



**COMMERCIAL  
REAL ESTATE**

*the sign of a profitable property*



**AVAILABLE**



## **END-CAP UNIT AVAILABLE IN THE HEART OF VAN NUYS**

16500 Sherman Way, Van Nuys, CA 91406



**BRANDON PARTIELI**

(310) 697-5390 | [brandon@illicre.com](mailto:brandon@illicre.com)  
DRE#02126338

**BRIAN WIENER**

(310) 730-1459 | [brian@illicre.com](mailto:brian@illicre.com)  
DRE#01259067

**TODD NATHANSON**

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779



RETAIL SPACE  
VAN NUYS, CA

## EXCLUSIVELY LISTED BY

**BRANDON PARTIELI**

ASSOCIATE

(310) 697-5390 | [brandon@illicre.com](mailto:brandon@illicre.com)  
DRE#02126338

**BRIAN WIENER**

ASSOCIATE

(310) 730-1459 | [brian@illicre.com](mailto:brian@illicre.com)  
DRE#01259067

**TODD NATHANSON**

PRESIDENT

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779

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 foot-age 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.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

# PROPERTY FEATURES

16500 Sherman Way, Van Nuys, CA 91406







## APPROX. 1,818 SF

END-CAP UNIT AVAILABLE IN THE HEART OF VAN NUYS

- ✓ Co-tenants include Autozone, Subway, Popeyes, and Food 4 Less
- ✓ Excellent signage opportunity on the corner of Sherman Way and Hayvenhurst avenue
- ✓ Plenty of parking available in the large parking lot

## AREA AMENITIES

- ✓ Close proximity to Van Nuys Airport
- ✓ High traffic counts

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	26,141	281,918	688,413
 Avg. HH Income	\$82,839	\$89,592	\$101,458
 Daytime Pop	21,381	228,277	564,451
 Traffic Count	± 43,899 CPD ON SHERMAN WAY & HAYVENHURST AVE		

RETAIL SPACE  
VAN NUYS, CA

# INTERIOR PHOTOS

16500 Sherman Way, Van Nuys, CA 91406



# SITE PLAN

16500 Sherman Way, Van Nuys, CA 91406



SHERMAN WAY

DE CELIS PL

**FOOD4LESS**

HAVENHURST AVE

AVAILABLE

**AutoZone**

**SUBWAY**

**POPEYES**

Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



**AVAILABLE**



**AERIAL MAP**



**COMMERCIAL  
REAL ESTATE**

**BRANDON PARTIELI**  
ASSOCIATE

(310) 697-5390 | [brandon@illicre.com](mailto:brandon@illicre.com)  
DRE#02126338

**BRIAN WIENER**  
ASSOCIATE

(310) 730-1459 | [brian@illicre.com](mailto:brian@illicre.com)  
DRE#01259067

**TODD NATHANSON**  
PRESIDENT

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

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 foot-age 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.