



COMMERCIAL
REAL ESTATE
the sign of a profitable property

OWNER-USER SHERMAN OAKS FLAGSHIP
SALE OR LEASE OPPORTUNITY

15164-15200 Ventura Blvd., Sherman Oaks, CA 91403

ALLA MODA
Furniture



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PROPERTY OVERVIEW

illi Commercial Real Estate is pleased to present an exceptional retail opportunity along one of the most prominent stretches of Ventura Boulevard. Offering outstanding visibility, high traffic exposure, and approximately 100 feet of glass storefront frontage, the property is ideally suited for investors, owner-users, and retailers seeking a highly recognizable presence. The property features high-clear ceilings ranging from 9 to 11 feet, multiple storefront entrances with front and rear access, approximately 30 on-site parking spaces, and prominent signage opportunities with an upgraded façade.

Conveniently located with excellent access to the 101 and 405 Freeways, the property is surrounded by dense residential neighborhoods, strong demographics, and an established retail co-tenancy, providing an exceptional opportunity for businesses and investors seeking long-term value, scale, and visibility along Ventura Boulevard.

LEASE
RATE

\$3.50 PSF NNN

SALE
PRICE

**INQUIRE WITH
BROKER**

PROPERTY DETAILS

Address	15164-15200 Ventura Blvd., Sherman Oaks, CA 91403
APN	2276-007-014
Size	±15,400 SF GLA ±21,000 SF Site Area
Year Built	1949
Zoning	LAC2



FOR SALE OR LEASE

PROPERTY OVERVIEW

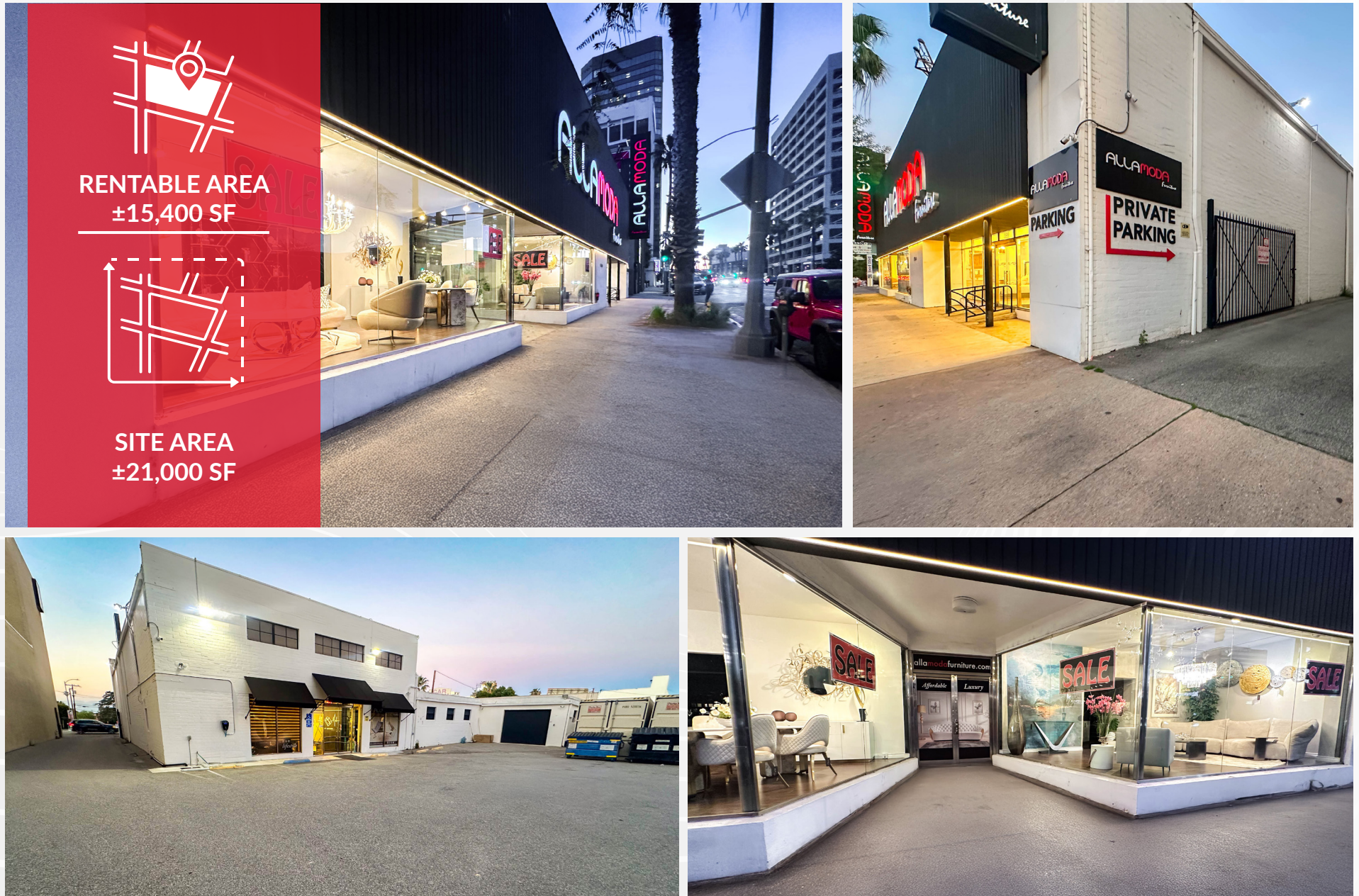
This premier multi-tenant retail property is located along one of the busiest stretches of Ventura Boulevard, offering exceptional visibility, high traffic exposure, and prominent street frontage in a highly desirable commercial corridor. The property features two expansive showroom opportunities with flexible layouts, high-clear ceilings ranging from 9 to 11 feet, and dedicated office and support areas, making it ideal for a wide range of retail, showroom, medical, wellness, fitness, and creative office users.

