

FOR LEASE

2ND GEN CAFE AVAILABLE | SHERMAN WAY + CORBIN
19636-19648 SHERMAN WAY | LOS ANGELES, CA 91335



ANDREA FECZKO-CRONIN
CalDRE #02198688
818.380.9968
andrea@cbm1.com

GEOFFREY GROSSMAN
CalDRE #1265002
310.299.4224
Geoff@cbm1.com

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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

2ND GEN CAFE AVAILABLE | SHERMAN WAY + CORBIN | 19636-19648 SHERMAN WAY, LOS ANGELES, CA 91335

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FEATURES & AMENITIES

- ± 1,125 SF SECOND GENERATION CAFE/RESTAURANT
- GREASE INTERCEPTOR, 3-COMPARTMENT SINK, FLOOR DRAINS, WATER HEATER
- HIGH CEILINGS AND STUNNING INTERIOR
- ± 1,250 SF RETAIL AVAILABLE
- WASHER/DRYER, JANITOR SINK, GREASE INTERCEPTOR, BACK KITCHEN
- HIGHLY VISIBLE SIGNAGE OPPORTUNITIES
- PARKING IN FRONT LOT AND REAR ALLEYWAY
- EXCELLENT LOCATION, STEPS FROM GROCERY OUTLET ± 60,000 CAR TRAFFIC
- SERVICING HIGHLY RESIDENTIAL AREA WITH STRONG DEMOGRAPHICS

EXCLUSIVELY REPRESENTED BY

ANDREA FECZKO-CRONIN

CALBRE #02198688

818.380.9968

ANDREA@CBM1.COM

GEOFFREY GROSSMAN

CALBRE #1265002

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NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,312	94,038	181,988
Total Population	37,432	269,663	512,957
Average HH Income	\$102,544	\$109,761	\$129,270

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

TWO UNITS AVAILABLE: Unit 19640 ± 1,125 SF second generation juice/coffee/sandwich restaurant cafe location. The unit is a former juice store with a grease interceptor, floor drains, 3 compartment sink, large private restroom, water heater, high ceilings, back room and storage area. TI's are available for experienced restaurant operators to build out a commercial hood for a restaurant use.

Unit 19644 is ± 1,250 SF with hardwood floors, washer and dryer, janitor sink, kitchen/break room with sink, tankless water heater, large private restroom, grease interceptor, and multi-room build out. This can be used for a variety of uses, including medical, vet, chiropractor, food, beverage QSR, restaurant, dog grooming, nail salon, hair salon, and more.

LOCATION DESCRIPTION

Excellent retail shopping center near the busy signalized corner of Sherman Way and Corbin with high daily traffic counts of ± 60,000 cars. The well-situated property is near Grocery Outlet, bus lines, and a densely residential area with average HHI of \$130K. The property offers ample drive-in customer parking, additional rear alley parking for employees, and a highly visible pylon sign.

SPACES	LEASE RATE	SPACE SIZE
19640	\$3.20 SF/month	1,125 SF
19644	\$2.60 SF/month	1,250 SF

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UNIT 19640 - ± 1,125 SF 2ND GEN CAFE/JUICE/COFFEE

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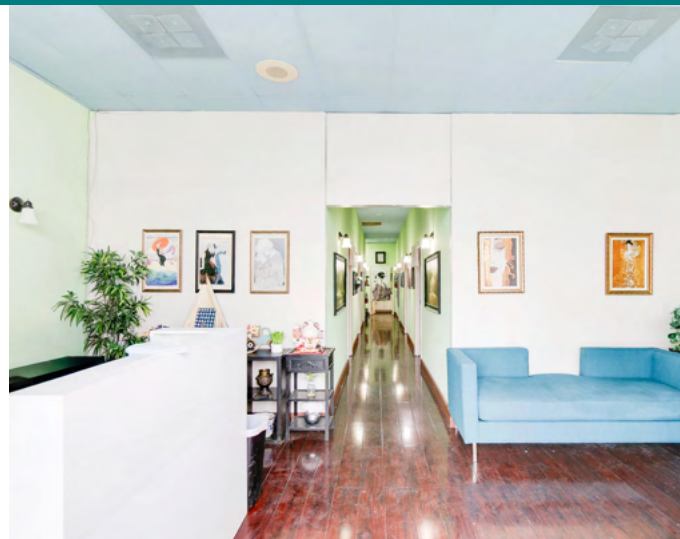
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CalDRE #1265002
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UNIT 19644 - ± 1,250 SF RETAIL AVAILABLE

