

# FOR SALE

CONFIDENTIAL OFFERING MEMORANDUM



18300

# SHERMAN WAY

RESEDA, CA





## EXCLUSIVE ADVISORS

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# THE OPPORTUNITY

13800 Sherman Way is a 6,192 square-foot, freestanding retail building located on the corner of Sherman Way and Etiwanda Avenue in the city of Reseda, California. The building is well-positioned in a relatively-high trafficked area, with convenient access to the 405 and 101 freeways.

The building is suitable for a single tenant and includes a 1/4 undivided interest in a 24,219 square-foot parking lot parcel behind the building.

## FEATURES

- Hard corner location
- Signalized intersection
- Parking: 3.52/1,000
- Gas: 1/2" line (250,000 BTUs max)
- Electrical: 475 total amps in 2 separate panels
- Potential redevelopment opportunity
- To be delivered vacant with no lease/income in-place

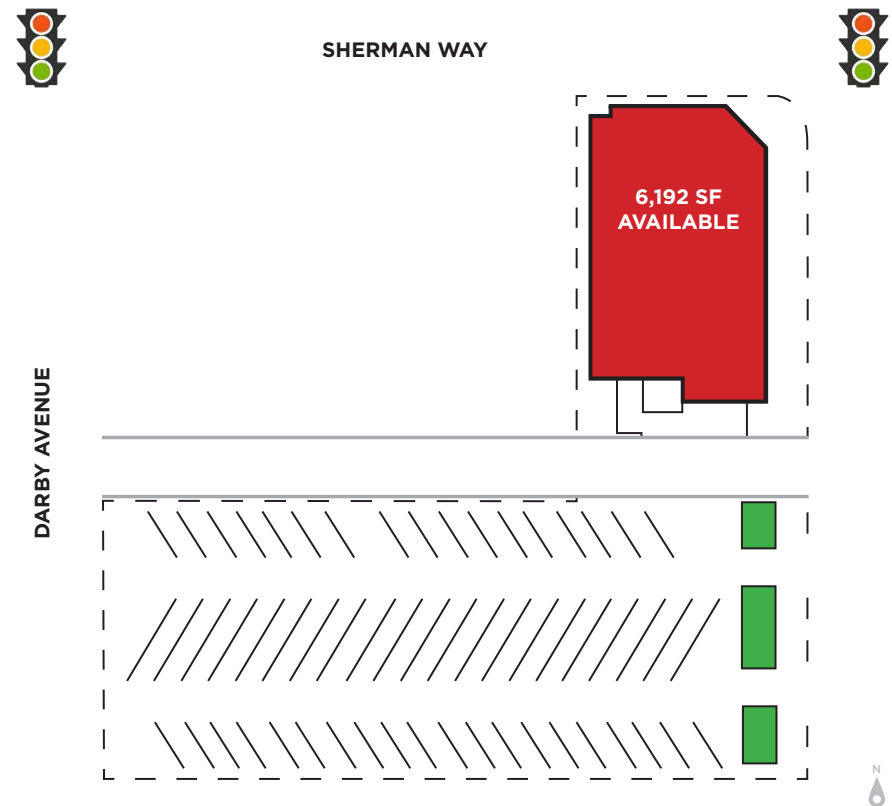
**FOR SALE: \$2,300,000**

## BUILDING AT A GLANCE

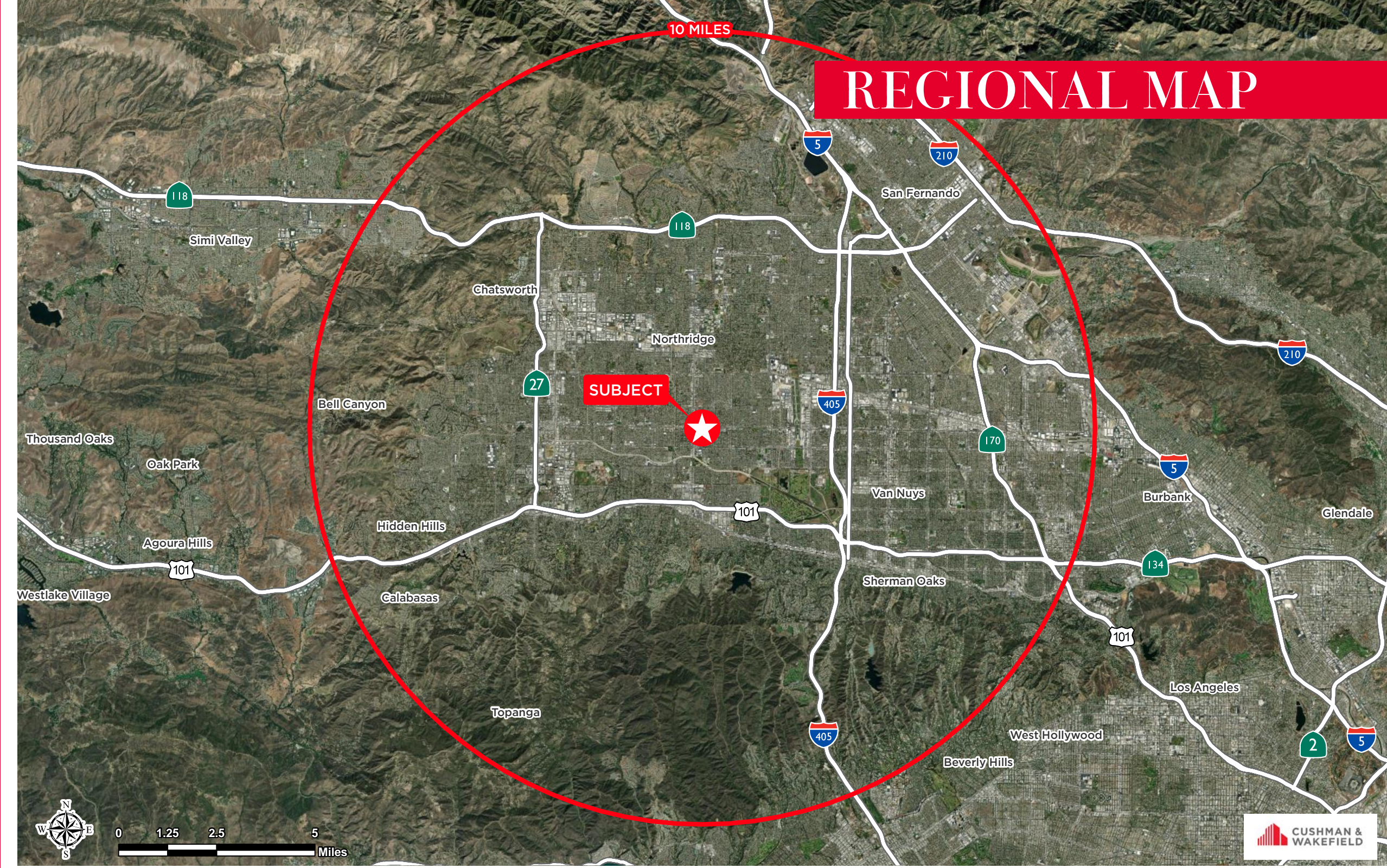
Address	18300 Sherman Way Reseda, CA 91335
Year Built	1990
Gross Building Area	6,192 SF
Leasable Interior Area	6,192 SF
Site Size	0.16 acres (7,013 SF lot)
Number of Floors	1
Zoning	C2
Building FAR	0.88
Walk Score	89
Transit Score	100



# SITE PLAN

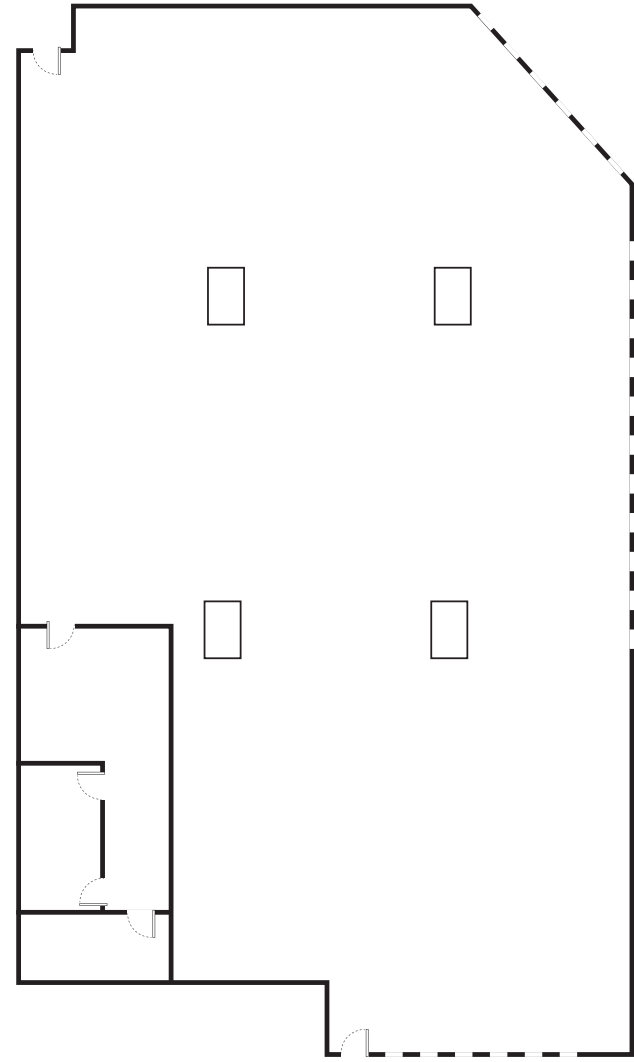


*\*This site plan is not a representation, warranty, or guarantee as to size, location, or identity of any tenant and the improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*





