



SHERMAN OAKS  
galleria



PEGASUS

Douglas  
Emmett



15301 VENTURA BOULEVARD | SHERMAN OAKS, CALIFORNIA 91403

[VIEW ON MAP](#)

# THE GATEWAY TO THE VALLEY





# executive summary

Located right at one of the most frequented interchanges in the United States where the 405 freeway meets the 101, The Sherman Oaks Galleria is the crown jewel retail development of the entire San Fernando Valley in Los Angeles.

If the Valley were a distinct city from Los Angeles, it would rank the 5th most populous city in the entire country behind only New York, Los Angeles, Chicago and Houston. As such, the retail opportunity here at the gateway to the Valley simply cannot be overstated.

*The metrics here  
are undeniable:*

The number of cars that pass the property daily is in excess of 400,000 - *that's not a typo.*

Average household incomes in Sherman Oaks surpass \$150,000, with similar figures in adjacent Studio City to the immediate east and Encino to the immediate west.

Population within just 5 miles is over 500,000.

Office density is 3.5M square feet within 1-mile of the property, with over 750,000 square feet of office at the Galleria itself - creating quite a significant captive daily audience with over 3,500+ daily office occupants at the center.

All of the above mind-blowing metrics along with an audacious plan to renovate and bring an exciting new tenant mix to this iconic project, makes now as the time and this as the place to plant your flag at the most famous property in the Valley.



