

Carpet City
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LAMINATE FLOORS

FOR SALE OR LEASE
COMMERCIAL FLEX WITH EXCESS PARKING

18314 Sherman Way, Reseda CA 91335

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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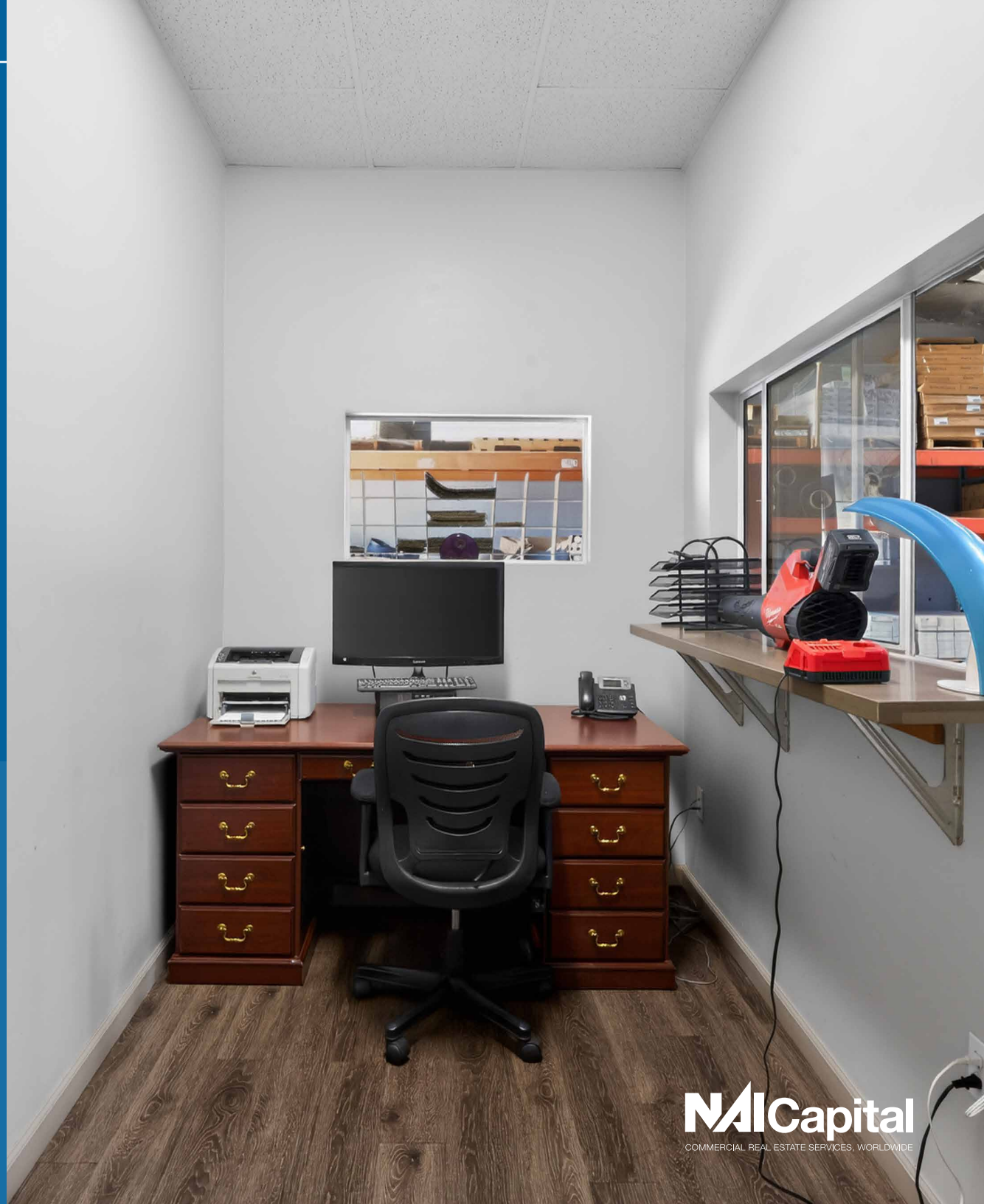
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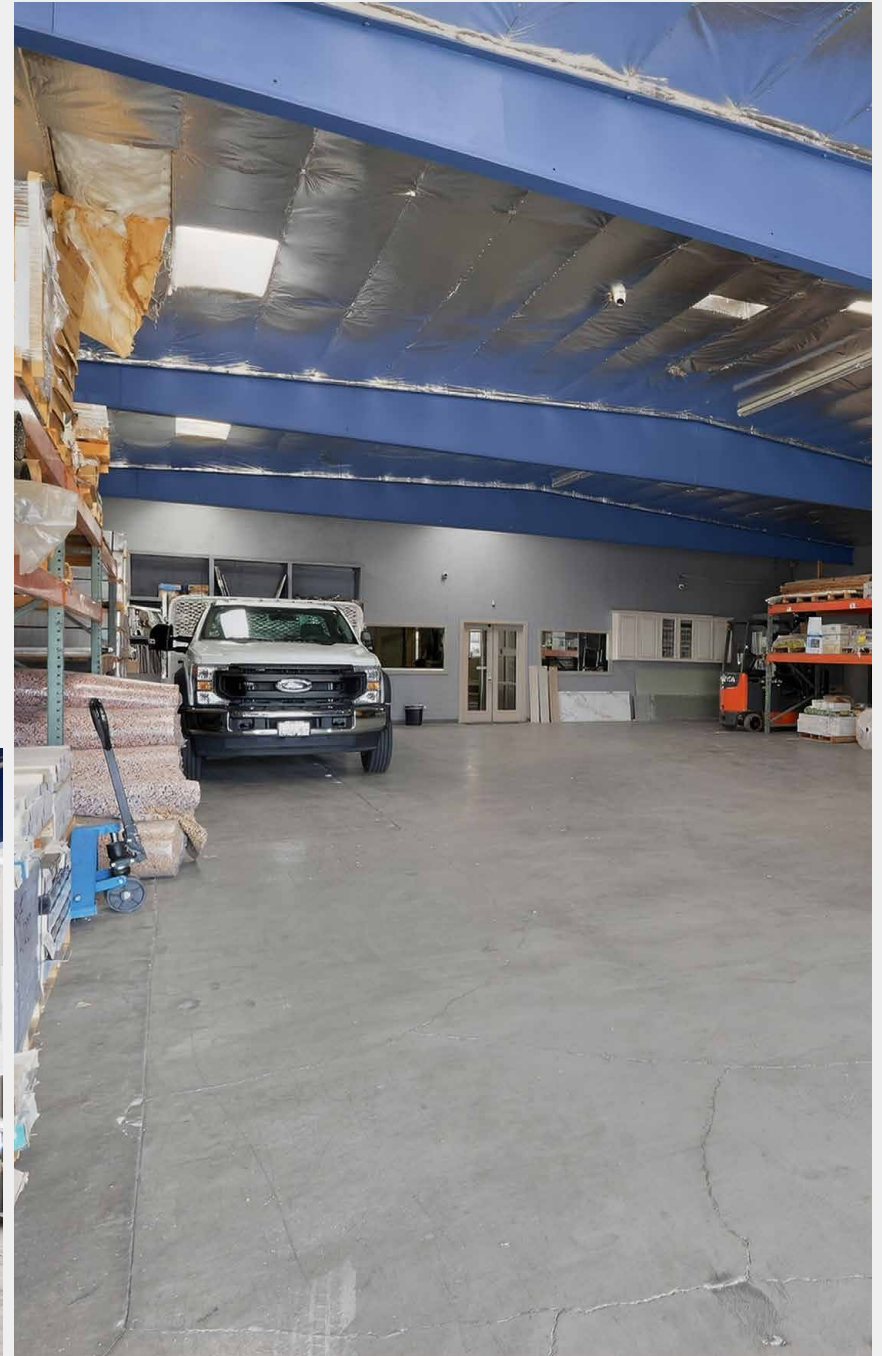
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PROPERTY SUMMARY