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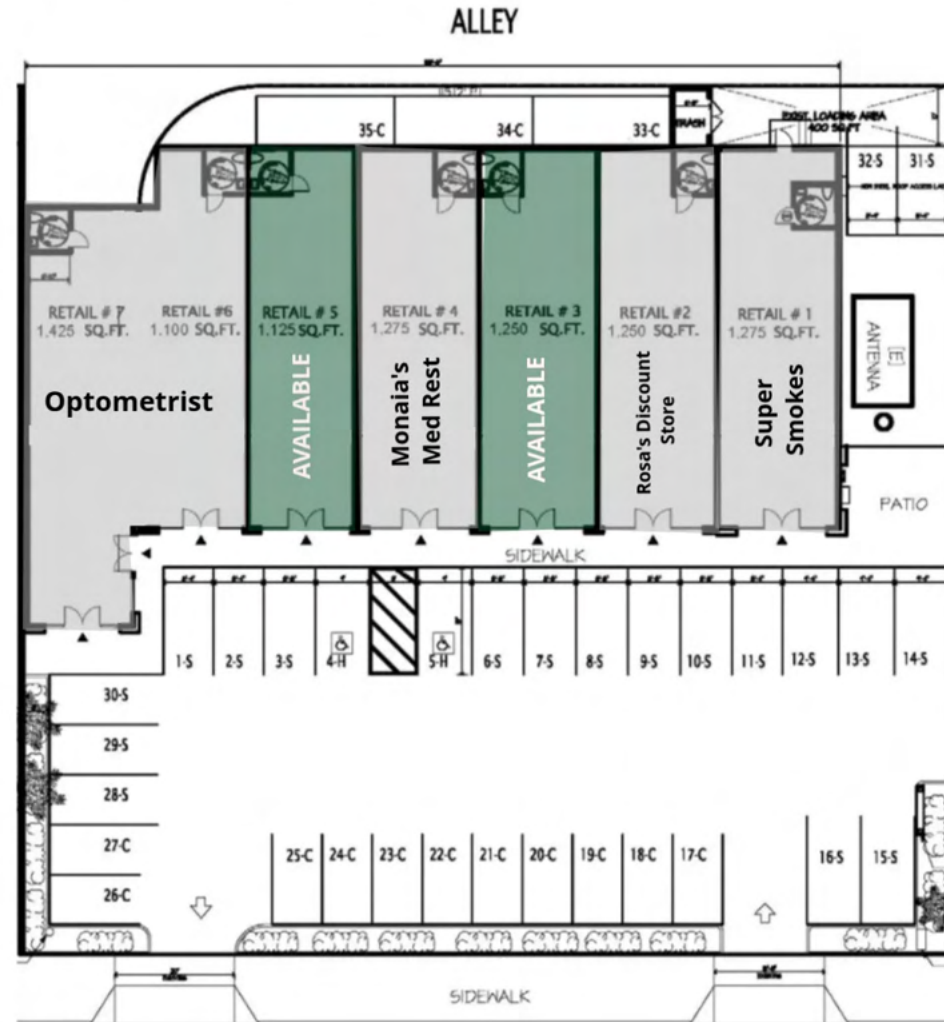
GEOFFREY GROSSMAN