VAN NUYS

SEPULVEDA BASIN



VIA AVANTI  
COMING SOON!  
325 Apartments  
+ 4,000 SF Retail



SHERMAN OAKS  
galleria



REGAL



24 HOUR FITNESS

The Cheesecake Factory

P.F. CHANG'S



INDUSTRIOUS



BUFFALO  
WILD WINGS

SHERMAN OAKS



± 300,000 VPD

SEPULVEDA BLVD

VENTURA BLVD

± 100,000 VPD



BEFORE



AFTER

a fresh new chapter  
for *sherman oaks*

B E F O R E



A F T E R

P R O P O S E D I M P R O V E M E N T S

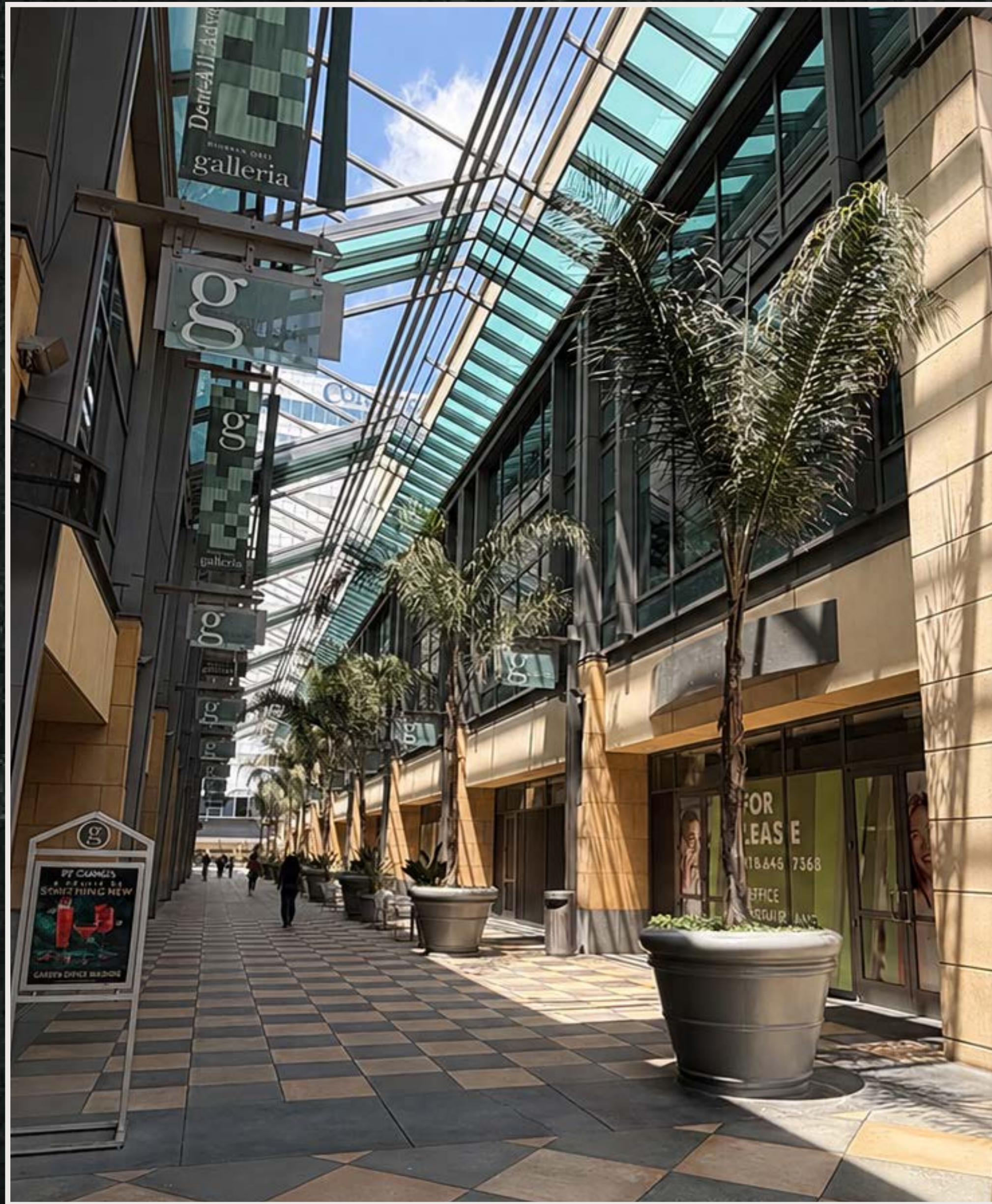
BEFORE



AFTER

PROPOSED IMPROVEMENTS

BEFORE



AFTER

PROPOSED IMPROVEMENTS

# site plan



| UNIT | TENANT                    | SIZE      |
|------|---------------------------|-----------|
| GF   | The Cheesecake Factory    | 9,611 SF  |
| P2   | Paul Mitchell The School  | 12,200 SF |
| P5   | Hapa Haus, Inc.           | 7,928 SF  |
| P6   | AVAILABLE                 | 1,000 SF  |
| P9   | The Diamond Guys          | 972 SF    |
| P10  | Cheese Theory             | 3,105 SF  |
| P11  | San Fernando Coffee       | 1,726 SF  |
