

# FOR SALE

## RETAIL / COMMERCIAL PROPERTY



16925 SHERMAN WAY, VAN NUYS CA 91406  
(West of Balboa Boulevard)

- PRICE: \$1,340,000.00
- BUILDING SIZES: 5,950 square feet (front)  
1,800 square feet (rear)  
7,750 total square feet
- LAND SIZE: 30,026 square feet (100' x 300')
- ZONING: LAP (Retail Stores)
- PARKING: In front and rear of premises.
- COMMENTS: Located on busy Sherman Way near the intersection of Balboa Boulevard within close proximity to both the 405 and 101 Freeways. Ideal for Owner-User or Investor.

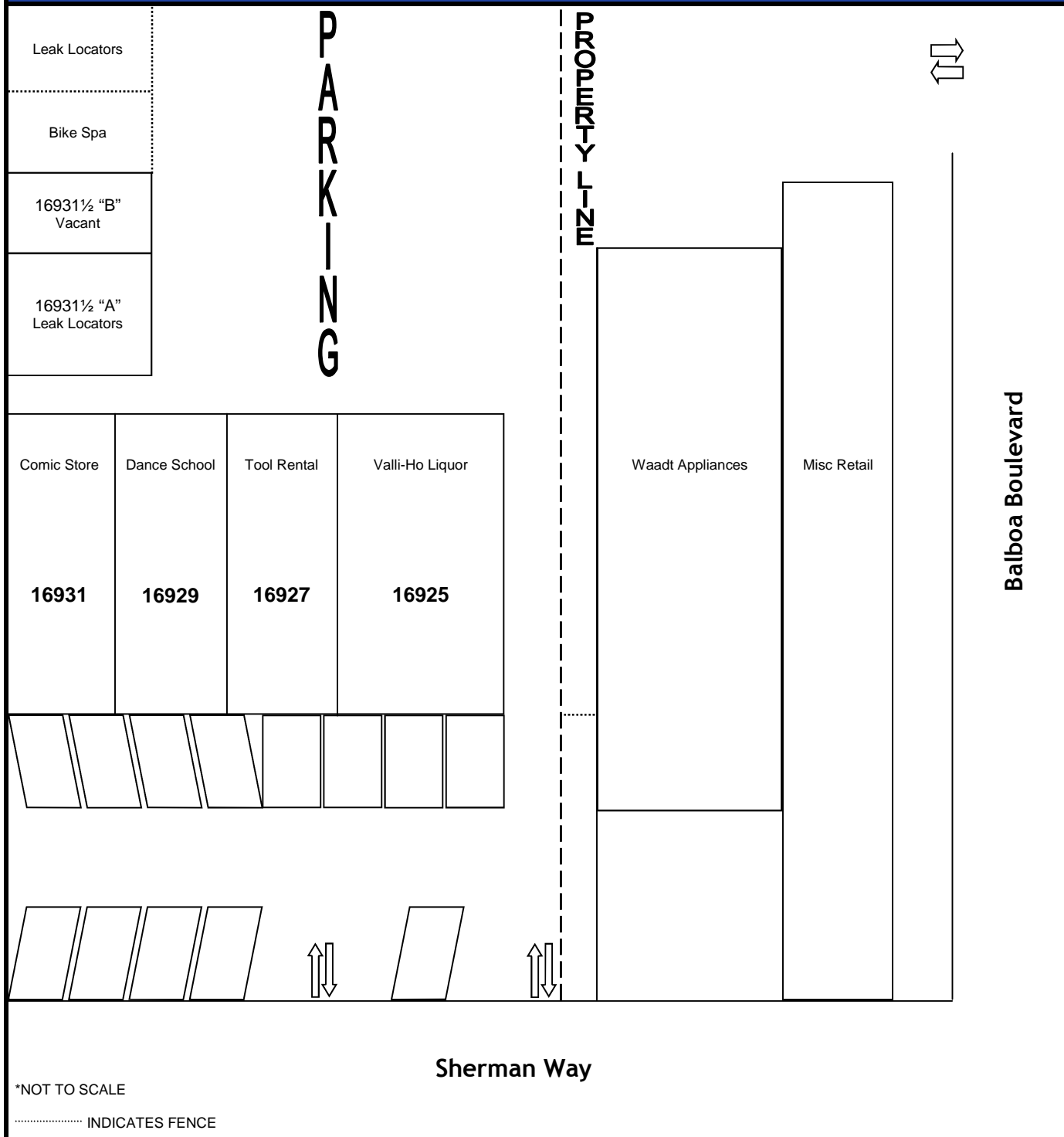
**FOR MORE INFORMATION CONTACT:**

**Jon Paley 818-225-1300**

**Paley**  
COMMERCIAL REAL ESTATE

16925 Sherman Way  
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APN: 2227-003-015

# PROPERTY LAYOUT

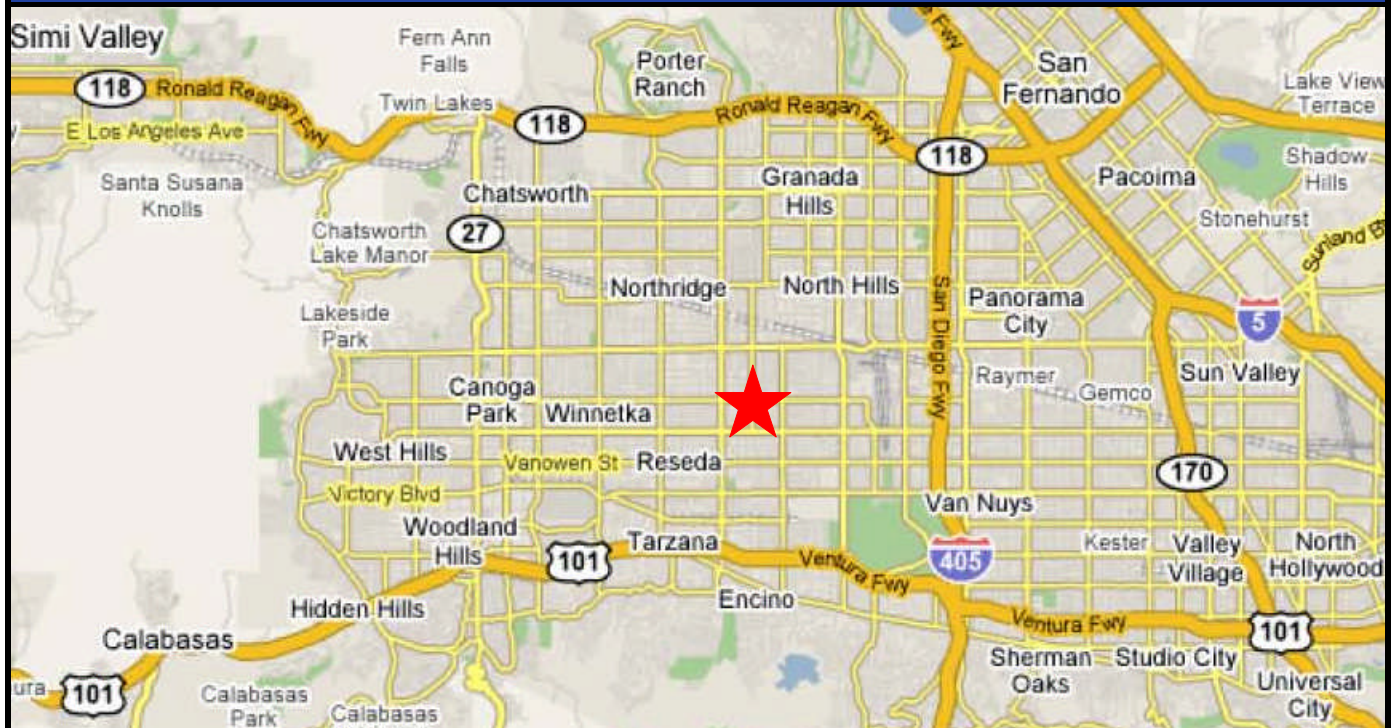


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## AERIAL VIEW



## AREA MAP



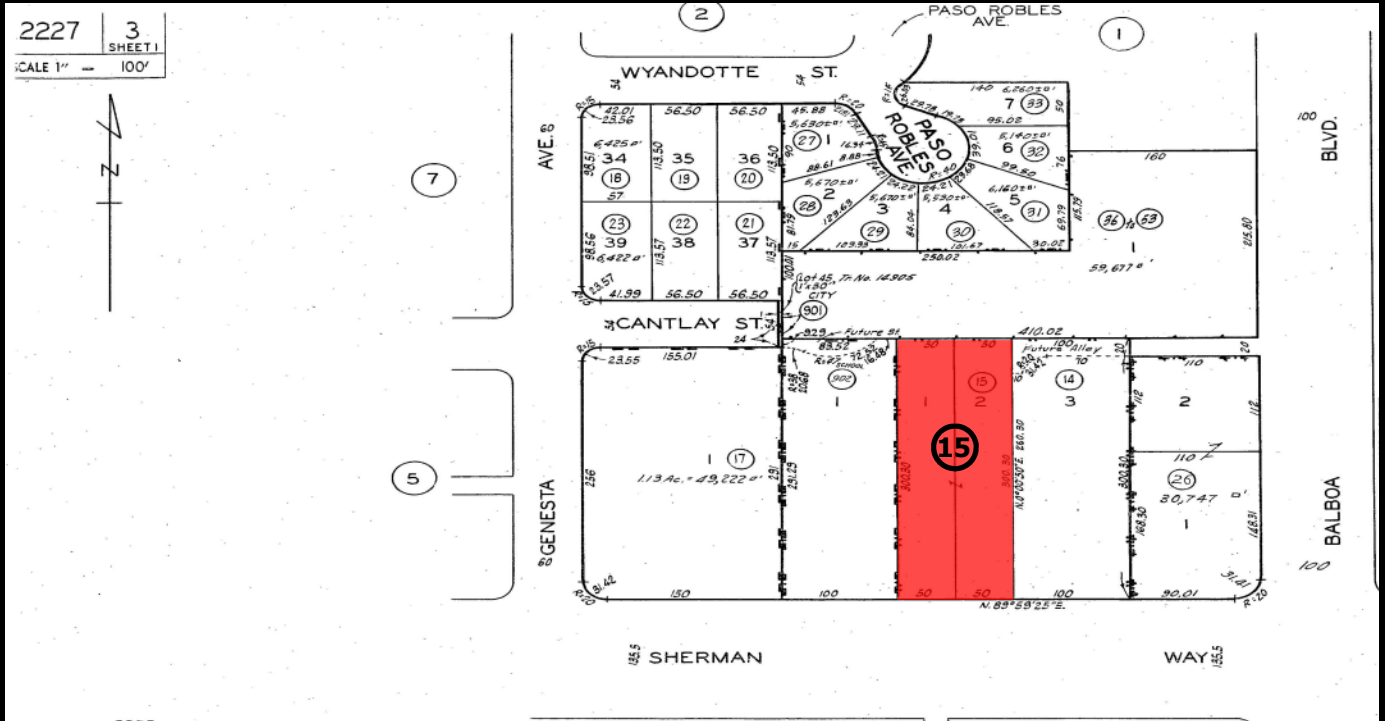
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## RENT ROLL

<u>UNIT</u>	<u>TENANT</u>	<u>SQ FT</u>	<u>RENT</u>	<u>PSF</u>	<u>INCREASE</u>	<u>EXPIRES</u>	<u>OPTION</u>
