

RETAIL & OFFICE SPACE FOR LEASE



18305 & 18307 SHERMAN WAY, RESEDA 91335

Retail: 18307 - 2,910 SF \$1.45 psf

Suites: 18305 #29: 200 SF \$300 month, FSG
18305 #30: 335 SF \$450 month, FSG
18305 #31: 433 SF \$600 month, FSG

Elevator: Yes

Occupancy: Immediate

Parking: Free in rear of premises



- ◆ *Office Spaces available are on the 2nd floor*
- ◆ *Nice windowed offices with view of patio area or parking lot*
- ◆ *Central valley office-retail building on busy signalized corner*

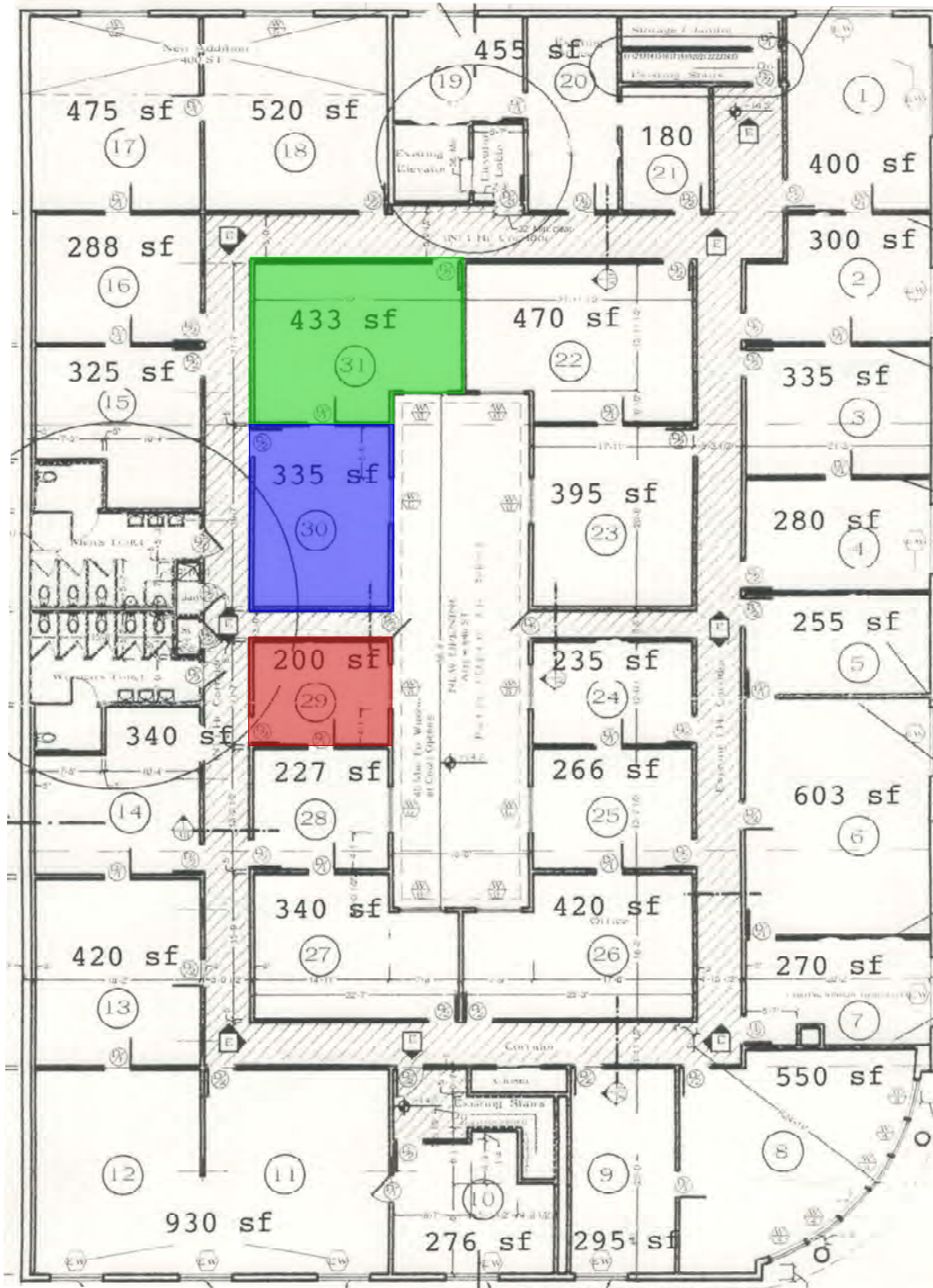
For More Information Contact:

JON PALEY 818-225-1300

Paley
COMMERCIAL REAL ESTATE

LAYOUT

OFFICES ON SECOND FLOOR



ETIWANDA AVENUE

SHERMAN WAY



MAP LOCATION



AERIAL PHOTO



DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2015 Projection	37,381	235,915	620,214
2010 Estimate	36,538	231,471	607,616
2000 Census	33,563	216,137	562,525
Growth 2010-2015	2.30%	1.90%	2.10%
Growth 2000-2010	8.90%	7.10%	8.00%
2010 Population By Hispanic Origin:	19,311	93,172	265,967
2010 Population by Race:			
White	18,747	131,493	335,150
Black or African American	1,339	9,223	25,518
American Indian and Alaska Native	288	1,444	3,704
Asian	4,544	27,901	72,593
Native Hawaiian and Pacific Islanders	54	333	867
Other Race	9,263	45,843	132,914
Two or More Races	2,304	15,234	36,870
2010 Households:			
2015 Projection	11,648	80,521	206,389
2010 Estimate	11,477	79,521	203,437
2000 Census	10,965	76,547	194,810
Growth 2010-2015	1.50%	1.30%	1.50%
Growth 2000-2010	4.70%	3.90%	4.40%
Owner Occupied	5,396	40,065	94,906
Renter Occupied	6,080	39,456	108,531
2010 Avg Household Income	\$60,025	\$72,554	\$75,339
2010 Med Household Income	\$49,416	\$56,984	\$55,230
2010 Per Capita Income	\$18,815	\$25,123	\$25,515
2010 Households by Household Inc:			
Income Less than \$15,000	1,415	7,558	21,004
Income \$15,000 - \$24,999	1,211	7,071	19,296
Income \$25,000 - \$34,999	1,375	7,719	21,246
Income \$35,000 - \$49,999	1,807	11,832	29,379
Income \$50,000 - \$74,999	2,585	17,832	43,247
Income \$75,000 - \$99,999	1,586	12,120	27,763
Income \$100,000 - \$149,999	1,020	9,329	22,812
Income \$150,000 - \$249,999	388	4,699	13,302
Income \$250,000 - \$499,999	73	1,066	4,315
Income \$500,000 or more	17	294	1,075