CalDRE #1265002
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SITE PLANS

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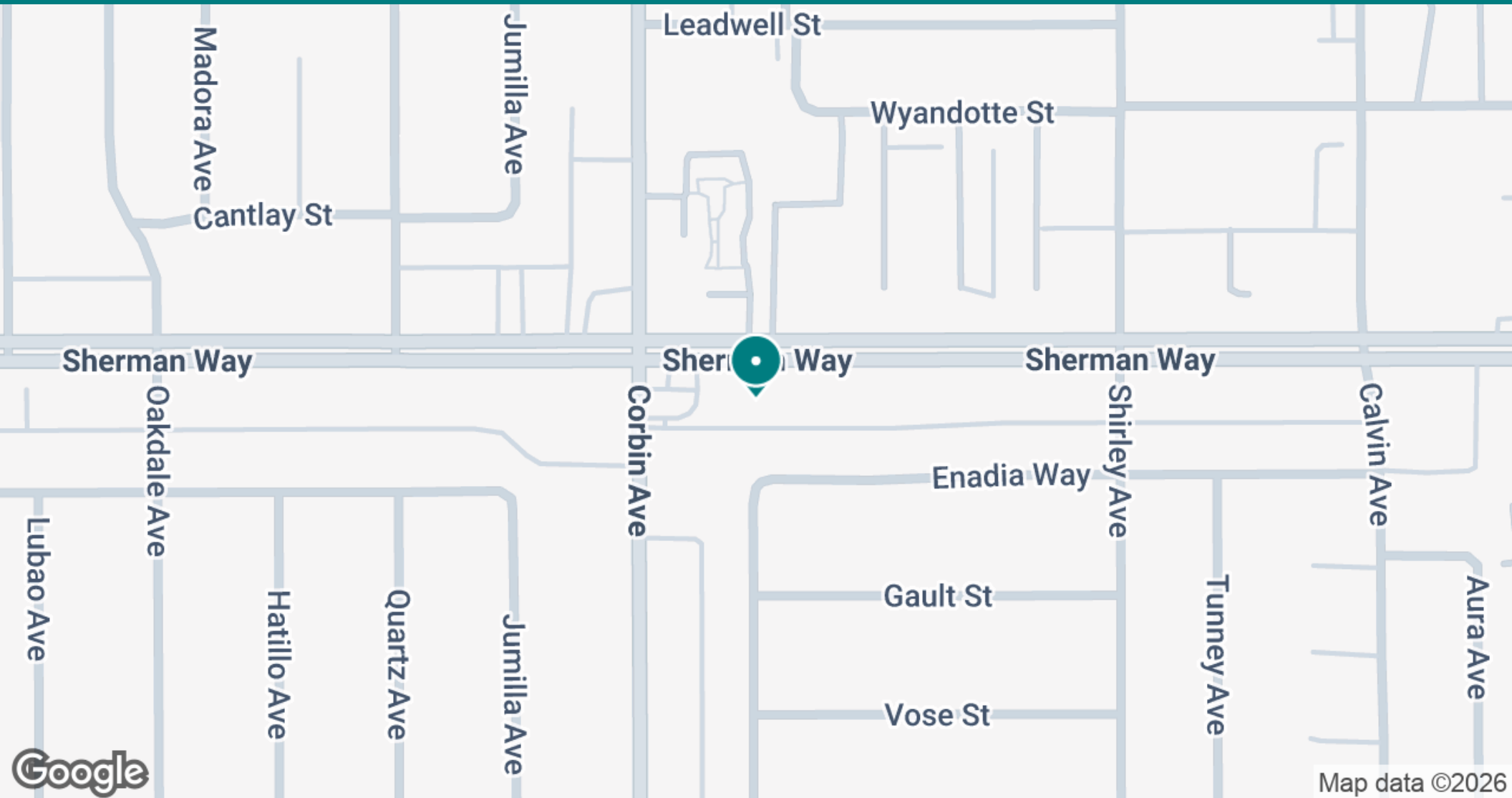
GEOFFREY GROSSMAN

CalDRE #1265002
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LOCATION MAP