16925	Liquor Store	1,750'	\$1,900	\$1.09	—	4/30/14	—
16927	Tool Store	1,400'	\$1,900	\$1.36	—	6/30/10	—
16929	Dance School	1,400'	\$1,250	\$ .89	—	7/31/10	—
16931	Comic Books	1,400'	\$1,700	\$1.21	—	8/27/12	—
16931½ "A"	Leak Locators	1,050'	\$ 800	\$ .76	—	1/30/12	—
16931½ "B"	Vacant	750'	—	—	—	—	—
Fence Area	Bike Spa	—	\$ 100	—	—	4/30/12	—
	Leak Locators	—	—	—	—	—	—

\*All leases are Modified Gross

## PLAT MAP



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## REAR PARKING LOT



## REAR BUILDING



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## PARKING LOT



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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2014 Projection	20,953	261,216	701,576
2009 Estimate	20,298	252,901	678,915
2000 Census	19,067	235,395	630,689
Growth 2009-2014	3.20%	3.30%	3.30%
Growth 2000-2009	6.50%	7.40%	7.60%
<b>2009 Population By Hispanic Origin:</b>	9,585	134,290	338,877
<b>2009 Population by Race:</b>			
White	11,077	130,401	345,861
Black or African American	772	11,399	28,928
American Indian and Alaska Native	151	1,690	4,133
Asian	1,875	24,004	76,514
