

18040 Sherman Way

Reseda, CA 91335

Dental Office & Training Center for Lease

Michael Makabeh
Peak Commercial
310-994-3564

OFFERING MEMORANDUM

PEAK
COMMERCIAL

18040 Sherman Way

Dental Office & Training Center for Lease

Exclusively Marketed by:

Michael Makabeh

Senior Commercial Acquisition Manager

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DRE#01411477

PEAK
C O M M E R C I A L

5900 Canoga Ave Suite 110, Woodland Hills, CA 91367

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LEASE HIGHLIGHTS

BUSINESS NAME	18040 Sherman Way
LEASE RATE	- Negotiable
Year Built	1992

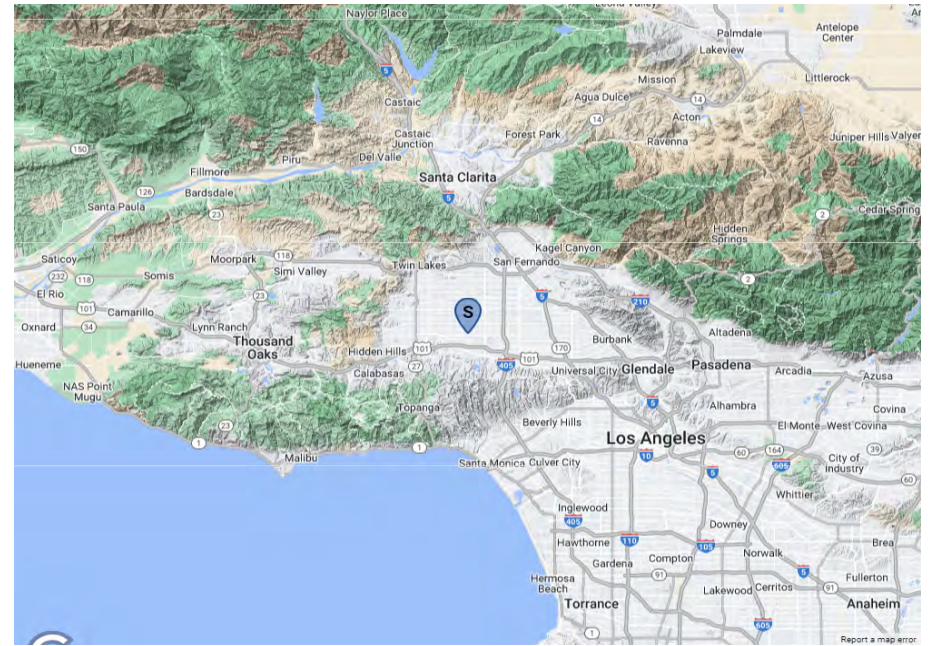
Property Features

BUILDING SF	71,000
LAND SF	109,771
LAND ACRES	2.52
YEAR BUILT	1992
# OF PARCELS	1
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	10
ZONING TYPE	P
PARKING RATIO	3.70/1,000 SF
ADA COMPLIANT	Yes

