



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



PRIME RESTAURANT OPPORTUNITY

21013 Sherman Way, Canoga Park, CA 91303



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PROPERTY FEATURES

21013 Sherman Way, Canoga Park, CA 91303



APPROX. 2,074 SF

TURN-KEY SPACE FORMERLY OPERATED AS CORN N CRAB

- ✓ Fully built-out restaurant with beer & wine license
- ✓ Excellent visibility
- ✓ High-traffic location
- ✓ Renovated in 2019
- ✓ Open seating floor plan
- ✓ Full commercial kitchen: 2 x 12ft hood systems, walk-in cooler & freezer, 3-compartment sink, dry storage
- ✓ Private office + 2 restrooms
- ✓ Building & pylon signage facing Sherman Way & Independence
- ✓ Approx. 30 ft of prime frontage on Sherman Way
- ✓ Seating capacity: ±70 occupants
- ✓ Abundant natural light
- ✓ 211 shared parking spaces + truck delivery access
- ✓ Zoning: LAC2
- ✓ 5 years remaining on lease (Landlord open to new lease)

RENTAL RATE

UNIT 9250 | ±2,074 SF | \$2.09 PSF + \$0.45 PSF NNN

KEY MONEY

\$200,000

RESTAURANT SPACE
CANOGA PARK, CA

INTERIOR PHOTOS

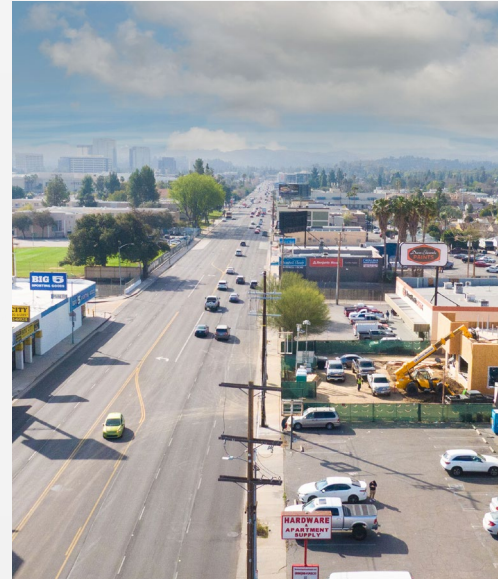
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AREA AMENITIES

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- ✓ Signalized corner of Sherman Way & Independence Ave
- ✓ Surrounded by national retailers: CVS, Vallarta, AutoZone, Burger King, Dominos and Motel 6
- ✓ Minutes from CSUN, Pierce College, Valley College of Medical Careers, and more
- ✓ High-density residential and commercial area with strong day/night traffic
- ✓ Close to 101, 118, and 405 Freeways



DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
44,771	229,992	457,145



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$84,091	\$109,404	\$116,820



DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
45,226	229,255	452,134



TRAFFIC COUNT

± 30,548 CPD ON SHERMAN WAY



AVAILABLE



AERIAL MAP



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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.