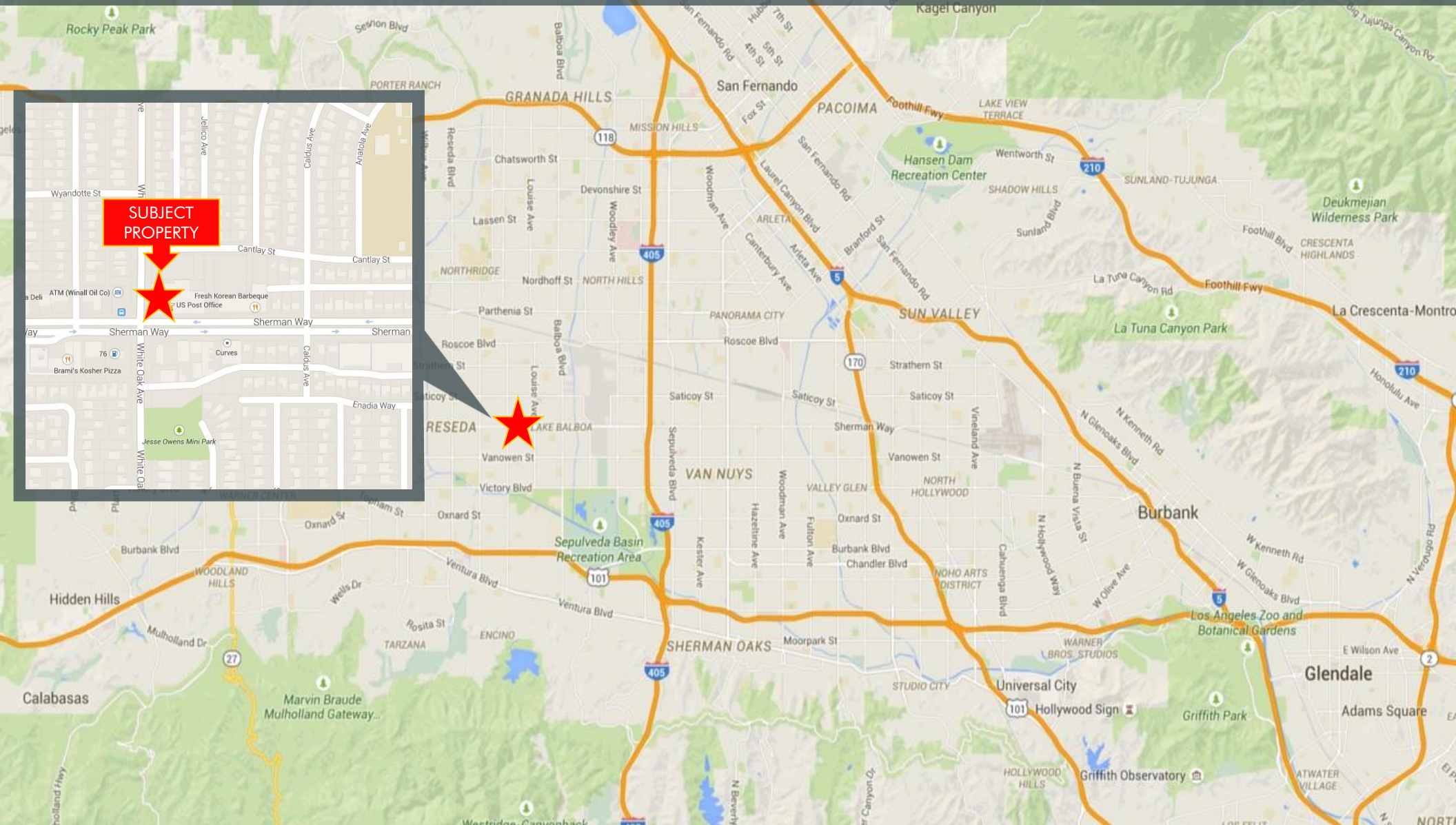
markhong@korusre.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