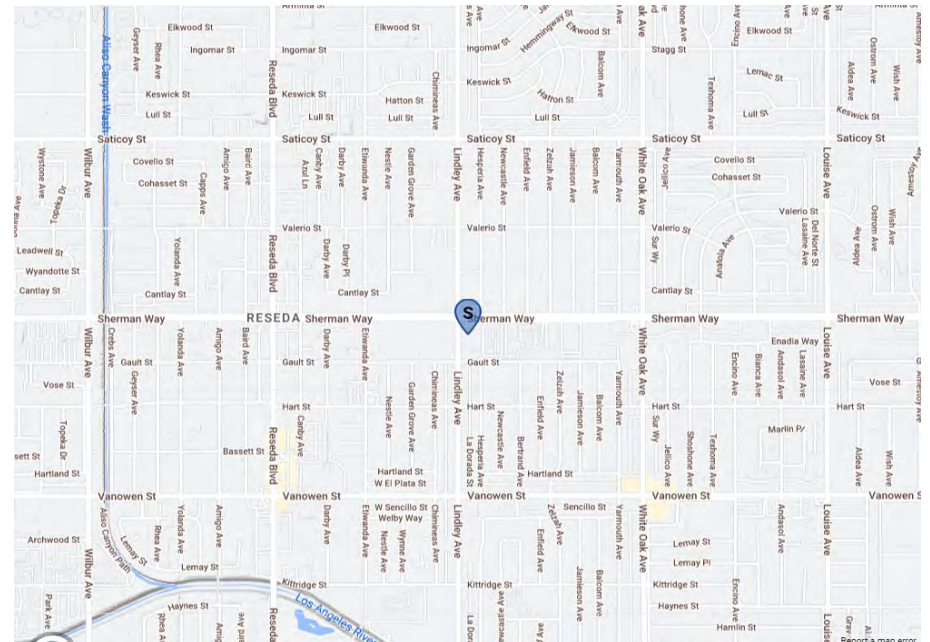
Highlights

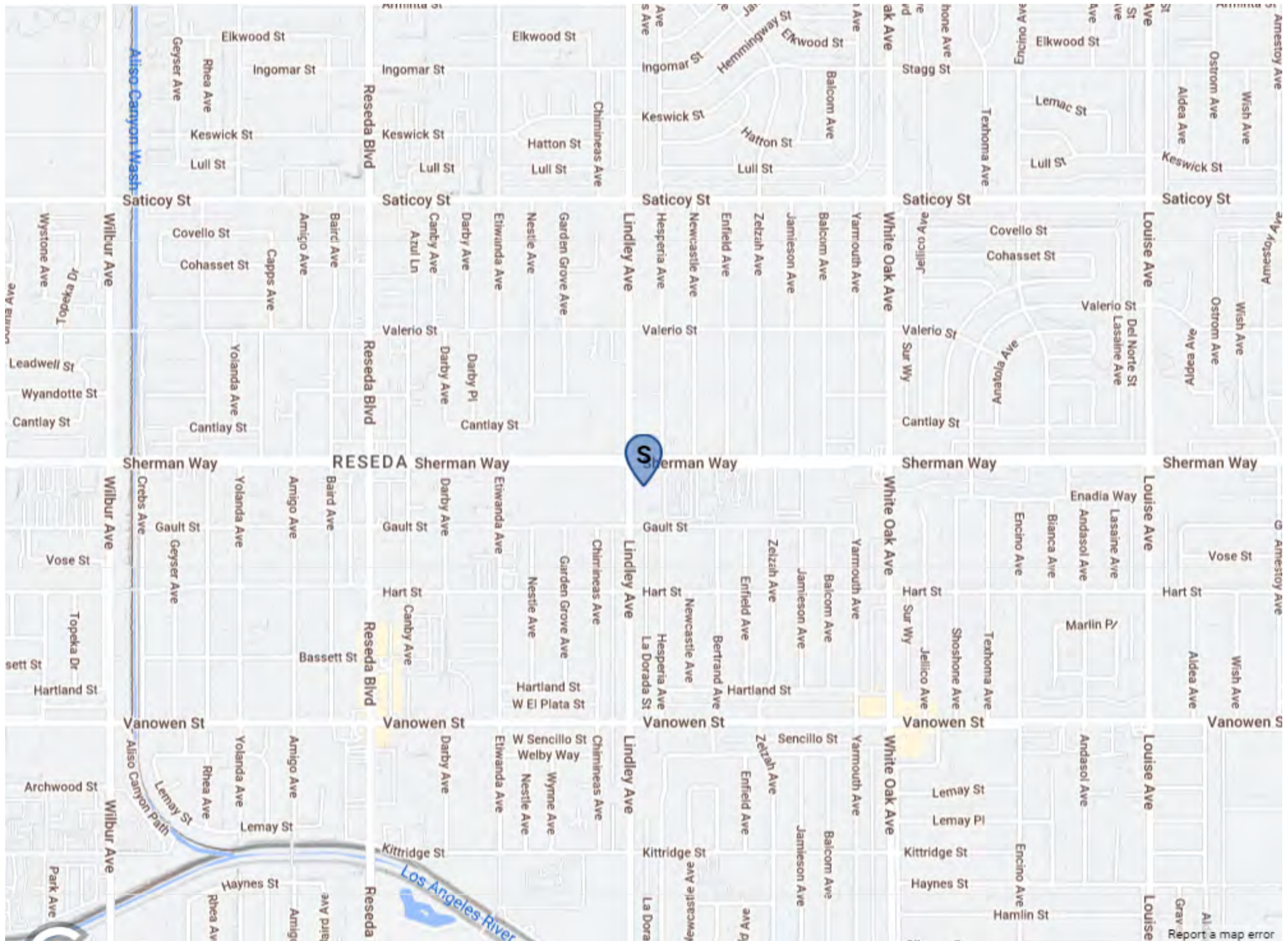
- Fully equipped Dental Office
- 5 Operatories and a Surgery room
- Large Training Office
- 3,500 Sqft
- Rent: \$3.50 per Sqft
- 8 year Lease +
- Located in v. busy Medical Building on Sherman Way
- Great Access & Free Parking

