

**BEST  
BUY**

Gelson's

Westfield  
FASHION SQUARE

101

307,000 VPD

WHOLE  
FOODS  
MARKET

# Sherman Oaks Plaza

VAN NUYS BLVD

VENTURA BLVD



61,000 VPD



# Your Neighborhood Center

## PROPERTY DESCRIPTION

Pegasus is excited to present Sherman Oaks Plaza, a prime retail destination perfectly situated on Ventura Blvd. Now offering an array of leasing opportunities for retail, restaurant, and office spaces. This property features exceptional visibility at the bustling intersection of Van Nuys Blvd and Ventura Blvd, featuring robust demographics and high-foot traffic.

Sherman Oaks Plaza is ideally positioned just a quarter mile from the 101 Freeway and Westfield Fashion Square, placing it at the heart of a thriving daily needs retail and dining hub. The center is surrounded by a diverse mix of popular destinations, including Gelson's, Whole Foods, Best Buy, Ulta, and In-N-Out Burger.

The Sherman Oaks Plaza co-tenancy includes:





SHERMAN OAKS SQUARE  
4-acre retail repositioning underway

Subject Property

VAN NUYS BLVD

VENTURA BLVD

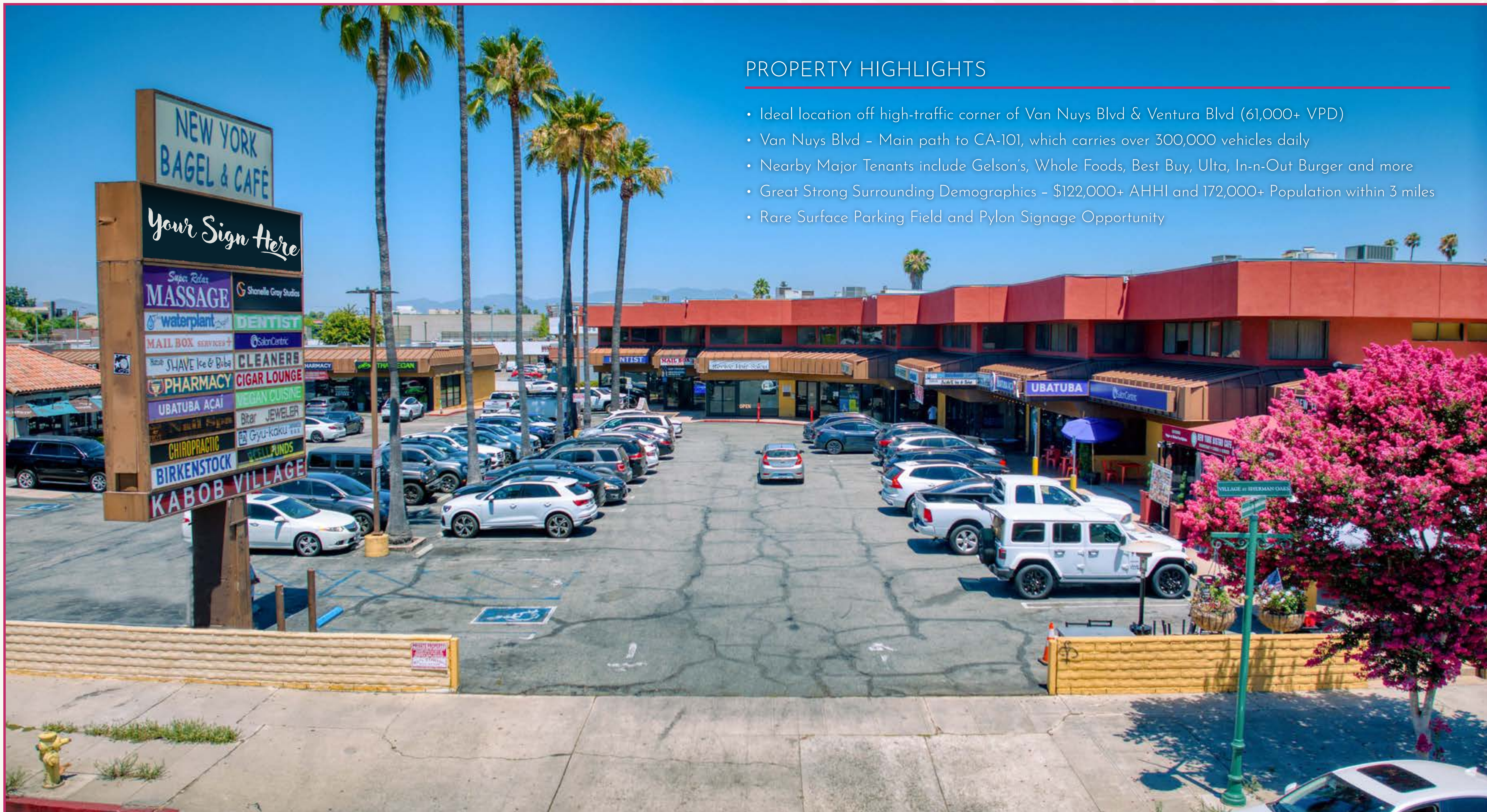


61,000 VPD

Crave café

Paradis

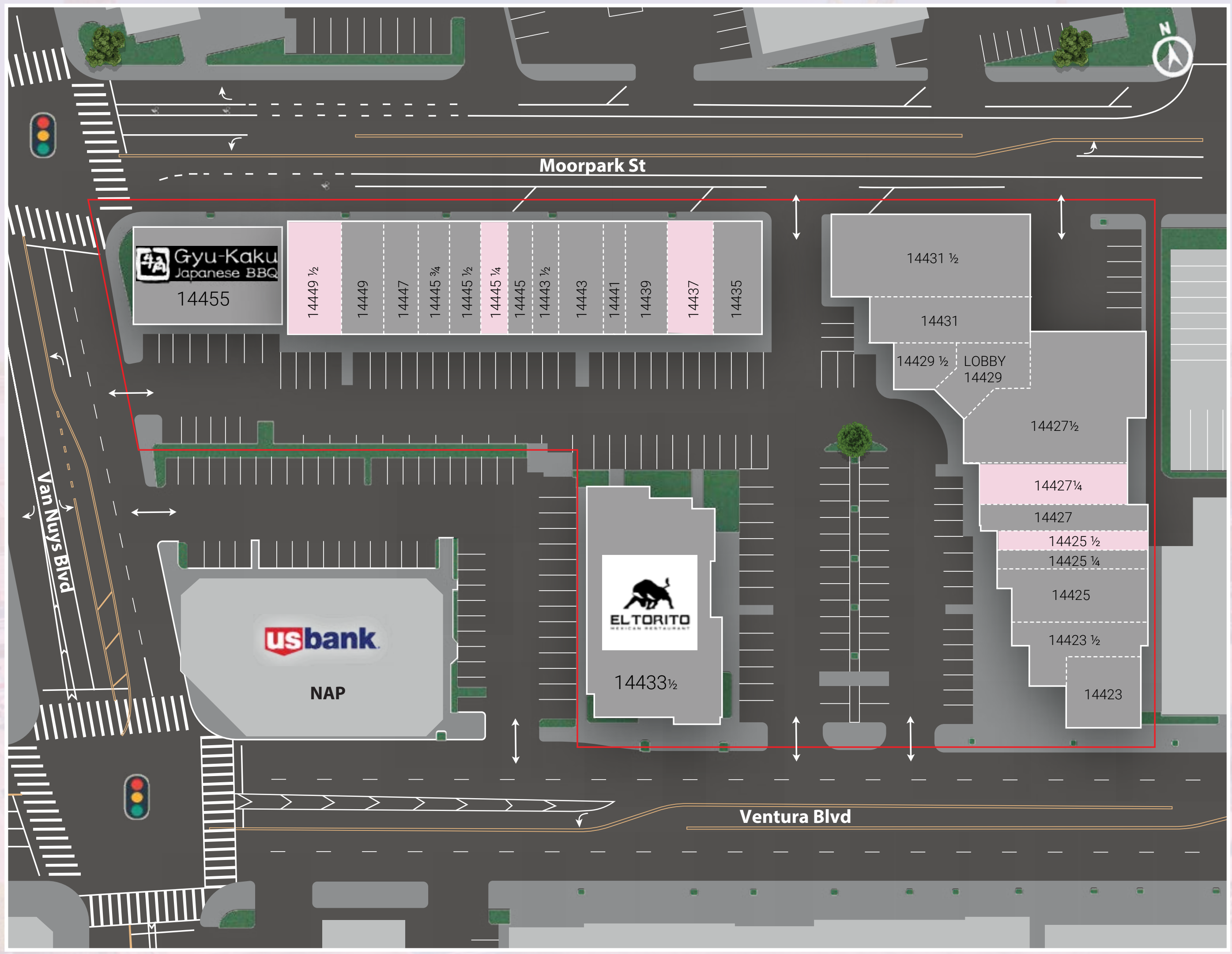




## PROPERTY HIGHLIGHTS

- Ideal location off high-traffic corner of Van Nuys Blvd & Ventura Blvd (61,000+ VPD)
- Van Nuys Blvd – Main path to CA-101, which carries over 300,000 vehicles daily
- Nearby Major Tenants include Gelson's, Whole Foods, Best Buy, Ulta, In-n-Out Burger and more
- Great Strong Surrounding Demographics – \$122,000+ AHHI and 172,000+ Population within 3 miles
- Rare Surface Parking Field and Pylon Signage Opportunity

# Site Plan



| TENANT                               | SUITE     | GLA       |