# FLOOR PLAN



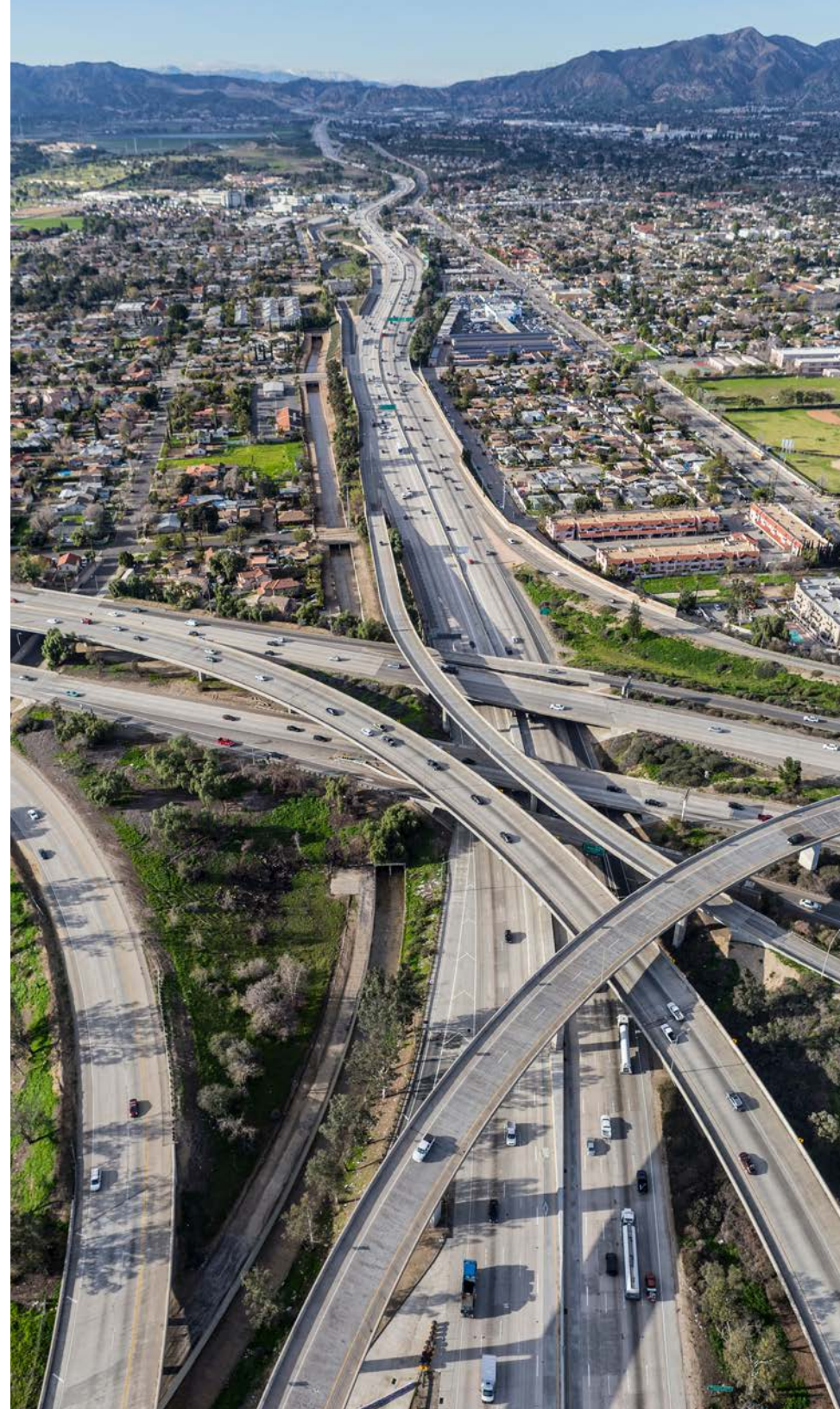
# LOCAL AMENITIES





## RESEDA, CALIFORNIA OVERVIEW

Reseda is a neighborhood in the San Fernando Valley, in Los Angeles, California. It was founded in 1912, and its central business district started in 1915. The neighborhood was devoted to agriculture for many years. Reseda is flanked on the north by Northridge, on the east by Lake Balboa, on the south by Tarzana and Encino on the west by Winnetka. Its street boundaries are Roscoe Boulevard on the north, White Oak Avenue on the east, Victory Boulevard on the south and Corbin Avenue on the west. The neighborhood has 15 public and five private schools. The community includes public parks and recreation areas, a senior center and a regional branch library. Parts of Reseda have been used in several motion pictures and television productions.