UNITS AVAILABLE

- ✓ SUITE 15200: ±4,400 SF Ground Floor + ±4,700 SF Mezzanine | Ideal for furniture/home design showroom, fitness studio, or specialty retail
- ✓ SUITE 15164: ±6,300 SF Ground Floor | Includes back-of-house area and private restroom. Ideal for flagship retail, medical/wellness, creative office, or showroom hybrid

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PROPERTY PHOTOS



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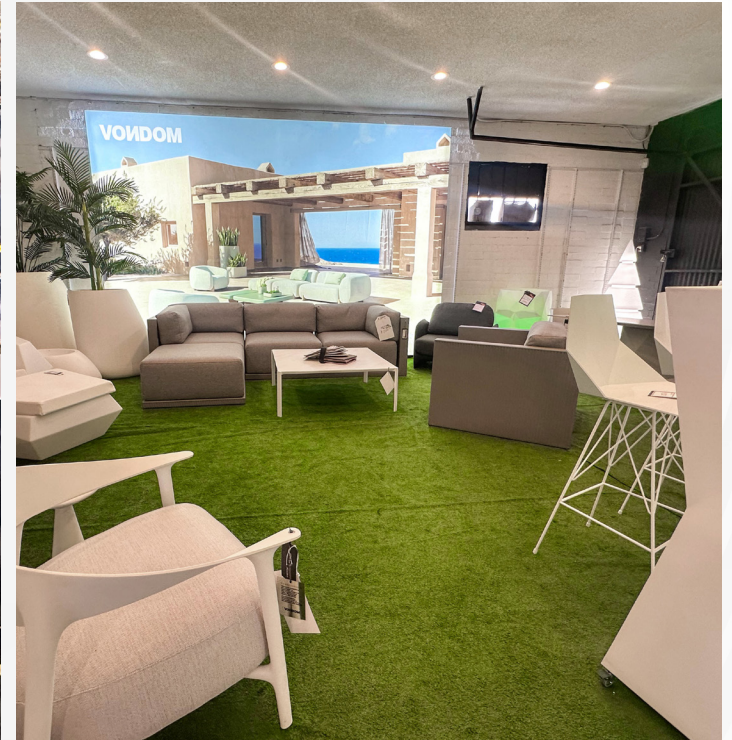
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PROPERTY PHOTOS



