

PRIME LOCATION IN CANOGA PARK

21211-19 Sherman Way, Canoga Park, CA 91303



Michael Haim Sharon
(818) 697-9385
msharon@illicre.com, BRE #01495419

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.

17547 Ventura Blvd, Suite 304 - Encino, CA 91316 - 818.501.2212 - www.illicre.com - BRE #01834124

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PROPERTY FEATURES

- Unit 21213: ±1,223 SF
- Lease Rate: \$2.75/SF + NNN (\$0.60)
- Located in a newly renovated center
- Stand-alone pylon sign
- Abundant parking behind the property

AREA AMENITIES

- ±35,640 cars per day
- Only 1 block away from the Metro Orange Line
- Property is situated directly across the street from Vallarta Market
- Neighboring retailers include:



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Great visibility on Sherman Way

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DEMOS	1 mile	3mile	5 mile
Population	42,427	231,891	465,328
Avg. HH Income	\$66,378	\$87,297	\$95,009
Daytime Pop.	19,934	127,224	220,204
Traffic Count	±33,473 cars per day		



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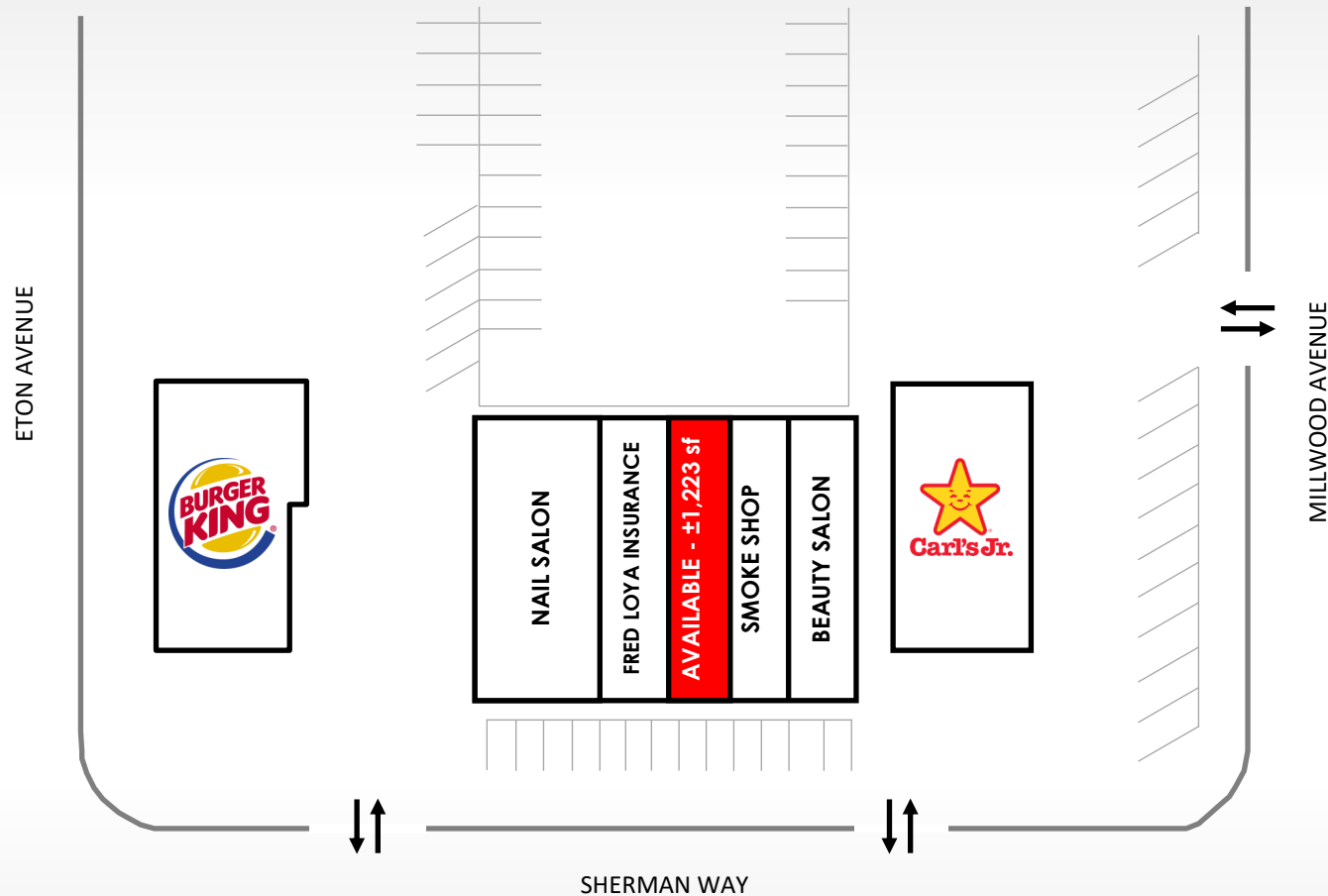
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