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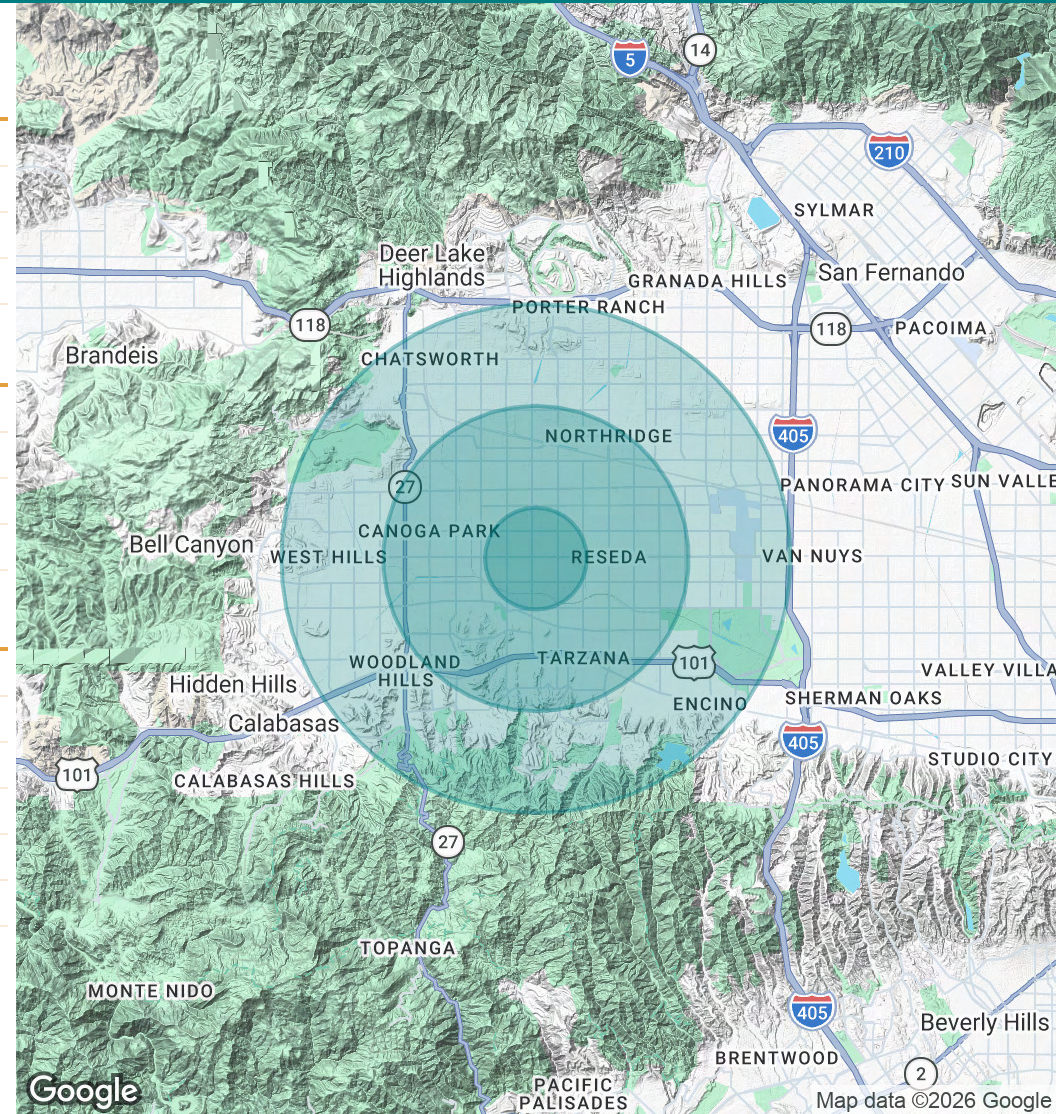
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	37,432	269,663	512,957
Average Age	40.7	39.0	40.7
Average Age (Male)	39.2	38.1	39.7
Average Age (Female)	41.2	40.5	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,312	94,038	181,988
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$102,544	\$109,761	\$129,270
Average House Value	\$683,571	\$791,064	\$938,685
RACE	1 MILE	3 MILES	5 MILES
% White	35.0%	37.7%	45.3%
% Black	3.5%	4.8%	4.8%
% Asian	16.5%	14.9%	14.4%
% Hawaiian	0.0%	0.2%	0.1%
% American Indian	0.7%	1.0%	0.7%
% Other	29.7%	29.0%	21.7%

2023 American Community Survey (ACS)



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MEET THE TEAM

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ANDREA FECZKO-CRONIN

Associate

Direct: 818.380.9968 **Cell:** 646.825.1797
andrea@cbm1.com

CalDRE #02198688



GEOFFREY GROSSMAN

Managing Principal

Direct: 310.299.4224 **Cell:** 323.868.8224
Geoff@cbm1.com

CalDRE #1265002

ANDREA FECZKO-CRONIN

CalDRE #02198688
818.380.9968
andrea@cbm1.com

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Geoff@cbm1.com