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PROPERTY PHOTOS

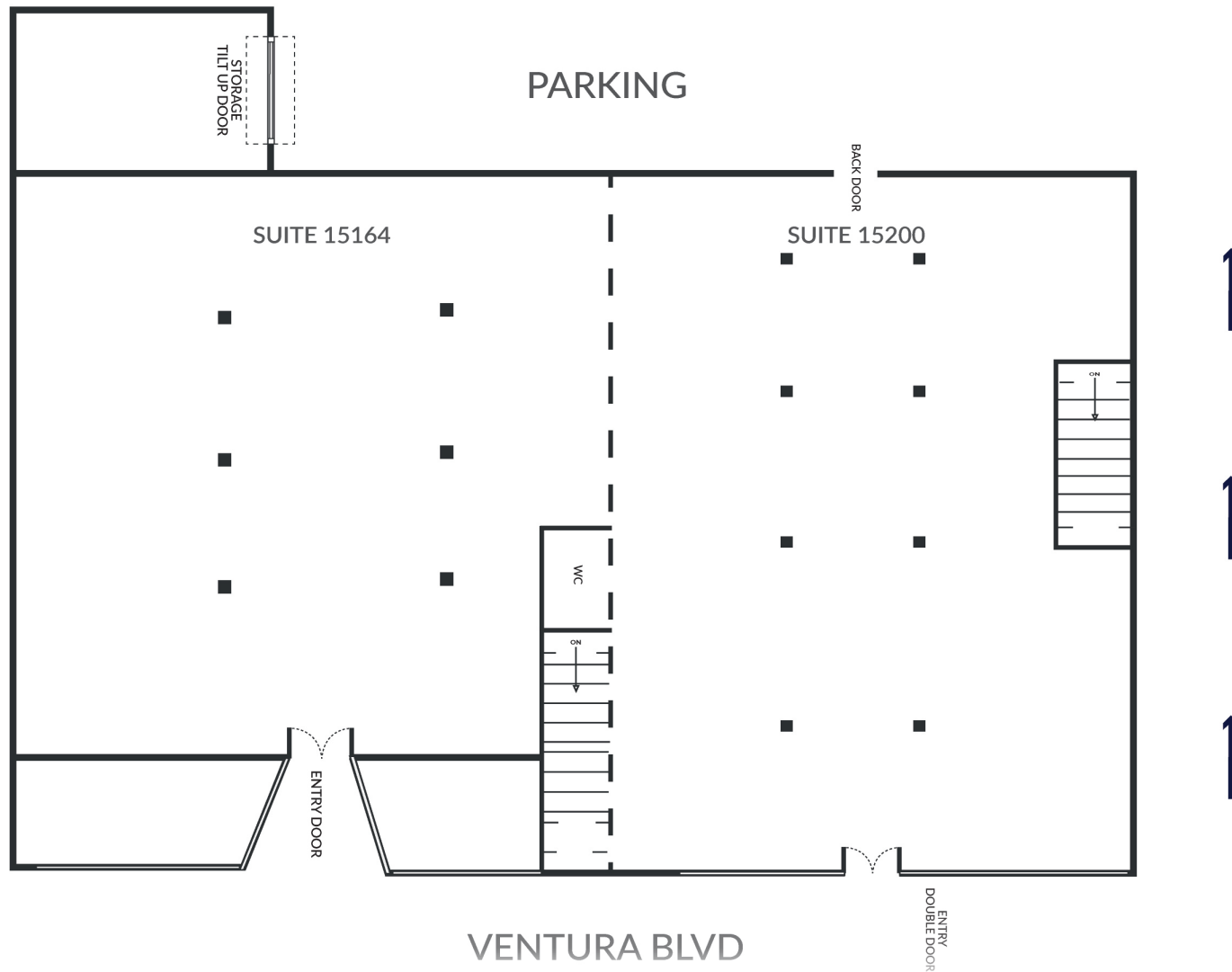


