

AVAILABLE



YOUR SIGN HERE

Cosmo Prof

PLEASE DO NOT DISTURB
EXISTING TENANT(S)

BUILT OUT FITNESS SPACE ON VENTURA BLVD

14396 Ventura Blvd., Sherman Oaks, CA 91423



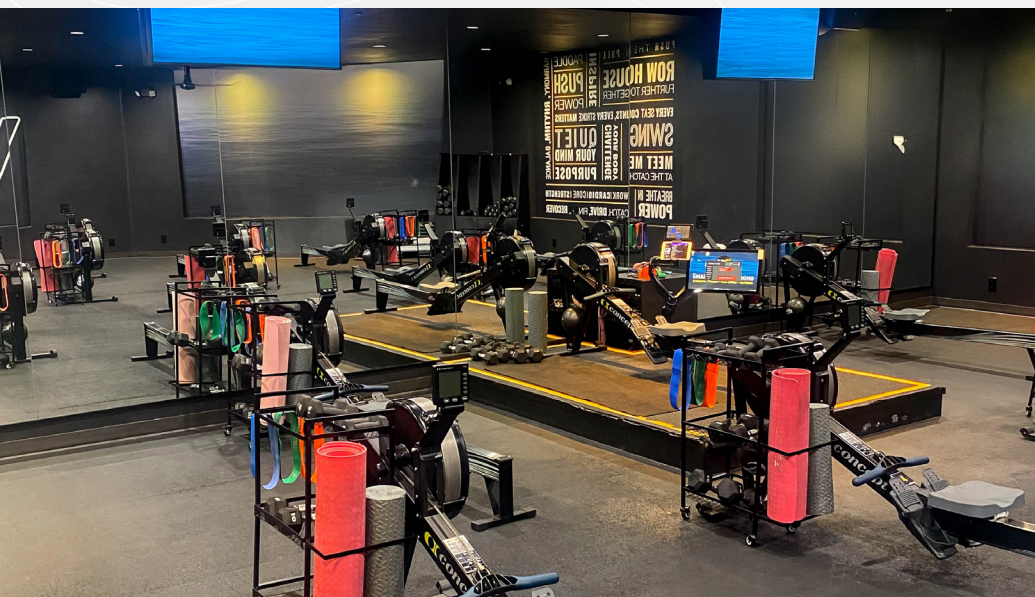
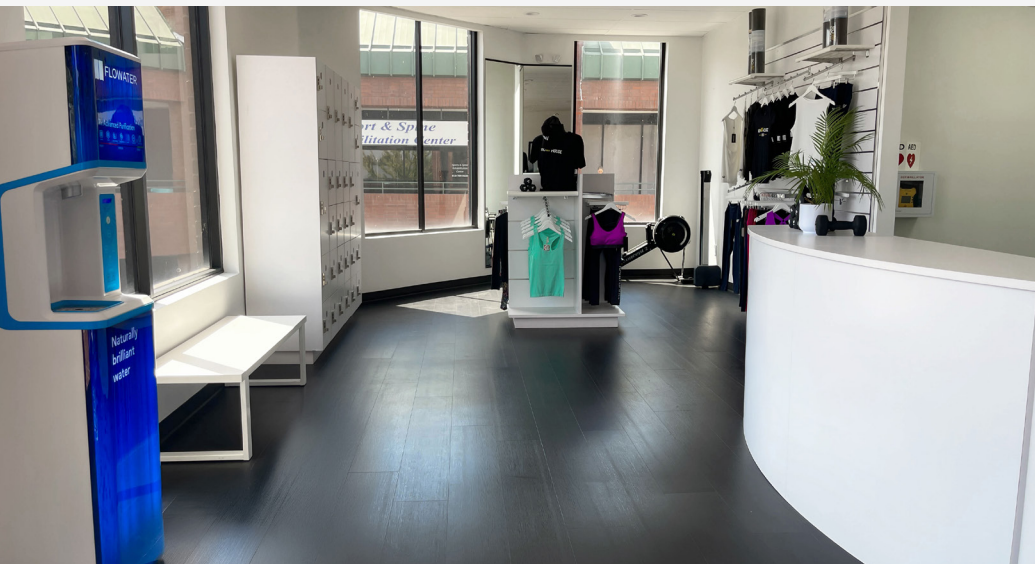
AUSTIN HARRELL
(818) 514-0547 | austin@illicre.com
DRE#02051633