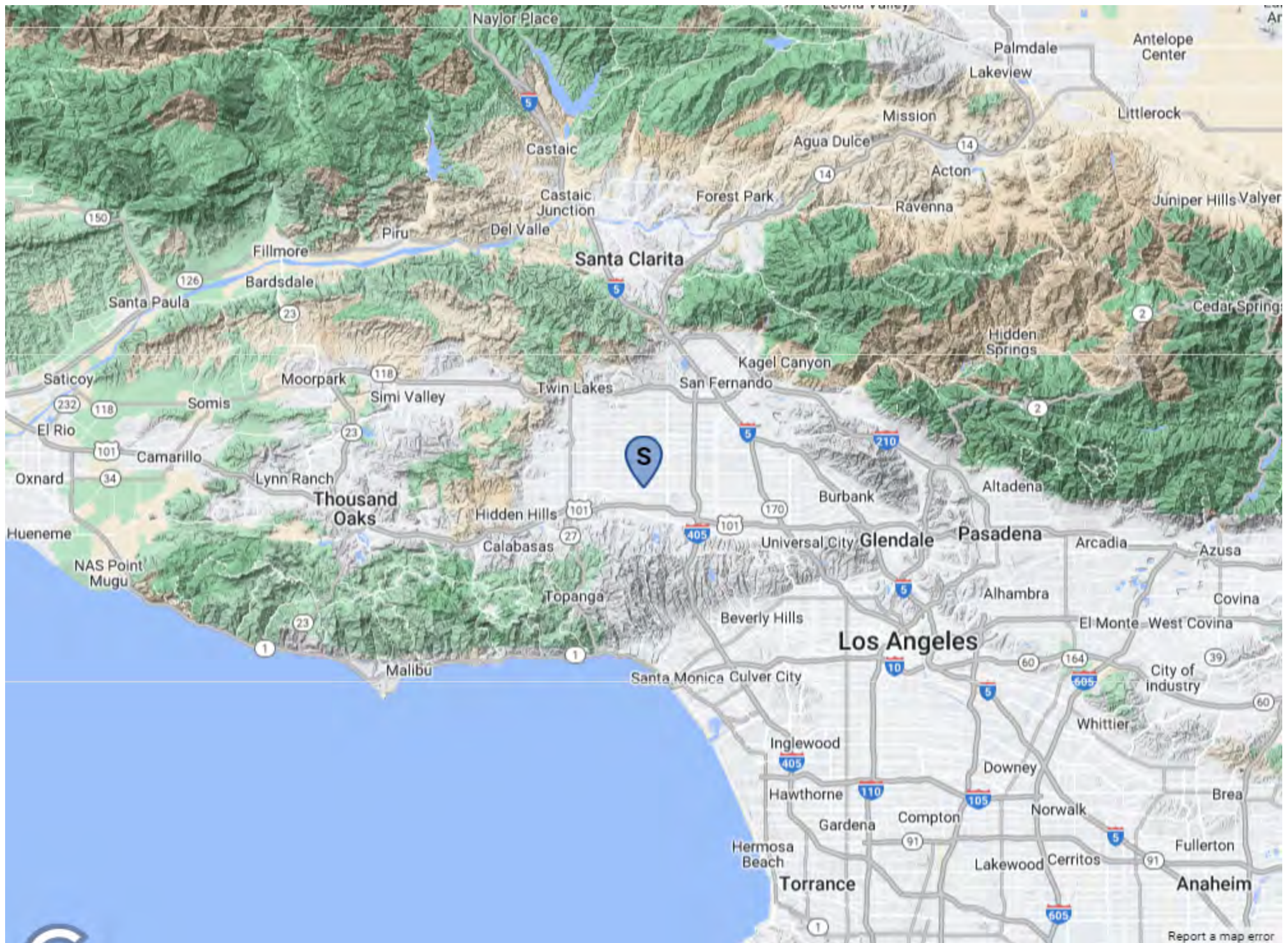
Regional Map



Locator Map













POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,220	221,322	577,512
2010 Population	34,257	234,825	609,245
2022 Population	36,083	242,797	640,892
2027 Population	35,935	240,262	637,786
2022 African American	1,381	11,814	31,786
2022 American Indian	703	3,609	9,720
2022 Asian	4,478	30,998	86,644
2022 Hispanic	20,501	110,238	301,197
2022 Other Race	13,031	67,768	187,864
2022 White	11,105	94,393	235,336
2022 Multiracial	5,356	33,935	88,671
2022-2027: Population: Growth Rate	-0.40 %	-1.05 %	-0.50 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	964	8,452	22,225
\$15,000-\$24,999	761	5,226	14,409
\$25,000-\$34,999	732	5,129	14,627
\$35,000-\$49,999	1,156	7,717	20,546
\$50,000-\$74,999	1,963	12,854	33,808
\$75,000-\$99,999	1,517	10,045	27,264
\$100,000-\$149,999	1,924	15,478	38,447
\$150,000-\$199,999	1,167	8,720	21,881
\$200,000 or greater	1,210	9,559	27,806
Median HH Income	\$76,516	\$79,417	\$78,549
Average HH Income	\$106,282	\$111,337	\$115,430