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CONCEPTUAL PARKING PLAN



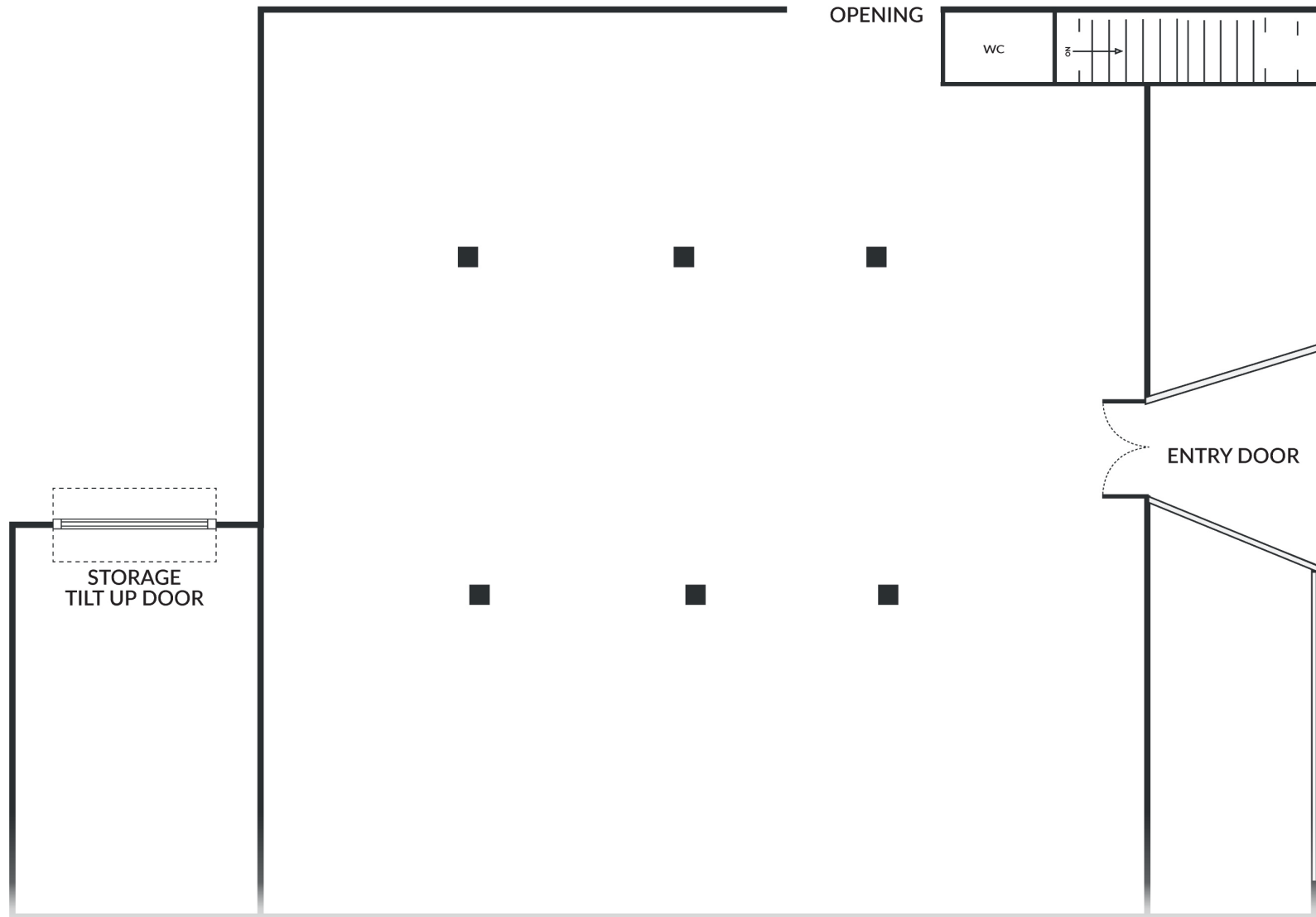
FLOOR PLAN | COMBINED



