

Prime Retail Shopping Center for Lease
22323 SHERMAN WAY

Major Center!!!



LOCATION:

22323 Sherman Way
West Hills, Ca 91303

SIZE:

Unit 14 – 1,080 +/- square feet

RENTAL RATE:

\$1.65 per square foot, NNN (\$0.59)

OCCUPANCY:

Immediate

PARKING:

Excellent front parking

COMMENTS:

- * Adjacent to Ralph's Supermarket & Athletic Society Gym
- * High traffic count of over 30,000 +/- cars per day
- * Prominent signage on building & monument sign
- * Walking distance to many area amenities
- * Just west of Topanga Canyon Boulevard

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

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DRE: 00966353

Howard Bass

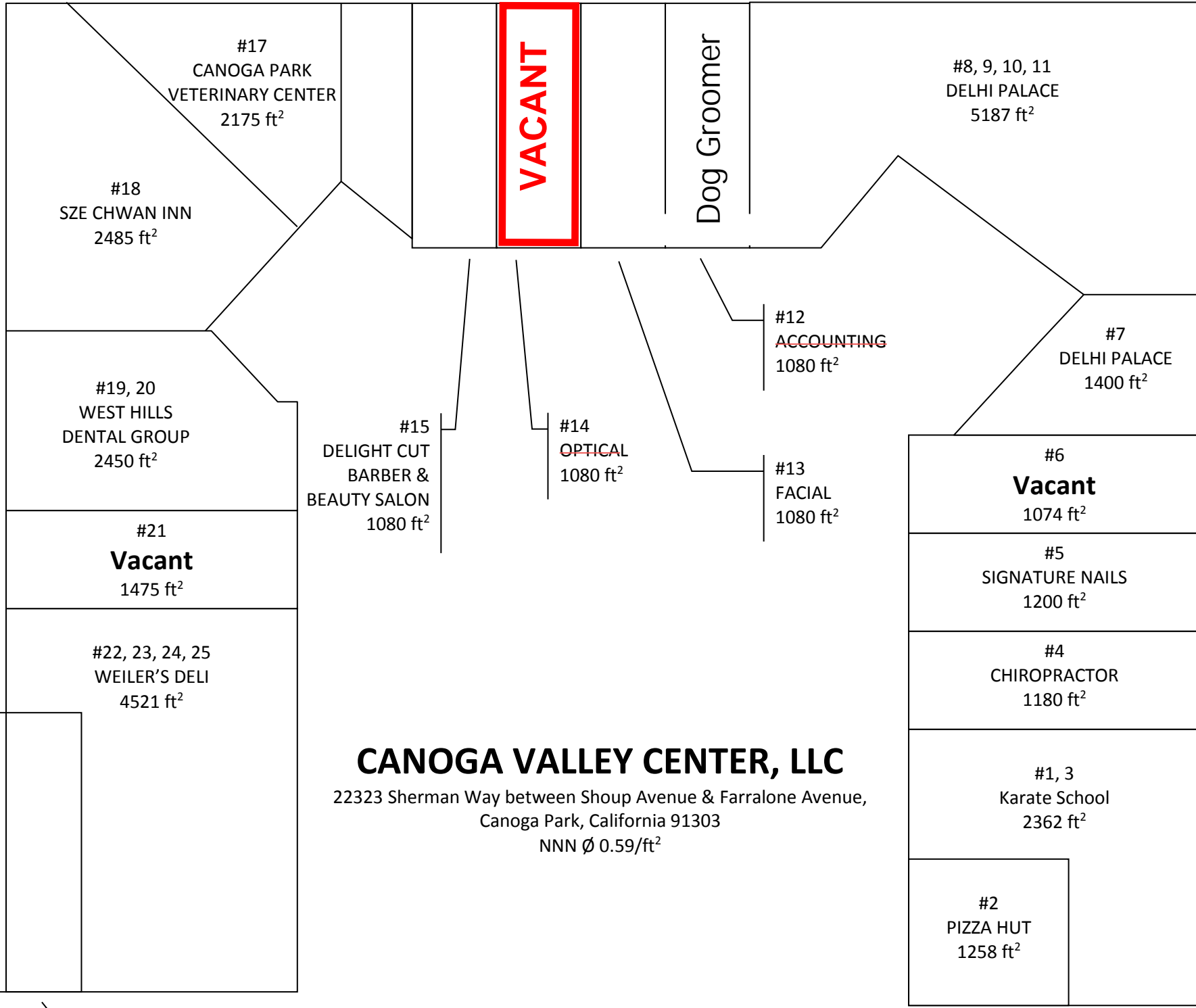
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19507 Ventura Boulevard, Tarzana, Ca 91356 ~ Phone (818) 343-3000 ~ Fax (818) 343-3311
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#16
TROPHY STORE
1020 ft²



#17
CANOGA PARK
VETERINARY CENTER
2175 ft²

#18
SZE CHWAN INN
2485 ft²

#19, 20
WEST HILLS
DENTAL GROUP
2450 ft²

#21
Vacant
1475 ft²

#22, 23, 24, 25
WEILER'S DELI
4521 ft²

#15
DELIGHT CUT
BARBER &
BEAUTY SALON
1080 ft²

#14
OPTICAL
1080 ft²

#12
ACCOUNTING
1080 ft²

#13
FACIAL
1080 ft²

#8, 9, 10, 11
DELHI PALACE
5187 ft²

#7
DELHI PALACE
1400 ft²

#6
Vacant
1074 ft²

#5
SIGNATURE NAILS
1200 ft²

#4
CHIROPRACTOR
1180 ft²

#1, 3
Karate School
2362 ft²

#2
PIZZA HUT
1258 ft²

CANOGA VALLEY CENTER, LLC
22323 Sherman Way between Shoup Avenue & Farralone Avenue,
Canoga Park, California 91303
NNN \emptyset 0.59/ft²

#27
PINE HILL
CLEANERS
1140 ft²

#26
DISCOUNT CIGARETTES & CIGARS
909 ft²

Shoup Avenue

Sherman Way