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,660	80,606	205,025
2010 Total Households	10,572	79,383	204,036
2022 Total Households	11,395	83,180	221,014
2027 Total Households	11,432	82,862	221,880
2022 Average Household Size	3.13	2.86	2.85
2000 Owner Occupied Housing	5,274	39,467	93,466
2000 Renter Occupied Housing	4,917	38,484	105,000
2022 Owner Occupied Housing	5,151	40,459	96,276
2022 Renter Occupied Housing	6,244	42,721	124,738
2022 Vacant Housing	421	3,645	10,933
2022 Total Housing	11,816	86,825	231,947
2027 Owner Occupied Housing	5,330	41,163	97,968
2027 Renter Occupied Housing	6,101	41,698	123,912
2027 Vacant Housing	458	4,329	11,588
2027 Total Housing	11,890	87,191	233,468
2022-2027: Households: Growth Rate	0.30 %	-0.40 %	0.40 %

Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	2,994	19,430	51,740
2022 Population Age 35-39	2,670	18,110	48,429
2022 Population Age 40-44	2,512	16,705	43,943
2022 Population Age 45-49	2,329	15,421	39,818
2022 Population Age 50-54	2,379	15,751	40,301
2022 Population Age 55-59	2,205	14,569	36,823
2022 Population Age 60-64	2,002	13,906	35,093
2022 Population Age 65-69	1,607	12,021	30,000
2022 Population Age 70-74	1,240	9,942	24,481
2022 Population Age 75-79	757	6,641	16,844
2022 Population Age 80-84	521	4,468	11,215
2022 Population Age 85+	572	4,854	11,960
2022 Population Age 18+	27,888	192,685	501,916
2022 Median Age	36	38	37

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,759	\$74,011	\$73,080
Average Household Income 25-34	\$99,961	\$98,877	\$98,158
Median Household Income 35-44	\$90,308	\$95,750	\$88,993
Average Household Income 35-44	\$122,777	\$128,371	\$127,052
Median Household Income 45-54	\$90,946	\$102,769	\$98,803
Average Household Income 45-54	\$120,250	\$132,743	\$135,749
Median Household Income 55-64	\$81,476	\$89,760	\$90,515
Average Household Income 55-64	\$111,632	\$121,473	\$131,221
Median Household Income 65-74	\$64,383	\$67,315	\$72,455
Average Household Income 65-74	\$92,378	\$98,100	\$109,357
Average Household Income 75+	\$68,781	\$73,655	\$82,607

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,742	17,581	48,265
2027 Population Age 35-39	2,975	18,864	50,248
2027 Population Age 40-44	2,589	17,439	46,304
2027 Population Age 45-49	2,416	15,971	41,886
2027 Population Age 50-54	2,231	14,829	38,032
2027 Population Age 55-59	2,257	14,732	37,491
2027 Population Age 60-64	1,982	13,055	32,830
2027 Population Age 65-69	1,730	12,129	30,533
2027 Population Age 70-74	1,375	10,486	25,993
2027 Population Age 75-79	1,002	8,239	20,233
2027 Population Age 80-84	609	5,418	13,658
2027 Population Age 85+	632	5,434	13,364
2027 Population Age 18+	28,254	193,245	506,671
2027 Median Age	38	39	38

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,852	\$84,418	\$82,721
Average Household Income 25-34	\$117,364	\$114,838	\$114,022
Median Household Income 35-44	\$108,615	\$112,991	\$106,770
Average Household Income 35-44	\$144,754	\$151,215	\$150,077
Median Household Income 45-54	\$105,344	\$115,504	\$112,185
Average Household Income 45-54	\$140,264	\$153,785	\$156,457
Median Household Income 55-64	\$98,820	\$106,455	\$106,522
Average Household Income 55-64	\$132,899	\$141,956	\$150,655
Median Household Income 65-74	\$77,542	\$82,261	\$86,466
Average Household Income 65-74	\$111,189	\$118,224	\$129,277
Average Household Income 75+	\$85,971	\$89,624	\$100,829

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