| P12  | Oxygen Well               | 1,913 SF  |
| P13  | AVAILABLE                 | 2,077 SF  |
| P14  | Hana Grill                | 912 SF    |
| P15  | Robeks Juice              | 749 SF    |
| P16  | Buffalo Wild Wings        | 7,104 SF  |
| P17  | Almost Famous Burgers     | 1,046 SF  |
| P20  | David Suits               | 721 SF    |
| P21  | AVAILABLE                 | 545 SF    |
| P22  | P.F. Chang's China Bistro | 7,496 SF  |
| P23  | AVAILABLE                 | 16,195 SF |
| P36  | Prella Nails              | 1,463 SF  |
| P37  | Adam's Garden             | 2,726 SF  |
| P38  | Life+                     | 1,668 SF  |
| U3   | 24 Hour Fitness           | 32,000 SF |
| CMI  | Community Room            | 1,282 SF  |

AVAILABLE LEASED COMMERCIAL

# suite P23

± 16,195 SF

## THE SPACE

high visibility signage opportunity

floor to ceiling windows throughout

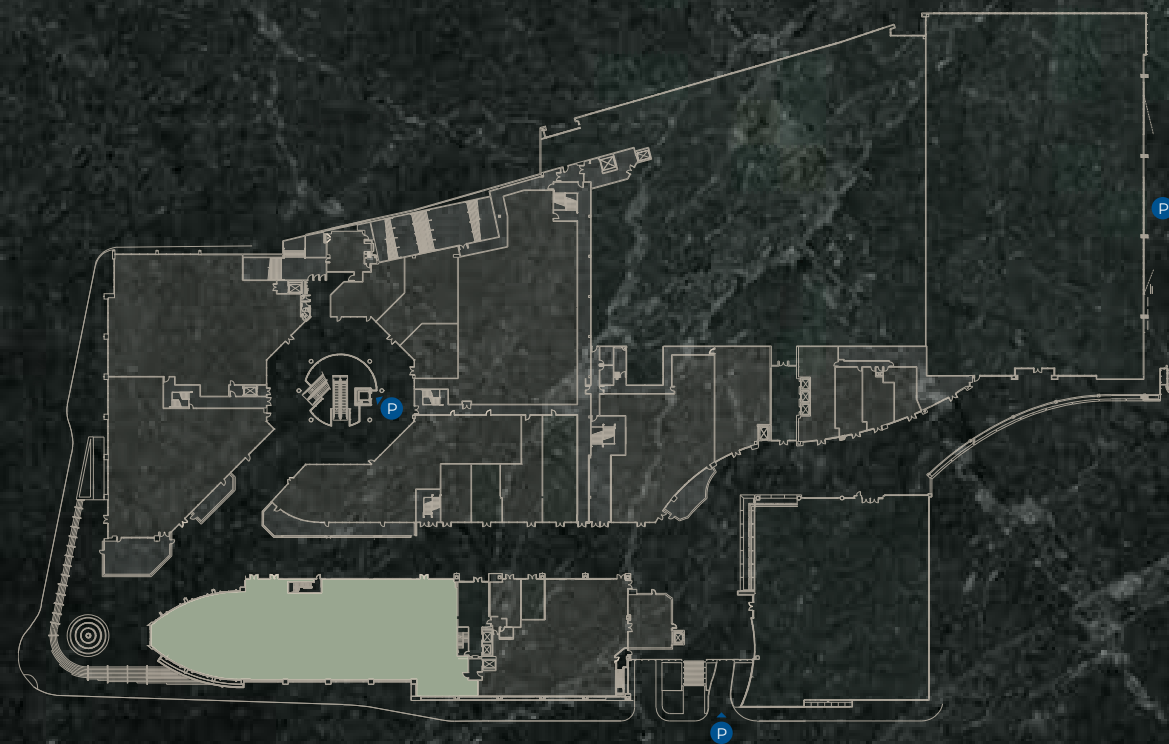
access to freight elevator and easy loading