NAI CAPITAL COMMERCIAL IS PLEASED TO PRESENT 18314 Sherman Way, a nicely maintained and highly functional commercial asset at the heart of the San Fernando Valley. The asset is currently utilized as a carpet and flooring show room and warehouse, and is perfect for a variety of commercial uses. The current configuration includes a warehouse with loading door into the alley, private offices, and an attractive retail showroom. The building features prominent signage on Sherman Way, heavy power (600 amps / 3 phase), and excess parking in the shared lot behind the building, with 78 unassigned spaces available.

18314 Sherman Way is located mid block between Etiwanda Ave and Darby Ave on Sherman Way, with traffic counts of 7,294 vehicles per day. It enjoys a Walk Score of 88 (Very Walkable) and is conveniently located in the central San Fernando Valley. The property's convenient size, flexible zoning and practical configuration make it highly attractive to a variety of businesses and uses, with the added benefit of excess parking via the shared lot.



FOR SALE

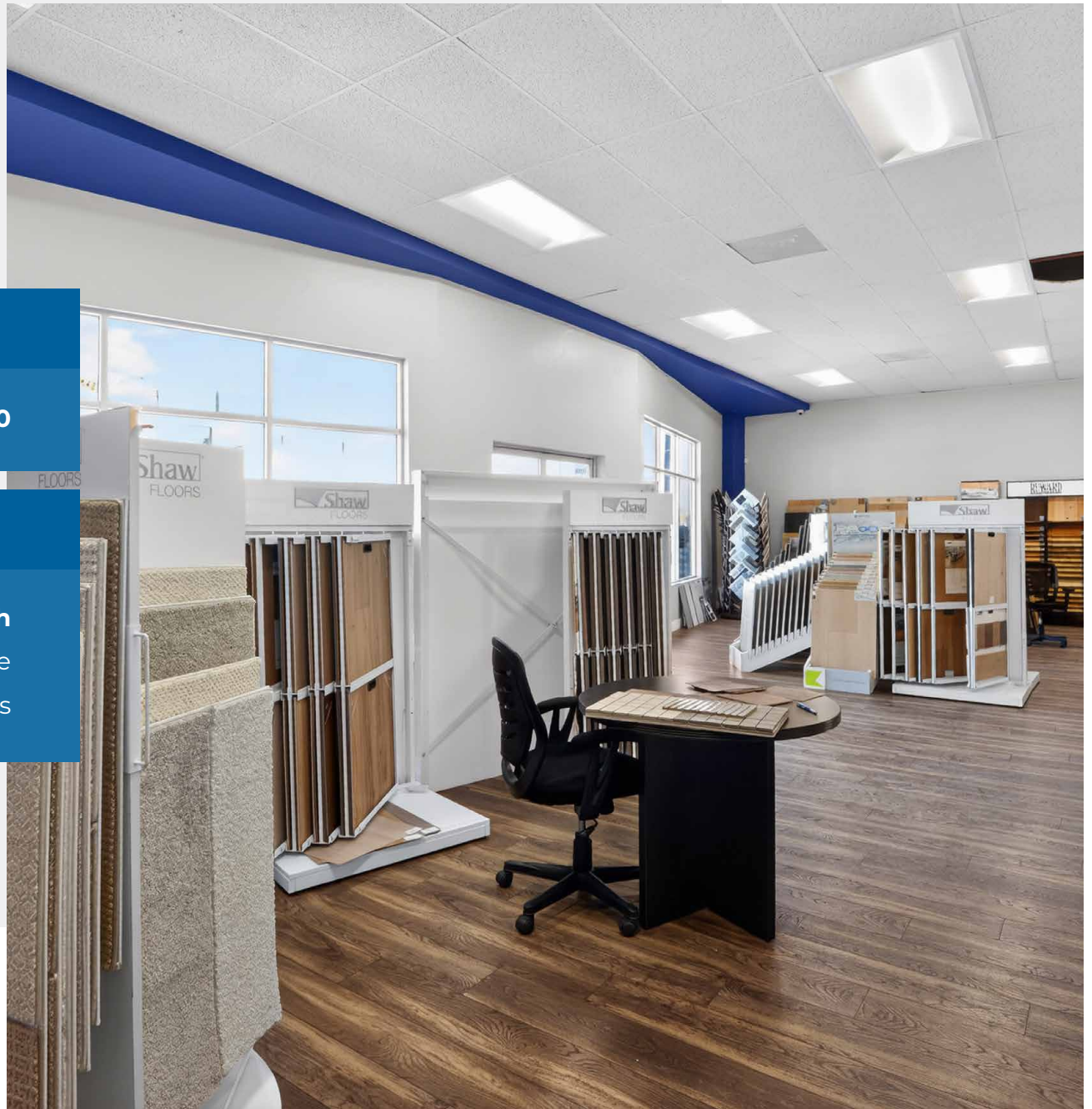
Asking Price: **\$2,350,000**

FOR LEASE

Rate: **\$1.85/SF/Month**

Term: Negotiable

Lease Type: Modified Gross



PROPERTY HIGHLIGHTS



Building Size
5,250 SF



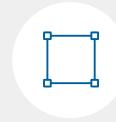
Land Size
6,000 SF



APN
2125-003-018



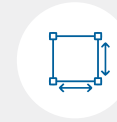
Year Built
1954



Zoning
C2-1



Use
Retail Showroom
& Warehouse



Clear Height
12ft



Loading Door
Yes



Power
600 amps /
3 phase

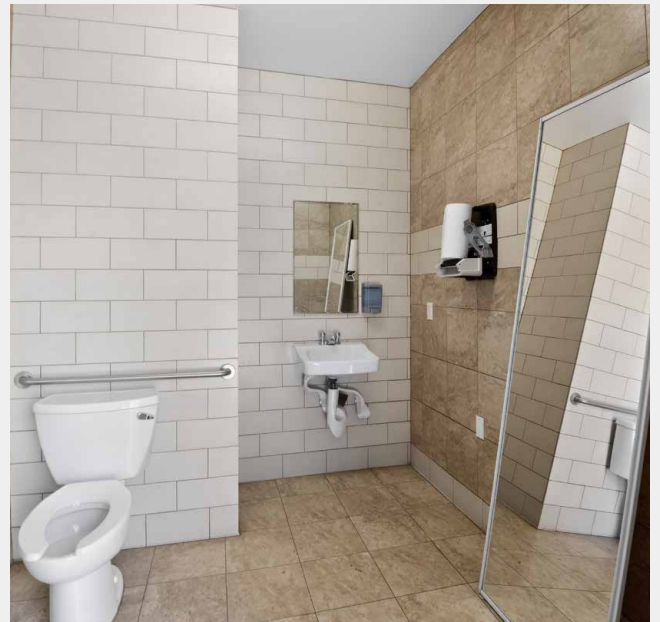
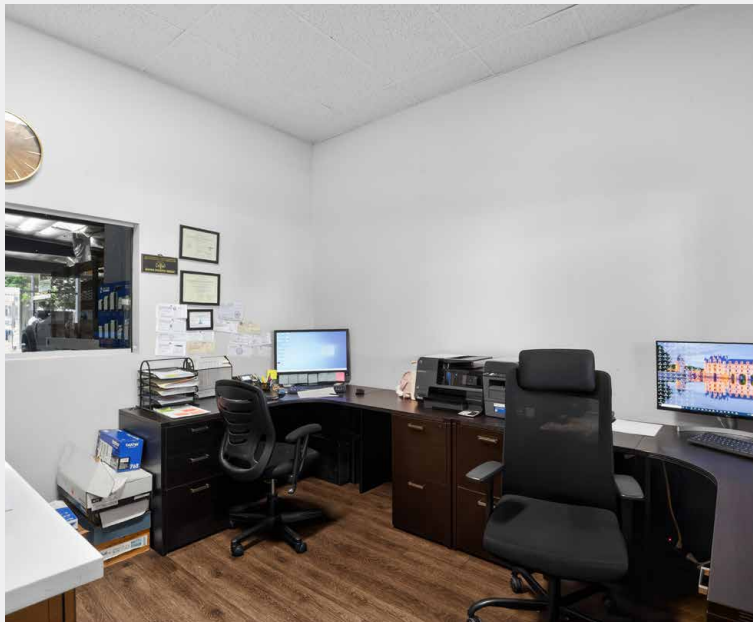
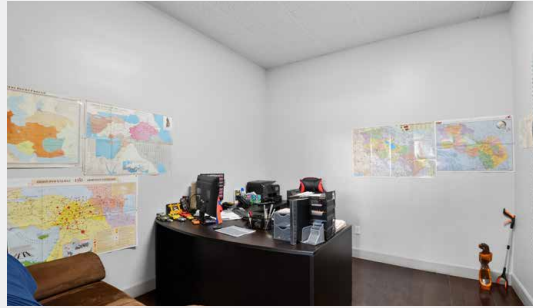
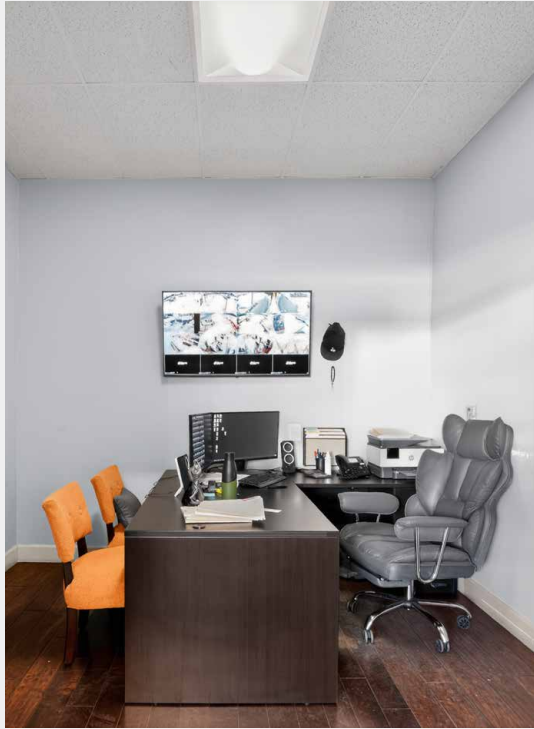


