



FOR SALE

4419

Van Nuys Boulevard

Sherman Oaks, CA 91403

\$12,500,000

SALE PRICE

36,363 SF

BUILDING SIZE

51,051 SF

LOT SIZE

128 Spaces

PARKING

4 Stories

STORIES



Your Name Here


A rare opportunity to acquire a fully renovated, four-story medical/office building at the prime corner of Van Nuys Boulevard and Moorpark Street. Featuring dramatic lobby renovations, modern suites, and outstanding freeway access, this asset is ideal for an owner-user or investor seeking strong fundamentals in a supply-constrained Sherman Oaks market.

PROPERTY HIGHLIGHTS

**4419 Van Nuys Boulevard
Sherman Oaks, CA 91403**

ASKING PRICE **\$12,500,000**

- ▶ Recently Renovated — Modern Upgrades Throughout
- ▶ Easy 101 Freeway Access — Minutes to Major Arteries
- ▶ Close Proximity to Sherman Oaks Hospital Campus
- ▶ Abundant Parking — 128 Spaces (3.52/1,000 SF)
- ▶ High-Visibility Building Signage
- ▶ Prime Sherman Oaks Medical/Office Corridor


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PROPERTY INFORMATION

4419 Van Nuys Blvd · Sherman Oaks, CA 91403

ADDRESS	4419 Van Nuys Boulevard Sherman Oaks, CA 91403
SALE PRICE	\$12,500,000
BUILDING SIZE	36,363 SF
STORIES	4 Stories
LOT SIZE	51,051 SF (1.17 Acres)
YEAR BUILT	1962 / Remodeled 2021
PARKING	128 Spaces (3.52/1,000 SF)
ZONING	LAC2
APN	2265-010-013 through -017
VACANCY	10,496 SF