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PROPERTY INFORMATION

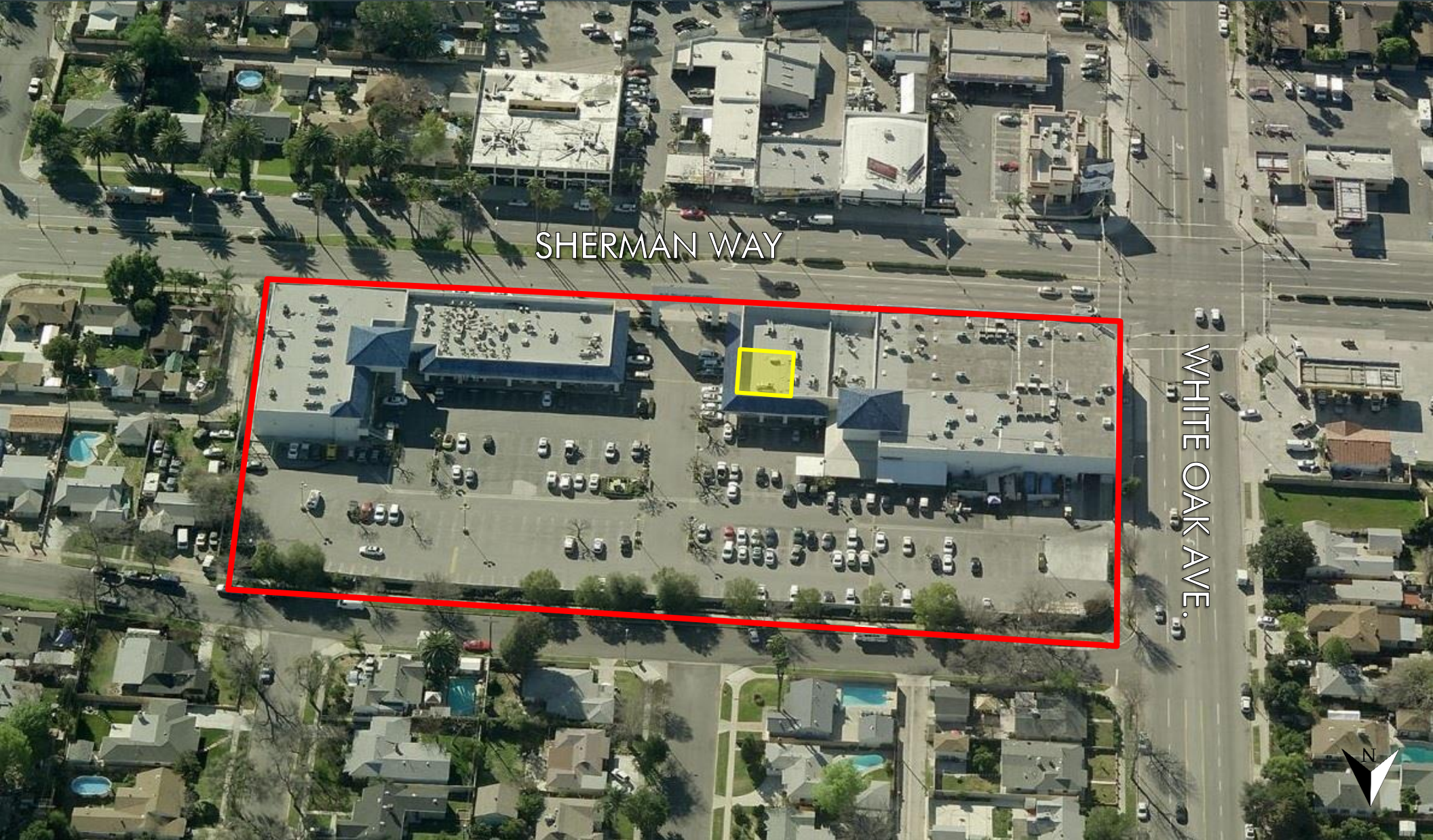
- Address: 17607-17643 Sherman Way
Van Nuys, CA 91406
- APN: 2228-004-009
- Available Spaces: 1st Flr: 1,410 SF
- Lease Rate: \$1.25-\$2.00 Per SF + NNN
- Building Size: ±77,892 SF
- Land Size: ±173,424 SF (4.0 AC)
- Built: 1994
- Zoning: C2-1

PROPERTY HIGHLIGHTS

- Greenland market anchored center.
- Medical/ retail space available.
- NEC Sherman Way and White Oak Ave.
- Convenient access to the 405 and 101 freeways.
- Abundant on-site parking.

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SHERMAN WAY

WHITE OAK AVE.