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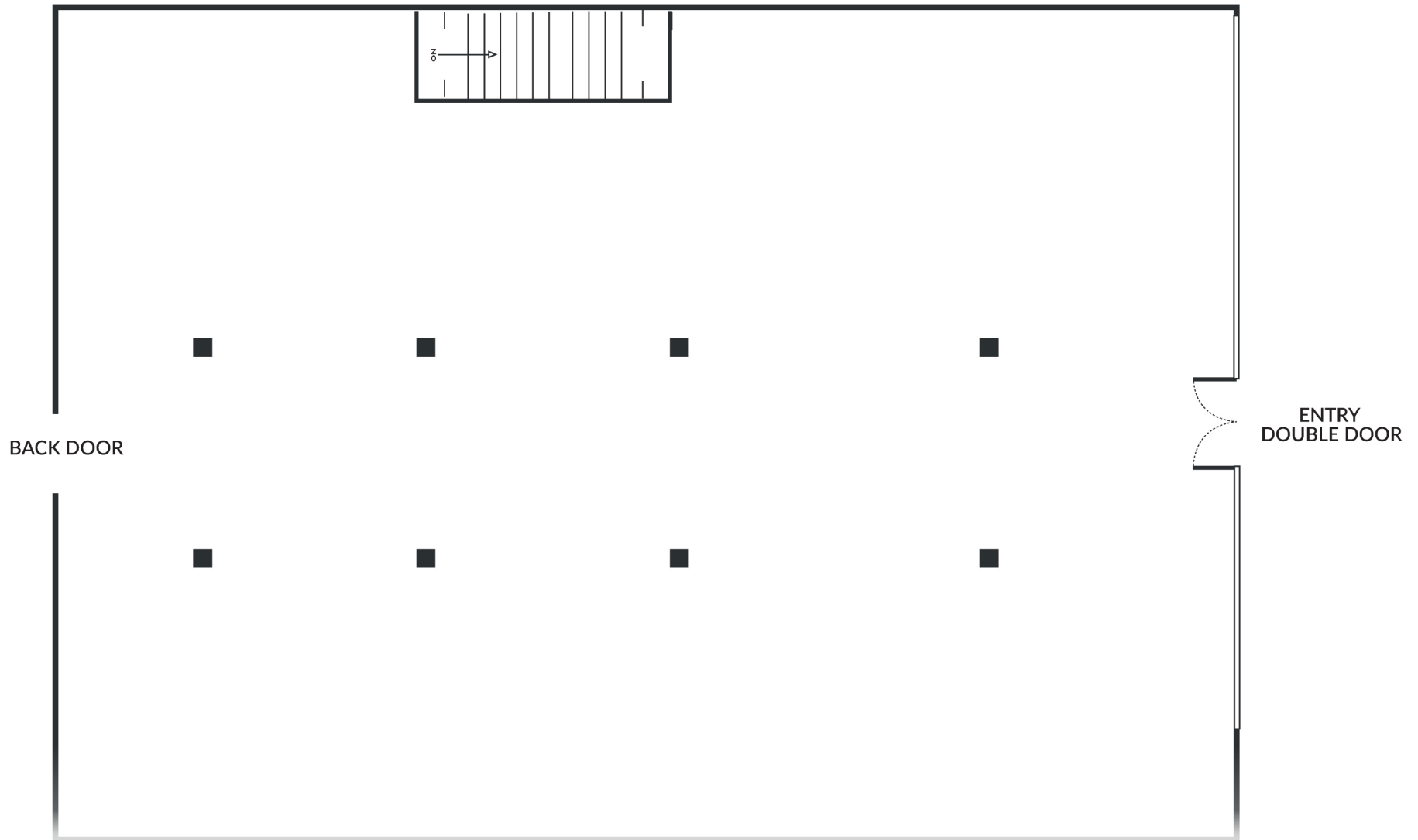
FLOOR PLAN | SUITE 15164