16' clear height

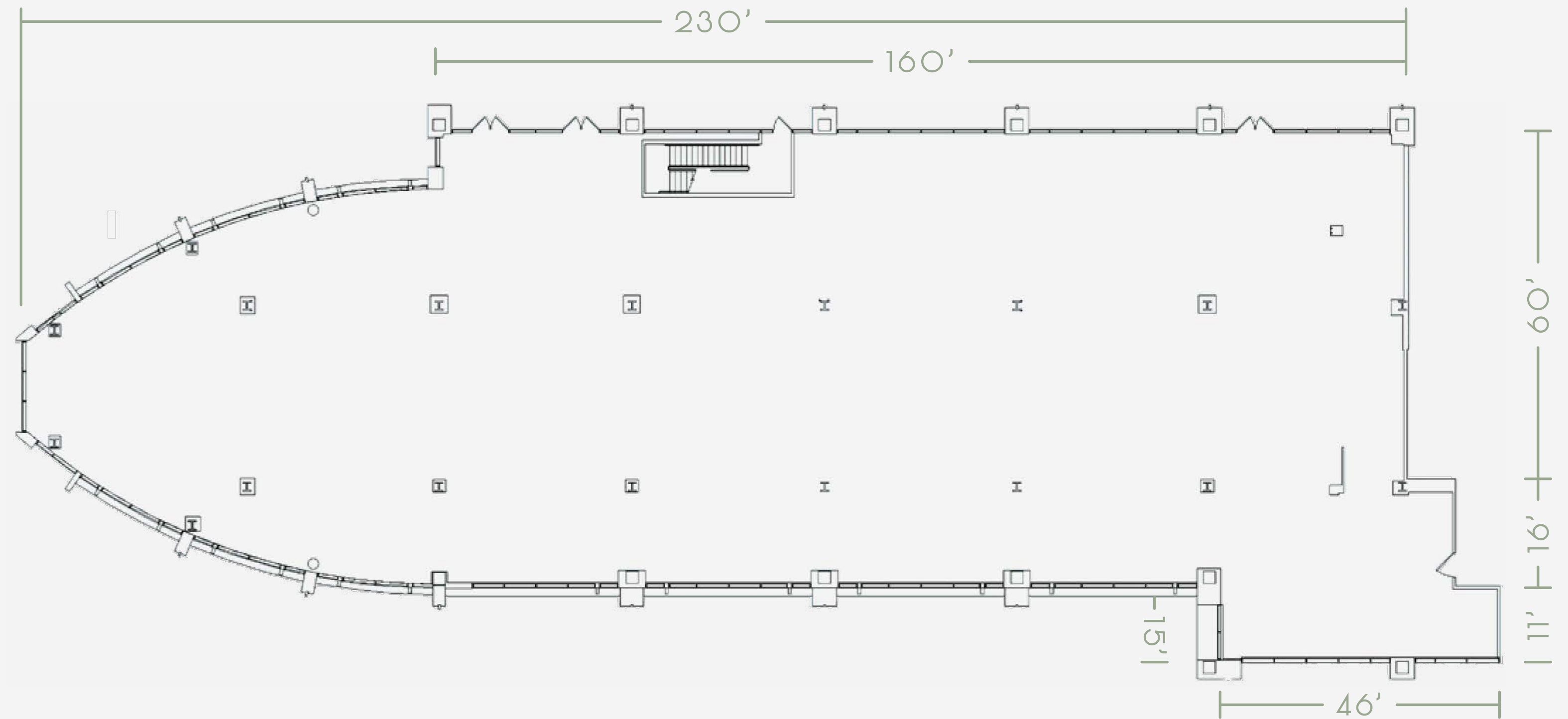
ventura blvd frontage: ± 75 FT

sepulveda blvd frontage: ± 192 FT

*former use: furniture store*



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# suite P13