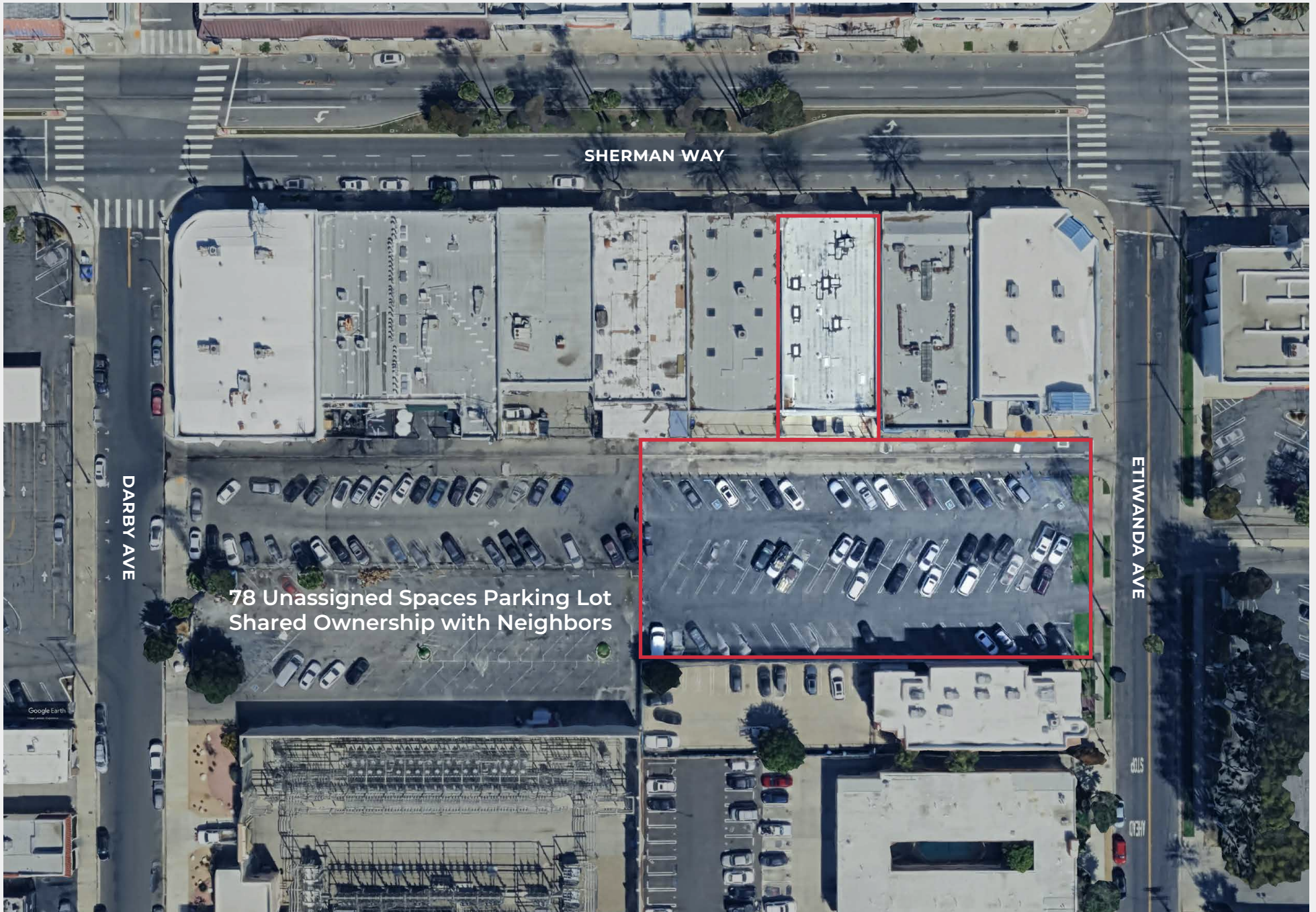
Parking
78 spaces*

*Note: Property includes the shared use and ownership of the parking lot at 7141 Etiwanda Ave, directly behind the building via the alley. Parking lot has 78 unassigned spaces shared with the neighboring properties 18322 Sherman Way, 18308 Sherman Way, and 18300 Sherman Way.



PROPERTY PHOTOS





RETAILER MAP



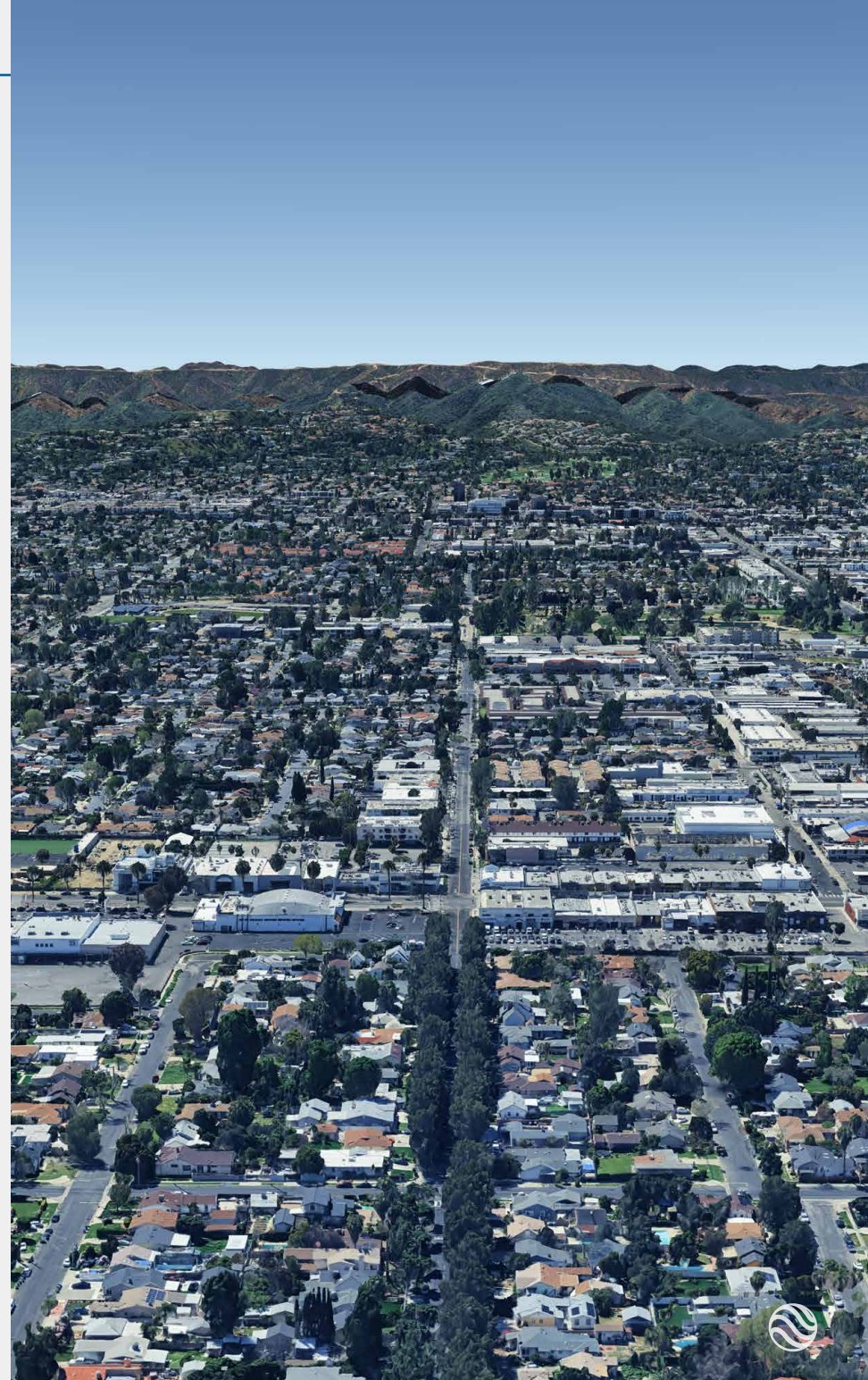
LOCATED IN THE HEART of the western San Fernando Valley, Reseda is a vibrant and evolving neighborhood within the Los Angeles that offers strong connectivity, a diverse population base, and growing commercial activity. Positioned between major Valley corridors, Reseda benefits from convenient access to key regional transportation routes including U.S. Route 101, Interstate 405, and State Route 118, allowing efficient travel throughout the greater Los Angeles metropolitan area.