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FLOOR PLAN | SUITE 15200



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AERIAL MAP

LOCATION OVERVIEW

Sherman Oaks, CA

Located in the heart of the San Fernando Valley, Sherman Oaks is one of Los Angeles most desirable business and retail destinations. Known for its affluent demographics, strong consumer spending, and vibrant commercial corridors, Sherman Oaks provides an exceptional environment for businesses seeking long-term growth and visibility. Ventura Boulevard serves as the community's primary retail spine, featuring a dynamic mix of national retailers, boutique shops, restaurants, medical offices, and professional services that attract both local residents and visitors from across the region.

Sherman Oaks continues to thrive as a premier destination for retail, dining, wellness, and professional office users. The area's strong residential base, highly educated workforce, and excellent quality of life contribute to a stable and growing business environment. Its proximity to major employment centers and surrounding affluent communities further enhances its appeal for businesses looking to establish or expand their presence.

Sherman Oaks central location provides outstanding connectivity throughout Greater Los Angeles, making it easy to serve customers locally and regionally. Just a few of Sherman Oaks key business advantages include:

- Immediate access to the U.S. 101 and I-405 Freeways
- Approximately 20 minutes to Downtown Los Angeles
- Approximately 20 minutes to Hollywood and Burbank
- Approximately 25 minutes to Los Angeles International Airport (LAX)
- Minutes from Encino, Studio City, and Beverly Hills
- Surrounded by affluent residential neighborhoods, premier medical facilities, and one of the San Fernando Valley's strongest retail corridors along Ventura Boulevard



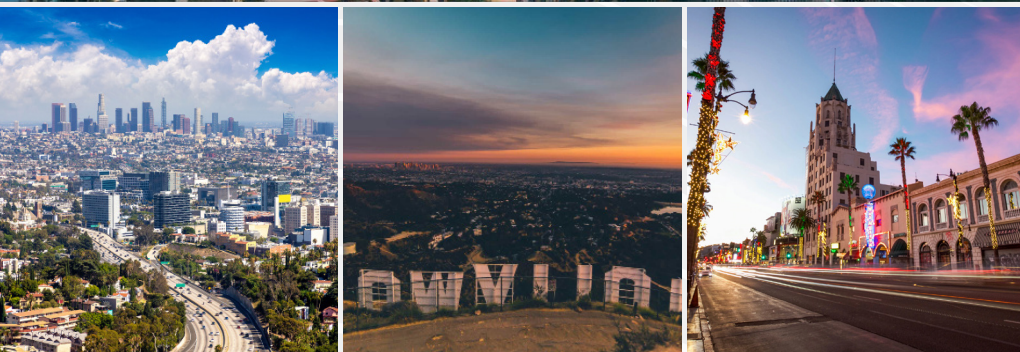
LOCATION OVERVIEW

Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	25,438	163,607	480,705
Daytime Population	27,570	165,621	477,854
Avg HH Income	\$140,428	\$136,177	\$121,758
Avg HH Size	2.10	2.40	2.50
Median Home Price	\$1,089,353	\$1,086,413	\$1,017,337

TRAFFIC COUNTS	VENTURA BLVD
Cars per Day	±38,886



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