

# FOR LEASE

KAFCO PLAZA

18625 SHERMAN WAY | RESEDA, CA 91335-4148



**BRETT MERO**

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LEASING

BROKERAGE

INVESTMENTS

## FEATURES & AMENITIES

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### FEATURES & AMENITIES

- Busy Two-Story Center
- +/- 730sf Former Restaurant Space Available &
- +/- 840 sf Former Dental Office
- Great Signage Space Available
- Located on Busy Sherman Way
- Total Population 249,083 within 3-mile radius
- Average Household Income of \$\$71,918 within 3-mile radius
- Near 405, 118, and 101 freeways

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	11,105	42,054	84,184
Total Population	36,101	132,349	249,083
Average HH Income	\$61,291	\$67,122	\$71,918

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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### PROPERTY HIGHLIGHTS

Exceptional retail opportunity at the signalized intersection of Sherman Way & Capps Avenue in Reseda, CA. The property offers outstanding street visibility along a heavily trafficked corridor, with ample front and rear parking and prominent signage opportunities, including above-storefront and pole signage. The site benefits from a strong local trade area, serving a population of 249,083 within a 3-mile radius and an average household income of approximately \$\$71,918.

### OFFERING SUMMARY

Lease Rate:	\$2.50 - 3.50 SF/month (MG; NNN)
Available SF:	718 - 840 SF
Building Size:	6,767 SF

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## ADDITIONAL PHOTOS

KAFCO PLAZA | 18625 SHERMAN WAY, RESEDA, CA 91335-4148

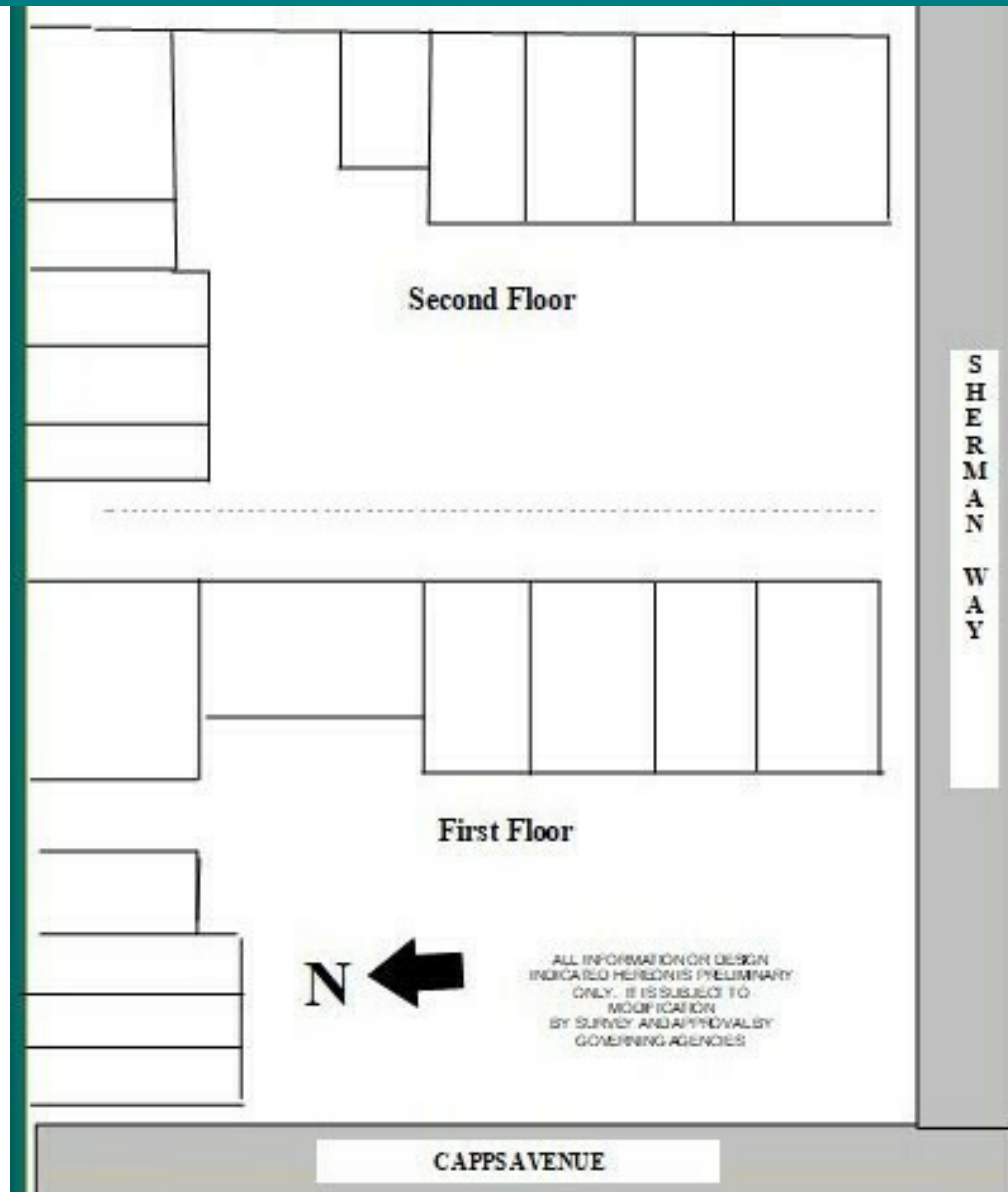
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## SITE PLANS