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	37,233	230,474	592,392
2020 Population	38,942	239,683	623,326
2022 Population	39,344	239,536	625,022
2027 Population - Five Year Projection	38,999	234,666	614,262
2022-2027 Annual Population Growth Rate	-0.18%	-0.41%	-0.35%
2022 Daytime Population	32,306	108,037	321,580
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	11,530	77,354	199,806
2020 Households	12,308	81,340	214,508
2022 Households	12,383	81,329	215,857
2027 Households - Five Year Projection	12,309	79,831	212,881
2022-2027 Annual Household Growth Rate	-0.12%	-0.37%	-0.28%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2022 Average Household Income	\$96,011	\$112,572	\$117,540
2027 Average Household Income	\$120,202	\$137,322	\$142,738
2022 Median Household Income	\$72,592	\$82,674	\$80,950
2027 Median Household Income	\$90,269	\$102,037	\$100,792
EDUCATION	1 MILE	3 MILES	5 MILES
2022 Population 25 and Over	26,797	167,272	430,578
HS and Associates Degrees	29.0%	28.2%	27.1%
Bachelor's Degree	19.0%	25.1%	25.8%
Graduate/Professional Degree	7.8%	11.6%	12.4%

\*Prepared by ESRI



# TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	16,638	7.71%	10.00%	77
Upscale Avenues (L2)	47,568	22.04%	5.55%	397
Uptown Individuals (L3)	11,604	5.38%	3.58%	140
Family Landscapes (L4)	486	0.23%	7.63%	3
GenXurban (L5)	1,477	0.68%	11.26%	6
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	19,395	8.99%	7.20%	125
Middle Ground (L8)	32,983	15.28%	10.79%	142
Senior Styles (L9)	2,746	1.27%	5.80%	22
Rustic Outposts (L10)	1,089	0.50%	8.30%	6
Midtown Singles (L11)	9,523	4.41%	6.16%	72
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	70,955	32.87%	3.78%	870
Scholars and Patriots (L14)	1,394	0.65%	1.61%	40