± 2,077 SF

## THE SPACE

2<sup>nd</sup> generation restaurant space

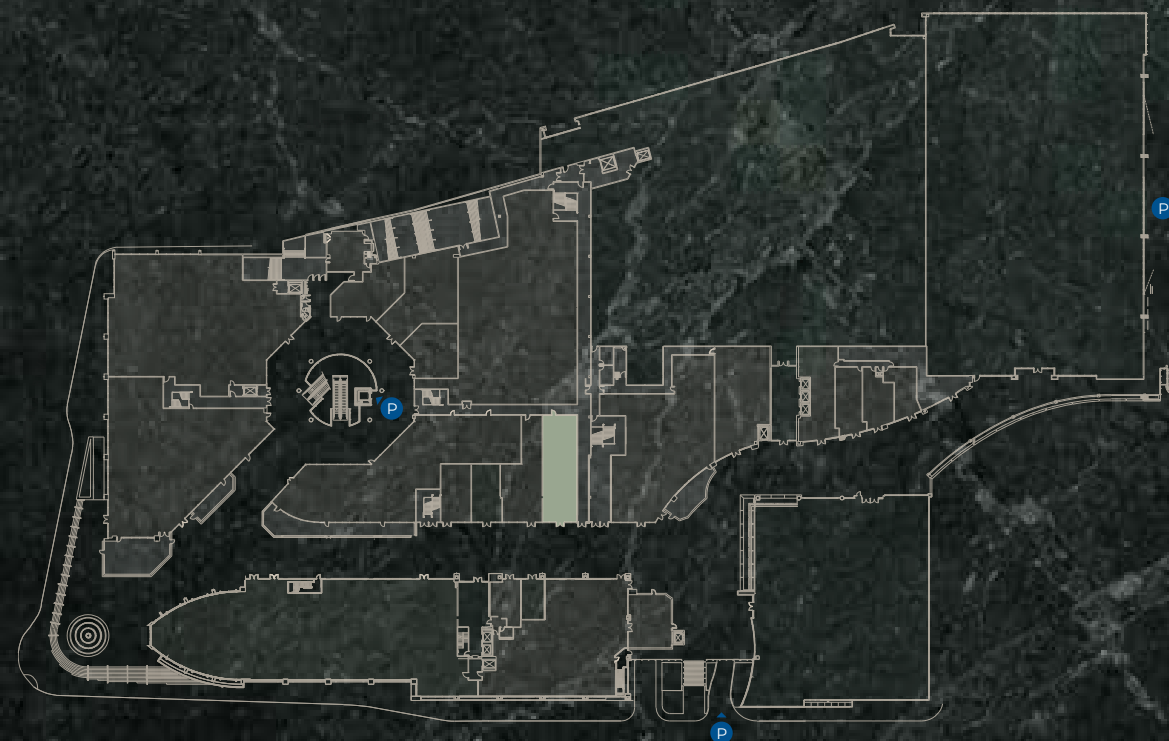
walk-in fridge and freezer

two (2) hoods

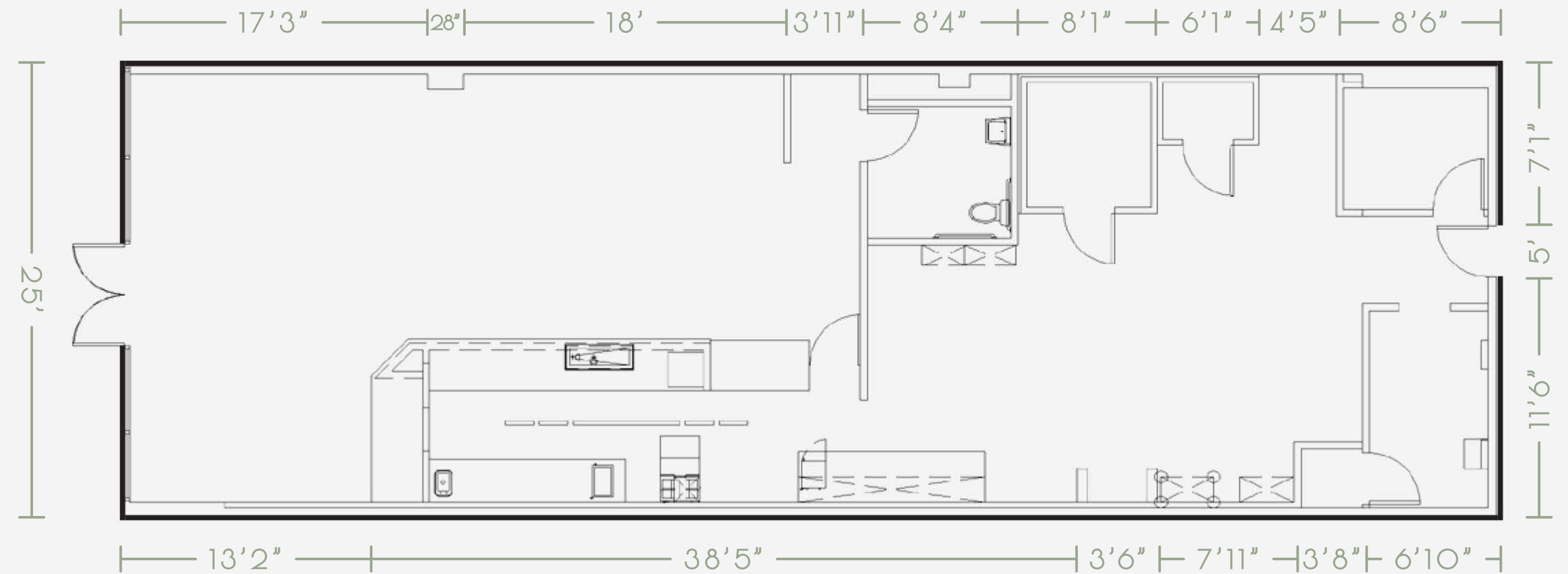
baking equipment: proofing & baking oven