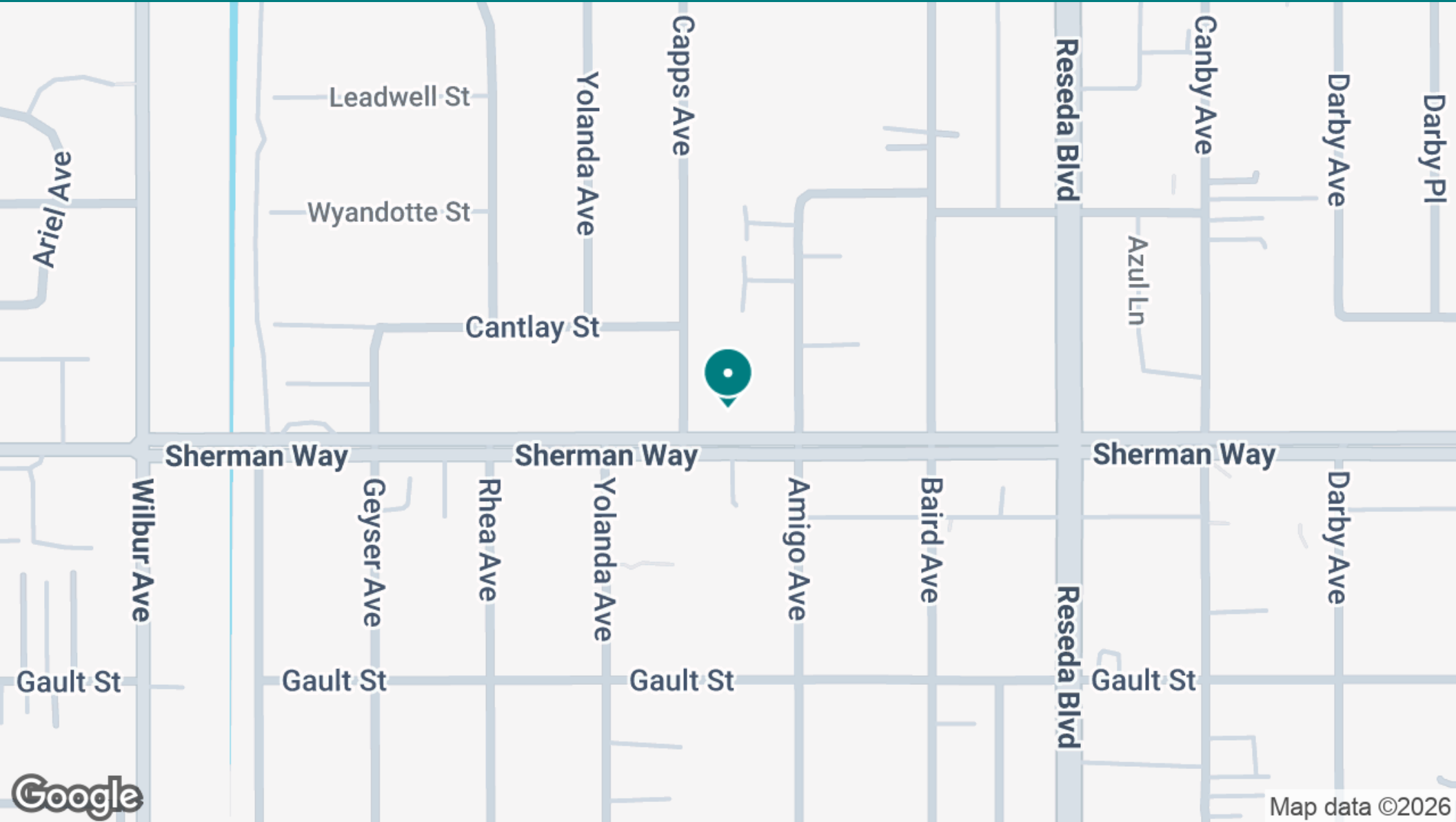
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## LOCATION MAP