|--------------------------------------|-----------|-----------|
| Dojo Sushi                           | 14423     | 1,200     |
| New York Bagel Cafe                  | 14423.5   | 1,200     |
| Salon Centric                        | 14425     | 2,040     |
| Ubatuba Acai                         | 14425.25  | 1,125     |
| AVAILABLE                            | 14425.5   | 1,208     |
| The Water Plant                      | 14427     | 1,040     |
| AVAILABLE                            | 14427.25  | 1,390     |
| Honey Baked Ham - <i>Coming Soon</i> | 14427.5   | 3,175     |
| Revive Hair Salon                    | 14429 1/2 | 1,525     |
| Primetime Parking                    | 14429PKG  | N/A       |
| Mailbox Services Plus                | 14431     | 943       |
| Mark Wienberg DDS                    | 14431.5   | 1,400     |
| El Torito                            | 14433     | 8,860     |
| Vegan Cuisine                        | 14435     | 1,200     |
| AVAILABLE                            | 14437     | 900       |
| Bitar Fine Jewelry                   | 14439     | 1,200     |
| AM & PM Nail Spa                     | 14441     | 900       |
| Roya Design                          | 14443     | 900       |
| Kabob Village                        | 14443.5   | 1,487     |
| Cigar House                          | 14445     | 913       |
| AVAILABLE                            | 14445.25  | 1,200     |
| Comfort Care Chiropractor            | 14445.5   | 1,200     |
| Legacy 1Hr Cleaners                  | 14445.75  | 1,200     |
| Birkenstock                          | 14447     | 1,200     |
| Super Relax                          | 14449     | 1,373     |
