

Come Join WSS, One of the Most Successful Community Based Footwear Retailers in SoCal



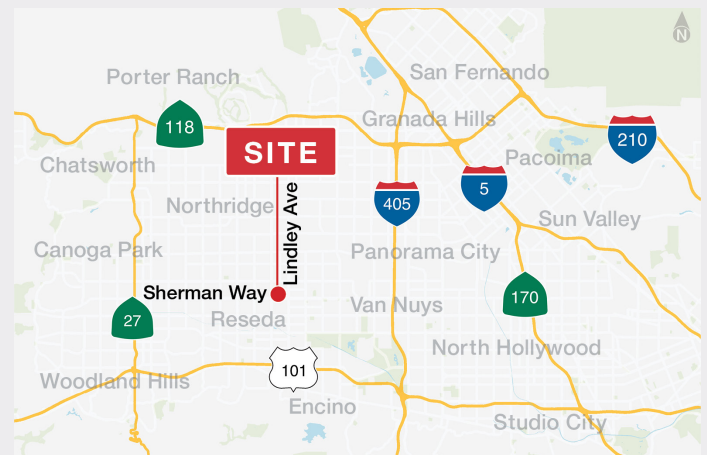
18247 Sherman Way

Reseda, CA

Property Highlights:

- Approx. 8,530 SF
- Major Signalized Corner
- New Store Front / Façade Planned
- 4/1000 Parking Ratio
- Asking \$18.00 PSF/Yr. NNN

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	38,694	127,774	234,130
AVG. HH INCOME	\$95,267	\$100,457	\$104,570
NO. OF EMPLOYEES	9,587	31,411	92,060
HISPANIC POPULATION	67.2%	58.5%	54.5%



Traffic Count

SHERMAN WAY	31,387 CPD
ETIWANDA AVE	No Counts Available

FOR MORE INFORMATION:

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Sam Kangavari
Senior Vice President
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15821 Ventura Blvd.
Suite #320
Encino, CA 91436
818 905 2400
naicapital.com

Proposed Elevation/ Floor Plan

8,530 SF
Available For Lease
Reseda, CA

DESIGN & CONSTRUCTION

REV - 4.0

PROPOSED SOUTH/WEST ELEVATION FACING SHERMAN WAY & ETIWANDA AVE.



COLOR KEY



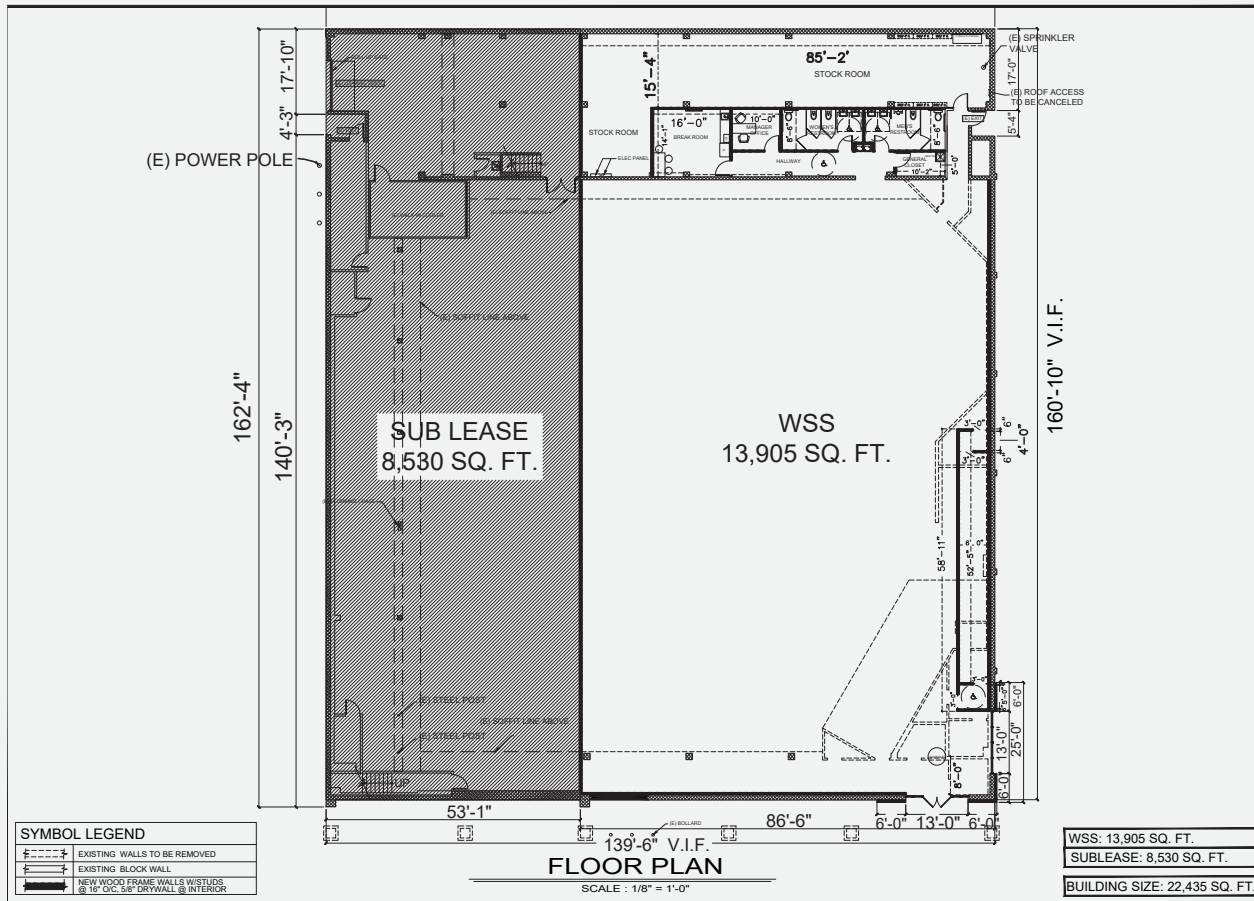
PROPOSED WEST ELEVATION FACING ETIWANDA AVE.



PROPOSED SOUTH ELEVATION FACING SHERMAN WAY



PROPOSED SOUTH/EAST ELEVATION FACING SHERMAN WAY.



PROJECT: New Stores
(DATE PREPARED: 10-22-20)

REV. 2.0
10-22-20

Client: Arambulla
Design & Project Manager
Steve Chang, P.E., P.S.
18247 Sherman Way, Suite 320
Reseda, CA 91334
www.naicapital.com

WSS
Shoes. Style. Selection.

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EXISTING RETAIL

ADDRESS: 18247 Sherman Way, Reseda, CA 91347

DESIGNED BY: EDWIN ARAMBULLA
DRAWN BY: RICHARD GARDNER

SHEET
A-2.0
FLOOR PLAN