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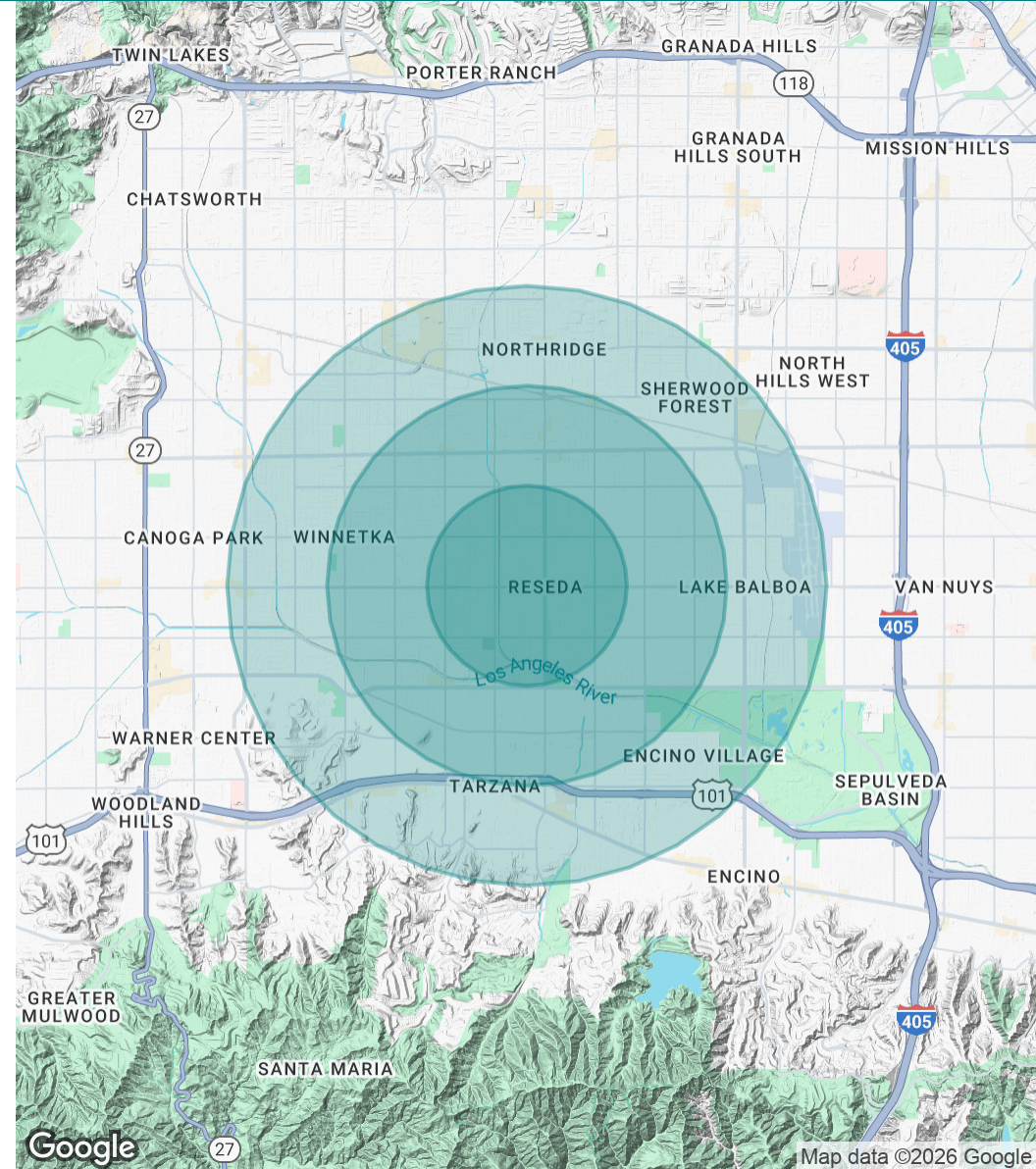
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## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	36,101	132,349	249,083
Average Age	33.9	34.3	35.6
Average Age (Male)	31.5	32.4	33.8
Average Age (Female)	36.5	36.3	37.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	11,105	42,054	84,184
# of Persons per HH	3.3	3.1	3.0
Average HH Income	\$61,291	\$67,122	\$71,918
Average House Value	\$428,466	\$460,354	\$528,510

2020 American Community Survey (ACS)



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