bathroom

*former use:* sandwich shop



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# suite P6

± 1,000 SF

## THE SPACE

2<sup>nd</sup> generation ice cream shop

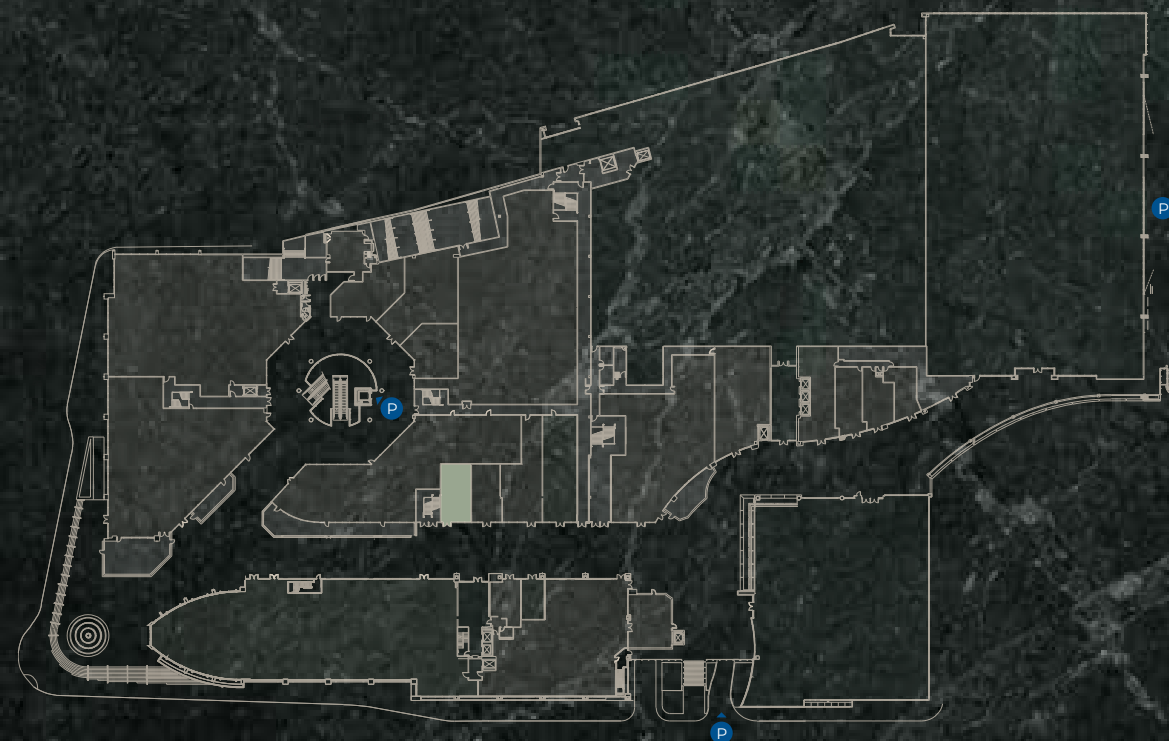
indoor + patio seating accommodations

walk-in freezer