The community sits adjacent to several established Valley neighborhoods including Northridge, Tarzana, Encino, and Lake Balboa, placing it within close proximity to major employment centers, higher education, and retail hubs. Just minutes away, California State University, Northridge serves as a significant regional anchor, supporting thousands of students, faculty, and staff and contributing to consistent demand for housing, retail, and services.

Reseda's commercial corridors along Reseda Boulevard, Sherman Way, and Vanowen Street provide a wide range of neighborhood-serving retail, dining, and service businesses. The area continues to benefit from ongoing revitalization efforts led by the City of Los Angeles, including streetscape improvements, infrastructure investment, and new mixed-use development.

Residents and visitors also enjoy convenient access to outdoor recreation at nearby destinations such as Lake Balboa Park and the expansive Sepulveda Basin Recreation Area, which offer miles of trails, golf, sports facilities, and open green space.

With its central Valley location, strong surrounding demographics, and improving commercial landscape, Reseda presents an attractive opportunity for businesses and investors seeking access to the dynamic and densely populated Los Angeles market.





POPULATION	3 MILE	5 MILE
Population (2024)	238,542	623,404
Projected Population (2029)	232,021	608,803
Growth 2024–2029	-2.7%	-2.3%

The surrounding trade area includes a dense residential population exceeding 623,000 residents within five miles, providing a strong consumer base for retail and service-oriented businesses.

HOUSEHOLD INCOME

Median Household Income	\$75,025	\$75,882
Avg. Household Income	\$103,849	\$116,634

Income levels reflect a stable middle-income consumer base with growing purchasing power across the broader San Fernando Valley market.

HOUSEHOLD CHARACTERISTICS

Avg. Household Size	2.8	2.8
Avg. Age	40	40
Avg. Vehicles/Household	2.0	2.0

The property at 18314 Sherman Way is positioned within a dense and established commercial trade area characterized by:

- **200,000+** daytime population within 3 miles
- **580,000+** daytime population within 5 miles
- **17,000+** businesses within 5 miles
- **\$419M+** annual consumer spending within one mile

This strong demographic and employment profile supports sustained demand for retail, restaurant, service, and convenience-oriented commercial uses.

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