

# Grocery-anchored Shopping Center

20423-20439 Sherman Way  
Winnetka, CA 91306

## Available

Restaurant and retail spaces  
960 - 10,460 square feet

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# Grocery-anchored Shopping Center

Freestanding neighborhood center anchored by Smart & Final Extra, with restaurant and retail spaces available for lease.

20423-20439 Sherman Way consists of 10 small restaurant and retail spaces. Positioned at the intersection of Sherman Way and Mason Avenue, the plaza is easily accessible by bus and freeways. Located in one of the best neighborhoods in the San Fernando Valley, Winnetka, and near the amenity-rich core of Canoga Park, the spaces are ideal for tenants of all sizes and notoriety.

## Property Overview

Address	20423-20439 Sherman Way, Winnetka, CA 91306
Available Space	960 - 10,460 square feet
Lease Rate	Negotiable
Lease Term	Negotiable
Availability	Within 30 Days
Frontage	60 feet of frontage on Sherman Way
Parking	Prominent parking available
Traffic Counts	Sherman Way 31,555 VPD; Mason Ave. 21,128 VPD
Zoning	LAR3



## Property Highlights

- Center anchored by Smart & Final Extra!
- Second-generation restaurant and retail spaces available
- Monument and pylon signage
- Heavily trafficked intersection
- Prominent on-site parking spaces
- The Habit Burger Grill coming soon

70

Walk Score  
Very Walkable

40

Transit Score  
Some Transit

59

Bike Score  
Bikeable

# 20423-20439 Sherman Way



## Location

Winnetka is a neighborhood located in the west-central San Fernando Valley region of the City of Los Angeles. Sherman Way, the city's major thoroughfare, features a mix of retail, classic eateries, pizza joints and lively gastropubs. Neighboring communities include Woodland Hills, Northridge, Reseda and Canoga Park.

## Availabilities

Unit	Size	Type	Availability
20423	1,500 SF	Restaurant	Within 30 Days
20425	2,560 SF	Restaurant	Within 30 Days
20427	1,280 SF	Retail	Within 30 Days
20431	1,984 SF	Restaurant	Within 30 Days
20433	960 SF	Retail	Within 30 Days
20435	960 SF	Retail	Within 30 Days
20437	1,216 SF	Retail	Within 30 Days
20439	1,600 SF	Retail	Within 30 Days

## Demographics



Population of **507,048** within a 5-mile radius



Average household income is **\$99,205** within a 3-mile radius



Employee base of **07,048** within a 5-mile radius



Population of **33%** within a 3-miles has a Bachelor's degree or higher



Median age of **37** within a 3-mile radius



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