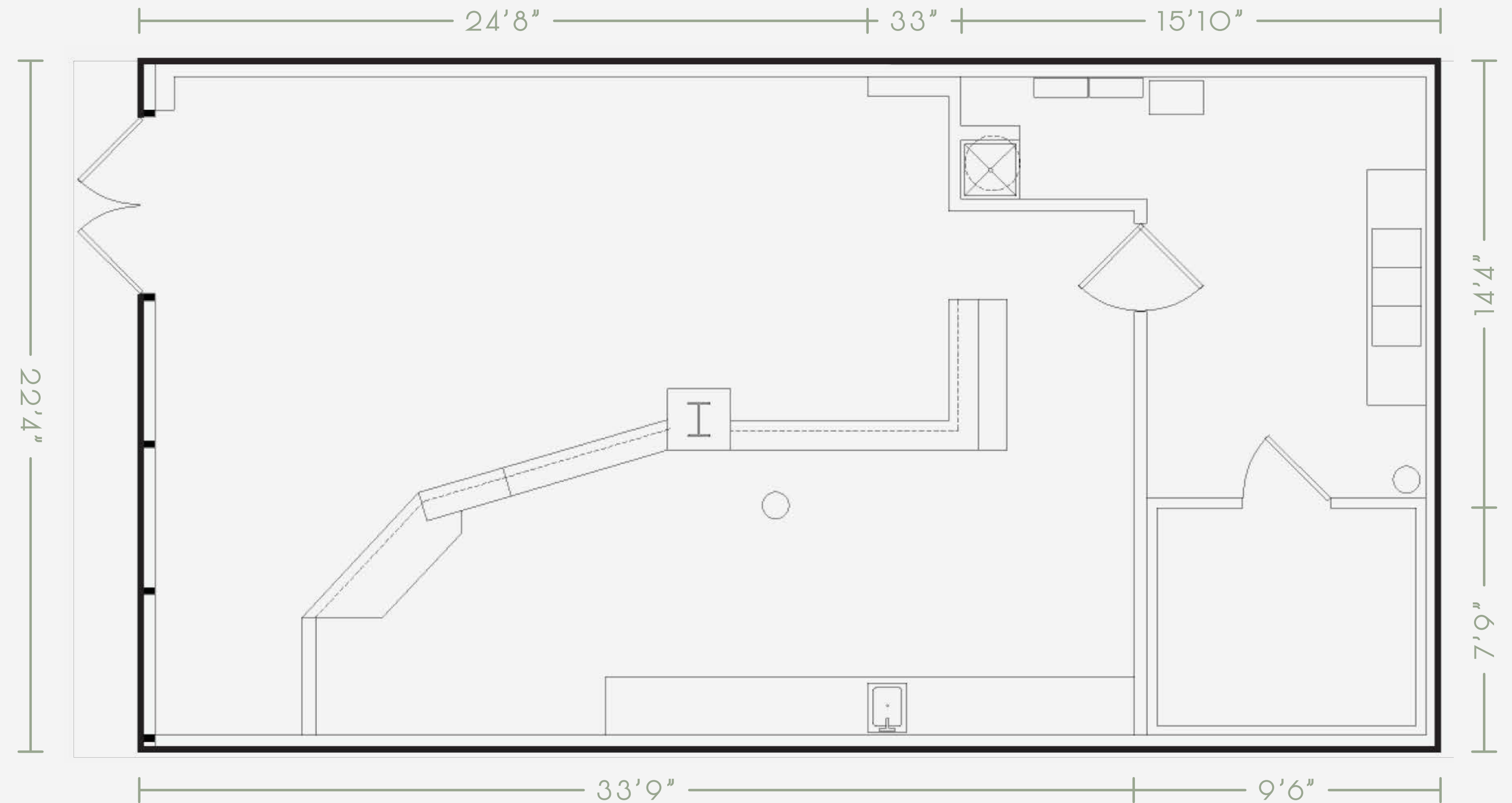
commercial sink setup

open floor plan

*former use:* ice cream shop



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# suite P21

± 545 SF

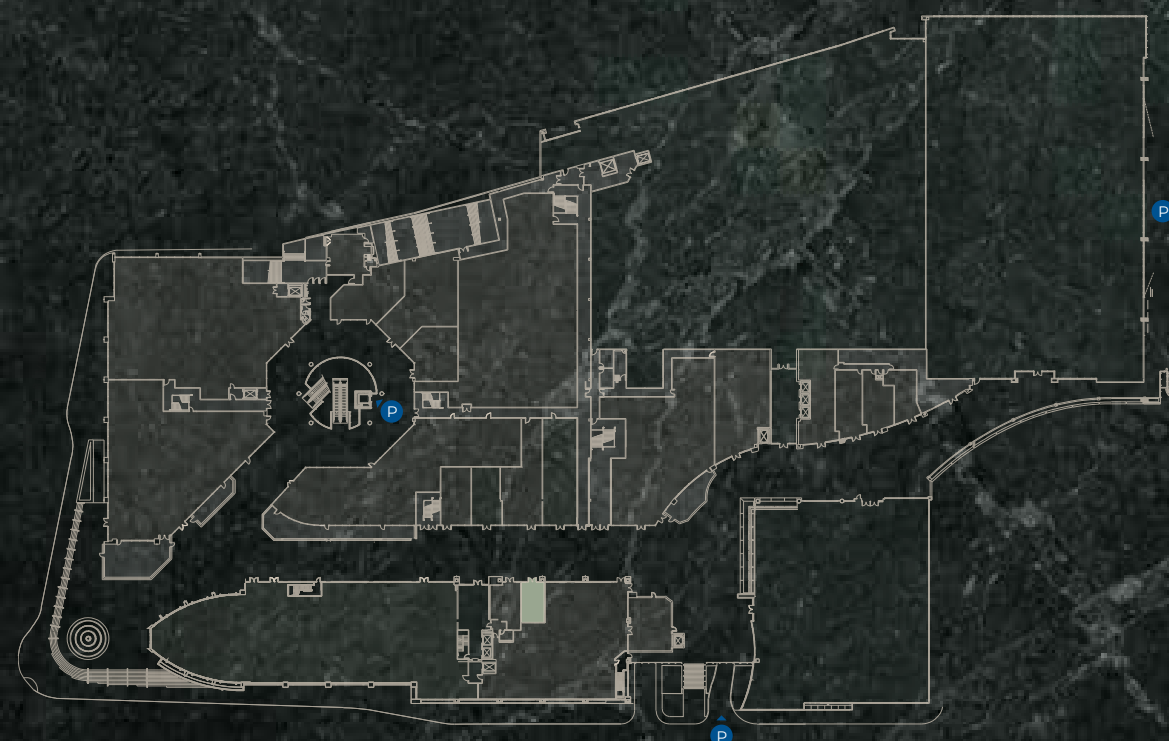
## THE SPACE

2<sup>nd</sup> generation retail space