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

14396 Ventura Blvd., Sherman Oaks, CA 91423



APPROX. 2,296 SF

FITNESS SPACE AVAILABLE FOR LEASE

- ✓ Beautiful second floor retail space with **elevator access** | Currently occupied by "Row House". **Do not disturb existing tenant**
- ✓ First-class build-out for a franchised fitness operation
- ✓ Many upgrades throughout the space
- ✓ Asking key money for FF&E and business assets—contact broker for details
- ✓ Very rare opportunity in an extremely affluent area
- ✓ Co-tenants include Subway, Marco's Pizza, Mail Boxes N More, Alpha Dental, Queen Bee Nail Shop, Tova Surgical Center, Indian Cuisine, and more
- ✓ Fantastic signage facing intersection of Ventura Blvd and Beverly Glen

AREA AMENITIES

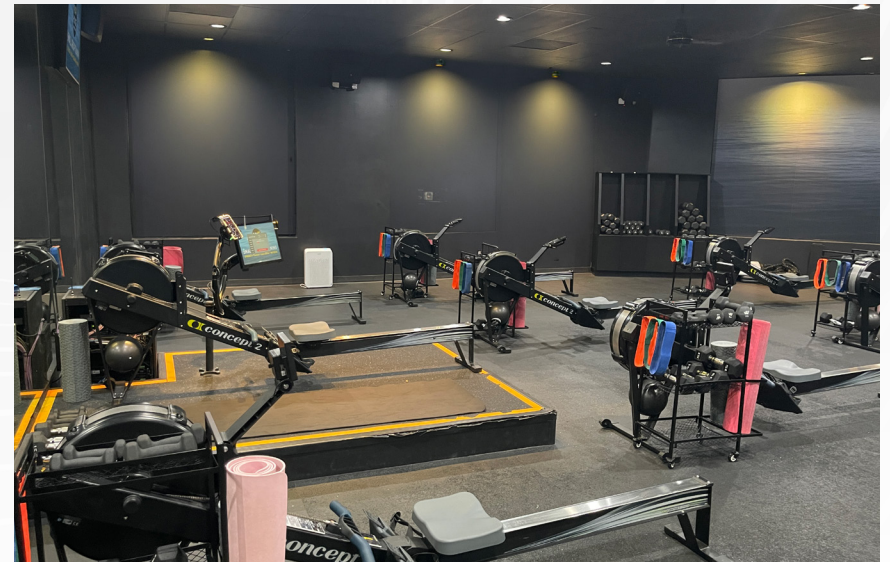
- ✓ Fantastic Trade Area with nearby tenants such as In N' Out Burger, Best buy, Gelsons, Starbucks, Whole Foods, Osteria La Buca, Mendocino Farms, Trattoria Del Sole, Ralph's, The Local Peasant, Chase Bank, Goodwill, CVS, Pura Padel, Sunglass Hut, Apple, and many more
- ✓ Blocks from Westfield Fashion Square
- ✓ Close to the 101/405 Interchange in Sherman Oaks

— DEMOGRAPHICS	2 MILE	3 MILE	5 MILE
 Population	88,784	177,549	506,856
 Avg. HH Income	\$145,981	\$137,659	\$121,194
 Daytime Pop	32,279	182,235	508,398
 Traffic Count	± 64,630 CPD ON VENTURA BLVD & BEVERLY GLEN BLVD		