**Key Facts**

**\$672,008**  
Median Home Value

**\$80,950**  
Median HH Income

**8.3**  
Home Value to Income Ratio

**37.0**  
Median Age

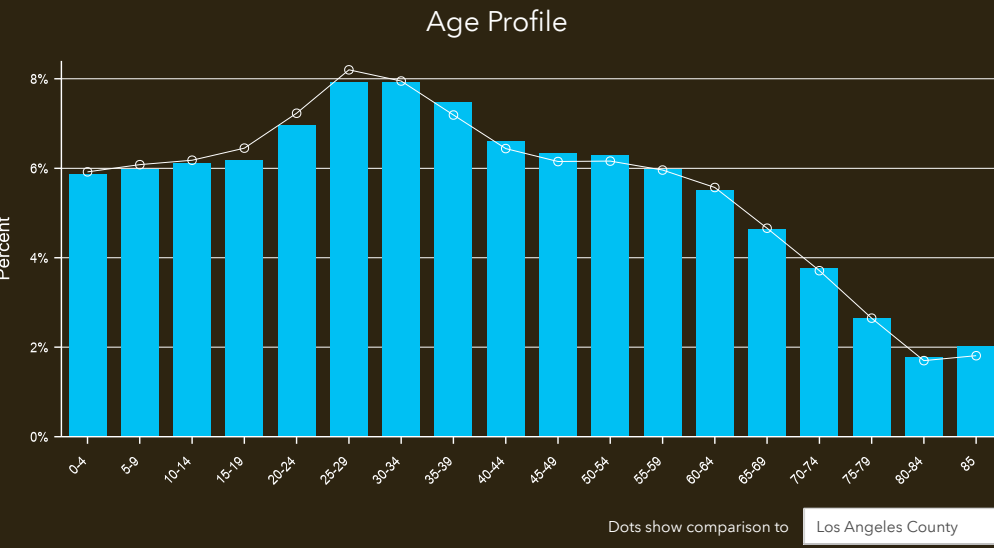
**Education**

**16%**  
No HS Diploma

**21%**  
HS Graduate

**26%**  
Some College

**38%**  
Degree or Higher



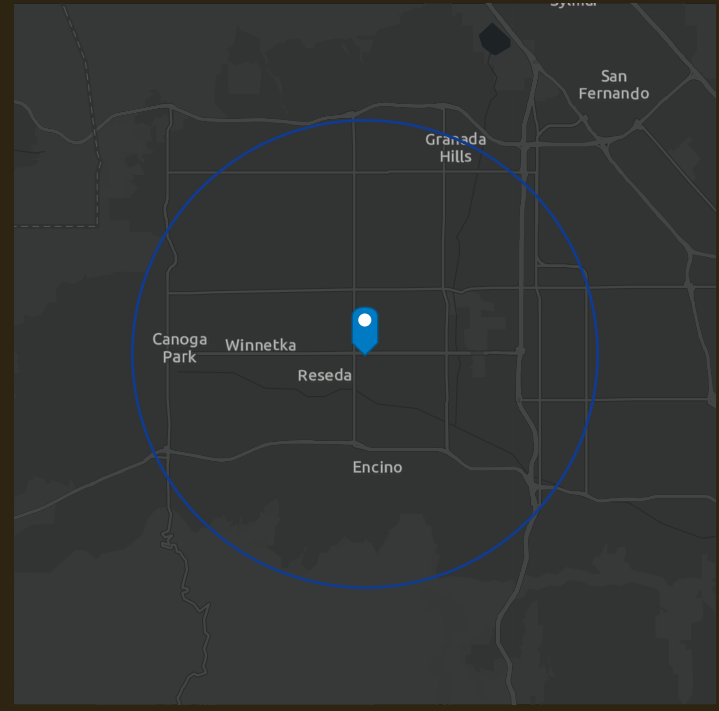
### Households By Income

The largest group: \$100,000 - \$149,999 (18.5%)  
The smallest group: \$15,000 - \$24,999 (6.1%)

Indicator ▲	Value	Diff
<\$15,000	7.6%	-0.8%
\$15,000 - \$24,999	6.1%	-0.3%
\$25,000 - \$34,999	6.6%	+0.2%
\$35,000 - \$49,999	9.7%	+0.2%
\$50,000 - \$74,999	16.4%	+1.0%
\$75,000 - \$99,999	12.3%	-0.2%
\$100,000 - \$149,999	18.5%	+0.4%
\$150,000 - \$199,999	10.2%	+0.4%
\$200,000+	12.6%	-0.9%

Bars show deviation from Los Angeles County

18300 Sherman Way, Reseda, California, 91335  
Ring: 5 mile radius



### Tapestry Segments

<b>13A</b> Diverse Convergence	44,965 households	<b>20.8%</b> of Households
<b>8A</b> City Lights	27,131 households	<b>12.6%</b> of Households
<b>2B</b> Pleasantville	25,227 households	<b>11.7%</b> of Households

## STRONG, CENTRALIZED LOCATION

18300 Sherman Way is ideally located in Reseda, CA, part of the Western San Fernando Valley submarket which is bordered on the north by Northridge, the East by Lake Balboa, the South by Tarzana and Encino, and the West by Winnetka. The property is located within a strong retail corridor surrounded by dense single-family homes and multi-family units. There are a number of national retailers in the immediate area, including Bank of America, 7-Eleven, Citibank, CVS, and AutoZone, Carl's Jr, McDonald's, and Denny's.

The San Fernando Valley is best known for being the home to several iconic film studios such as Warner Bros. Studio and Walt Disney Studios. The Warner Brothers Studio in the San Fernando Valley is built on 62 acres and has been featured in numerous television shows and movies such as La La Land, The Goonies, The Perfect Storm, and Dunkirk. Walt Disney Studios in the San Fernando Valley is built on 51 acres and has been in operation since early 1940.

The immediate area is experiencing a revitalization, with 1,135 units currently under construction within 2.9 square miles of the subject property. The subject property is within close proximity to the Warner Center, the San Fernando Valley's centralized business district that is experiencing tremendous growth with 7,188 residential units currently in development and 20,000 new residential units, 37 million square feet of new businesses and 80,000 new jobs projected by 2037.

Source: Esri. The vintage of the data is 2022.





This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the PROPERTY ADDRESS GOES HERE ("the Property").

This Offering Memorandum was prepared by Cushman & Wakefield of California, Inc. ("Cushman & Wakefield") and has been reviewed by representatives of the owners of The Property ("the Ownership"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

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