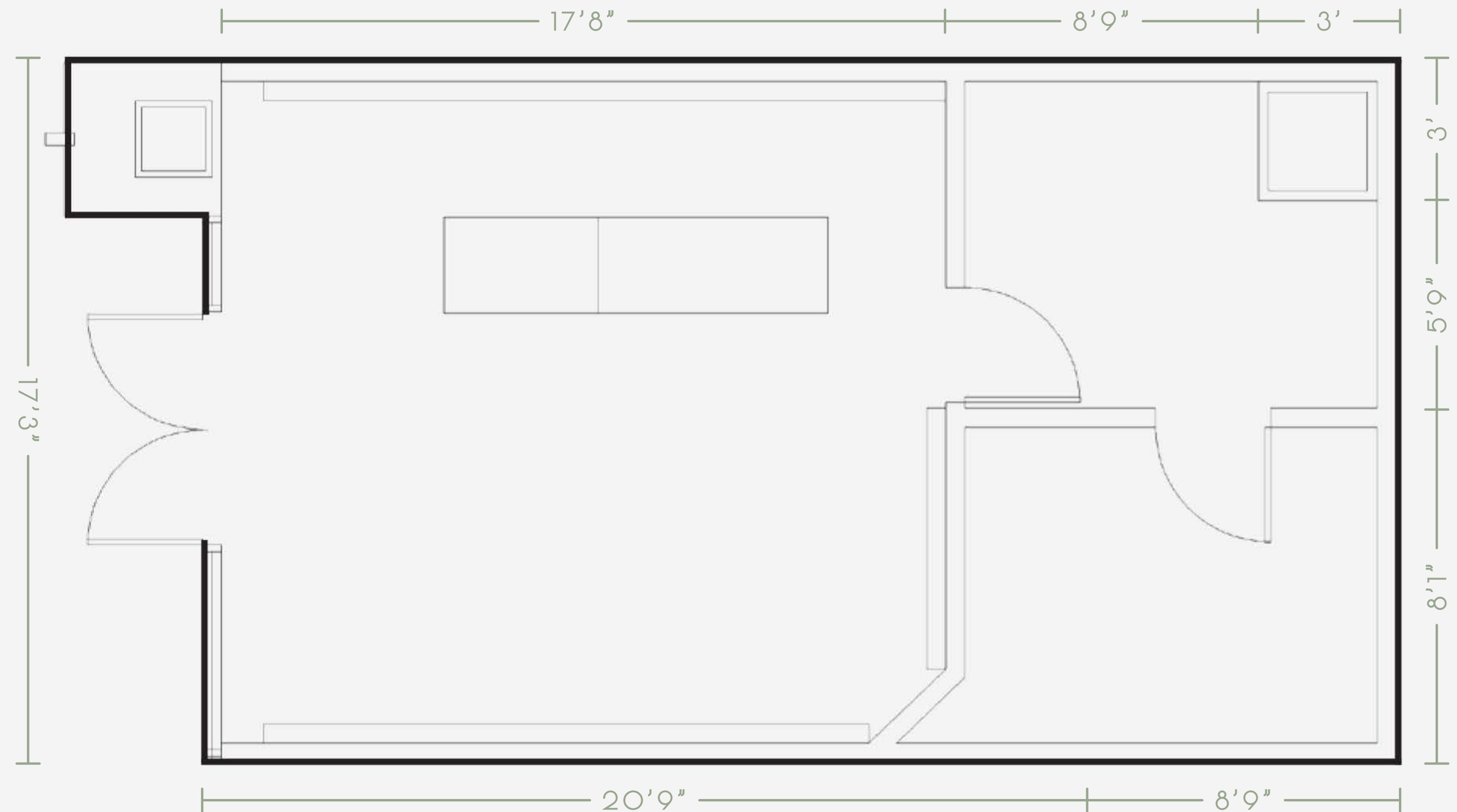
digestible footprint

solid frontage

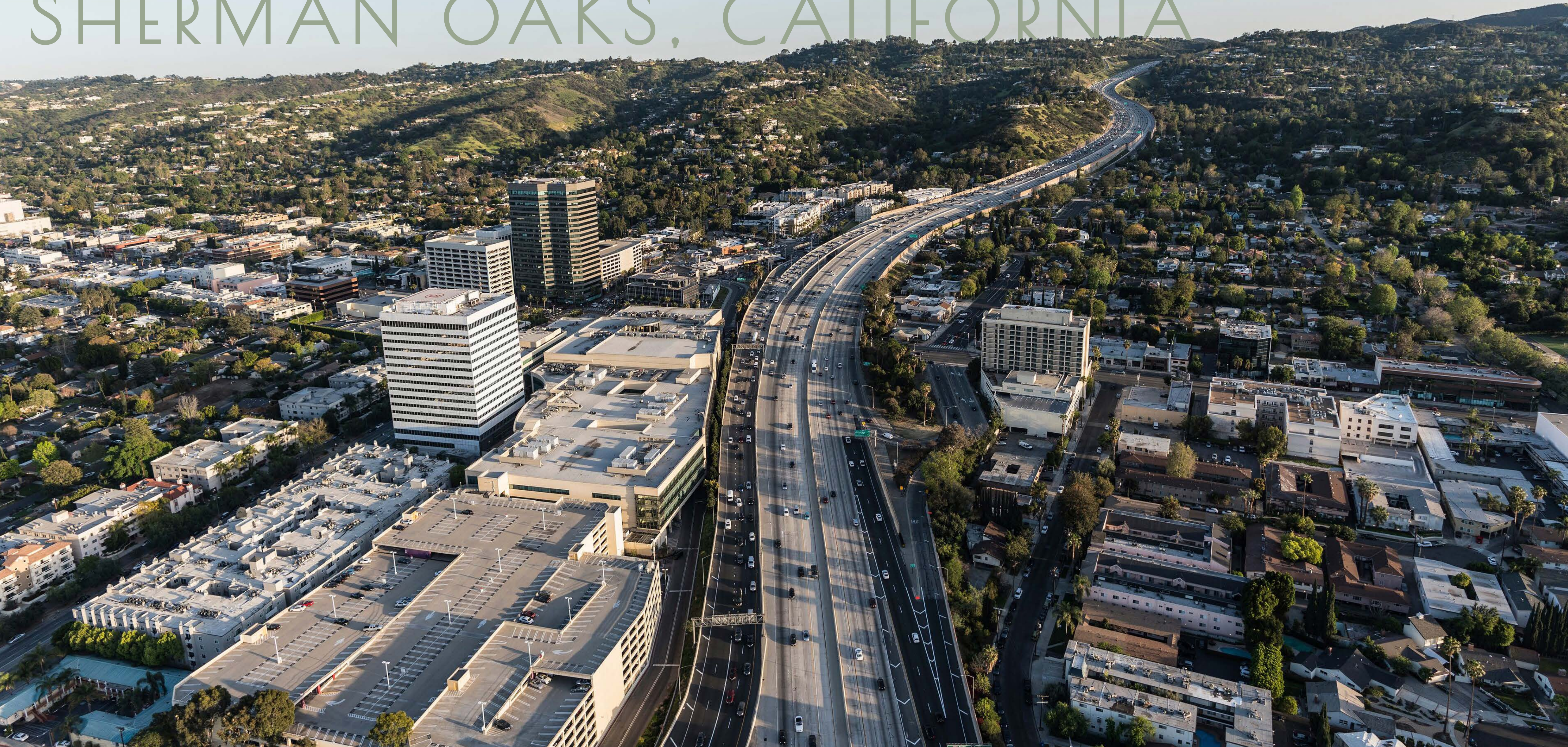
*former use:* cell phone store



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# SHERMAN OAKS, CALIFORNIA





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