Native Hawaiian and Pacific Islanders	41	368	929
Other Race	5,084	66,325	174,498
Two or More Races	1,298	18,715	48,051
<b>2009 Households:</b>			
2014 Projection	7,307	86,464	228,127
2009 Estimate	7,122	84,291	222,179
2000 Census	6,867	81,261	213,758
Growth 2009-2014	2.60%	2.60%	2.70%
Growth 2000-2009	3.70%	3.70%	3.90%
Owner Occupied	4,445	36,304	105,059
Renter Occupied	2,677	47,987	117,120
<b>2009 Avg Household Income</b>	<b>\$70,063</b>	<b>\$64,314</b>	<b>\$73,324</b>
<b>2009 Med Household Income</b>	<b>\$60,954</b>	<b>\$49,480</b>	<b>\$54,131</b>
<b>2009 Per Capita Income</b>	<b>\$24,976</b>	<b>\$21,589</b>	<b>\$24,248</b>
<b>2009 Households by Household Inc:</b>			
Income Less than \$15,000	518	9,934	23,619
Income \$15,000 - \$24,999	634	8,802	20,776
Income \$25,000 - \$34,999	682	10,699	25,726
Income \$35,000 - \$49,999	978	13,139	33,108
Income \$50,000 - \$74,999	1,543	17,834	43,829
Income \$75,000 - \$99,999	1,475	11,169	32,044
Income \$100,000 - \$149,999	861	7,765	23,432
Income \$150,000 - \$249,999	403	3,906	14,790
Income \$250,000 - \$499,999	22	790	3,834
Income \$500,000 or more	6	252	1,023