| AVAILABLE                            | 14449.5   | 1,708     |
| Gyu-Kaku Japanese BBQ                | 14455     | 3,813     |
| TOTAL                                |           | 44,300 SF |

# The Center of the San Fernando Valley

## SHERMAN OAKS, CALIFORNIA

The San Fernando Valley of greater Los Angeles is home to just under 2 million residents, and Sherman Oaks is the center of Valley life, both geographically and culturally. Sherman Oaks provides its residents with an urban living style, boasting lots of green spaces amongst a wide array of boutiques, restaurants and shopping areas tucked against the Santa Monica Mountains. The neighborhood evokes a feeling of "Old LA" from its broad boulevards and classic architecture, and has historically been home to many Hollywood celebrities.

Sherman Oaks has grown into a highly desirable neighborhood of 70,000 residents and boasts high-end residences and one of the highest concentrations of top LA schools. As a mature area historically inhabited by those over the age of 40, there has been a growing contingent of young, high-earning families that appreciate the more affordable living options and less hectic lifestyle available in the San Fernando Valley as compared to the Los Angeles basin.



### DEMOGRAPHICS

|                          | 1-MILE    | 3-MILE    | 5-MILE    |
|--------------------------|-----------|-----------|-----------|
| POPULATION               | 27,638    | 169,833   | 495,126   |
| AVERAGE HOUSEHOLD INCOME | \$123,482 | \$122,311 | \$108,364 |
| HOUSEHOLDS               | 13,687    | 70,244    | 189,297   |

# Sherman Oaks Plaza

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