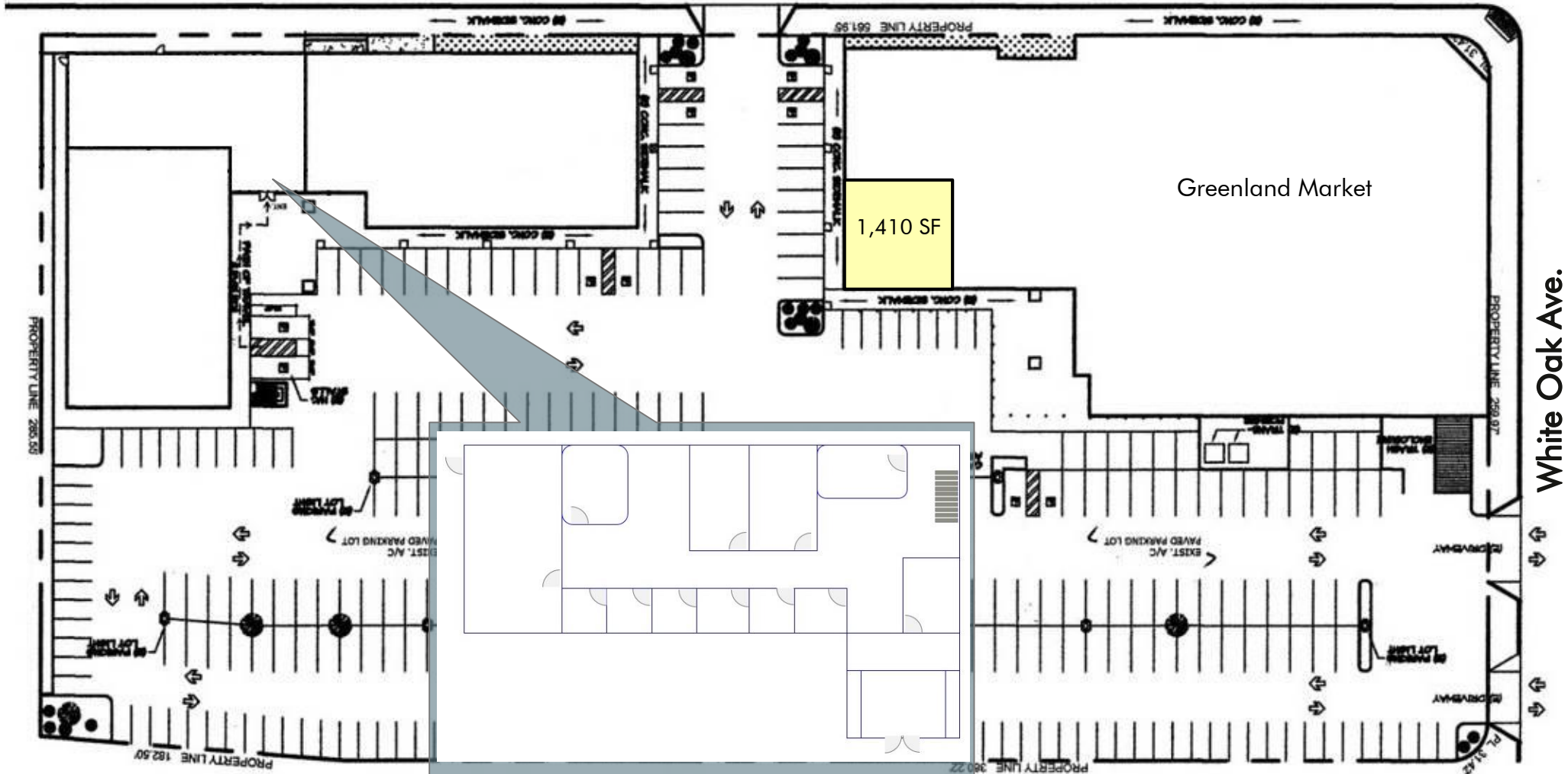
-  1st Floor
-  2nd Floor

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SITE PLAN

Sherman Way



White Oak Ave.

1st Floor

EXTERIOR PHOTOS



INTERIOR PHOTOS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 Total Population	33,107	241,854	689,916
2017 Households	10,392	81,599	227,455
% Population Change 2017-2020	3.51%	3.43%	3.56%
% Household Change 2017-2020	3.27%	3.25%	3.47%
2017 Total Population: Median Age	37	37	35
2017 Total Population: Adult Median Age	45	45	44
2017 Household Income: Average	\$58,291	\$451,316	\$473,611