FITNESS SPACE
SHERMAN OAKS, CA

INTERIOR PHOTOS

14396 Ventura Blvd., Sherman Oaks, CA 91423



FITNESS SPACE
SHERMAN OAKS, CA

INTERIOR PHOTOS

14396 Ventura Blvd., Sherman Oaks, CA 91423



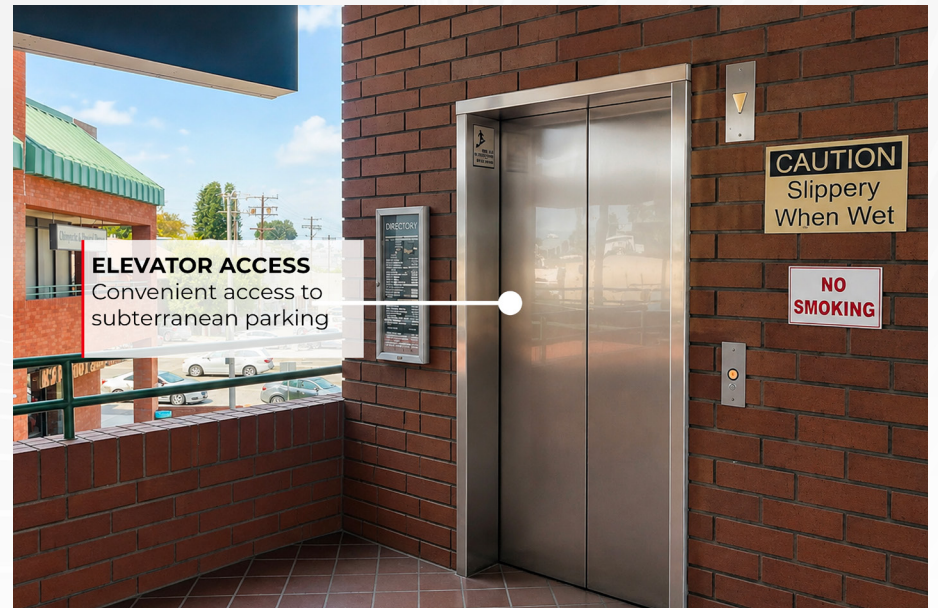
FITNESS SPACE
SHERMAN OAKS, CA

SUBTERRANEAN PARKING

14396 Ventura Blvd., Sherman Oaks, CA 91423



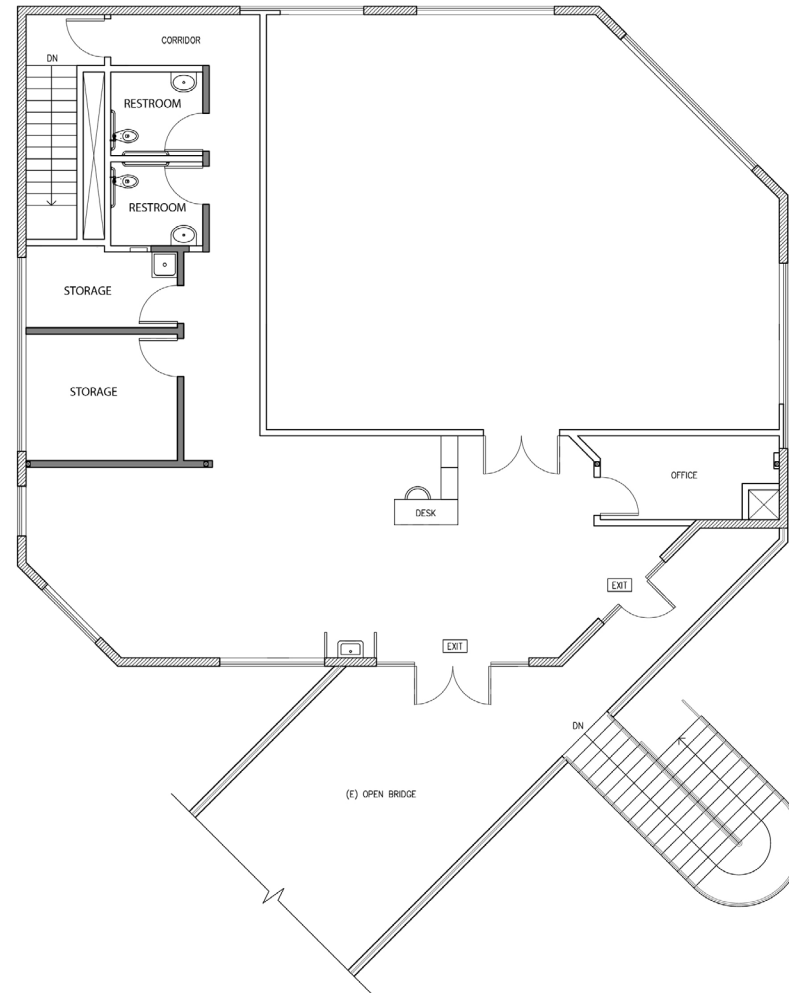
SUBTERRANEAN PARKING
Ample on-site parking available



ELEVATOR ACCESS
Convenient access to
subterranean parking

FLOOR PLAN

14396 Ventura Blvd., Sherman Oaks, CA 91423



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



COMMERCIAL
REAL ESTATE

AUSTIN HARRELL
SENIOR ASSOCIATE

(818) 514-0547 | austin@illicre.com

DRE#02051633



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.