AERIAL OVERVIEW



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PHOTO GALLERY



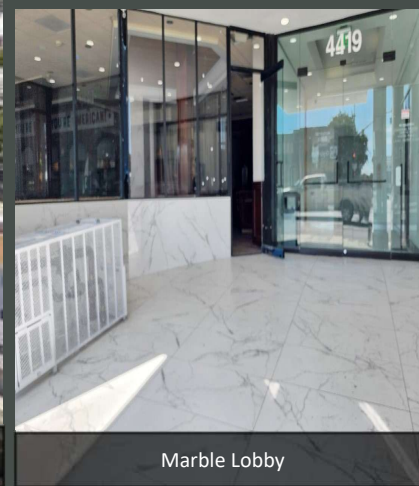
4419 Van Nuys Boulevard — Aerial View



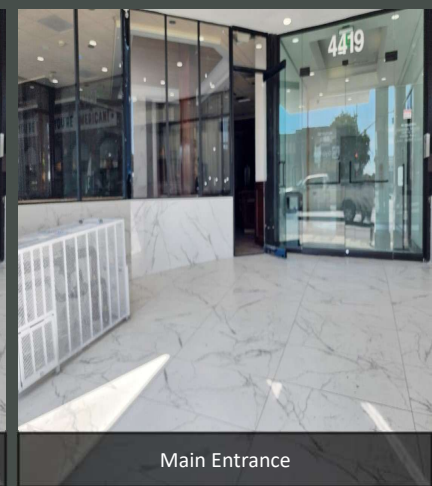
Aerial — Intersection



Street Exterior



Marble Lobby



Main Entrance

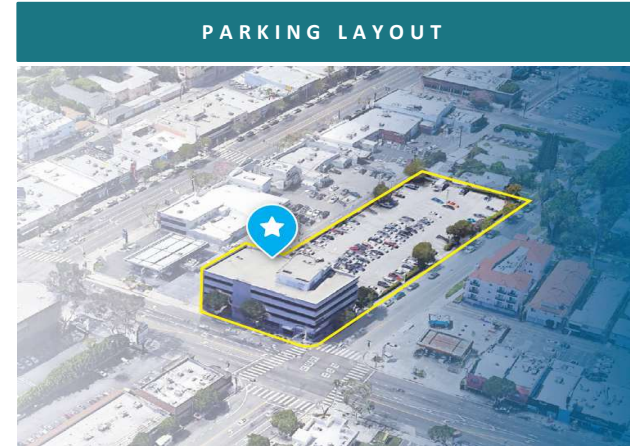
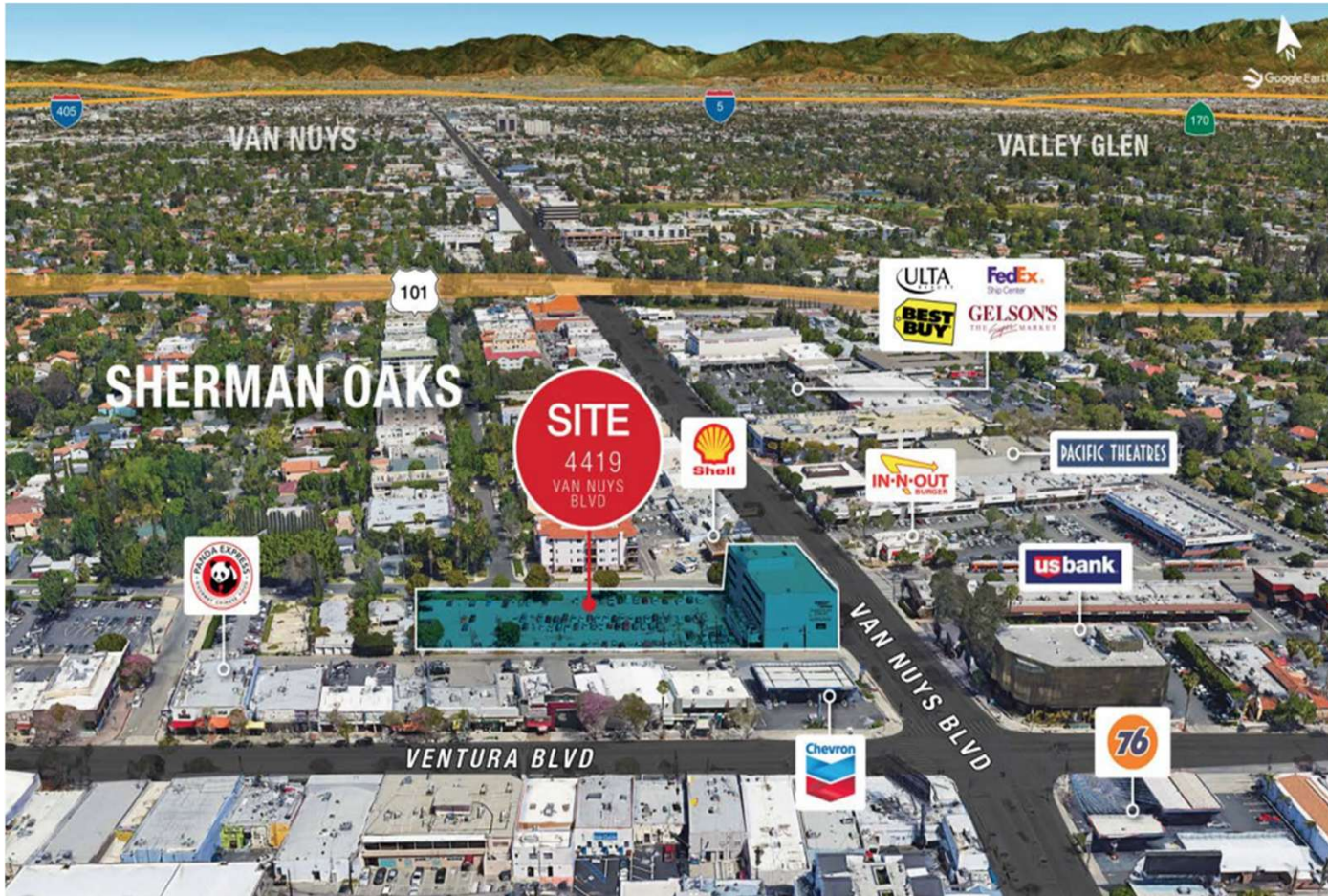


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SITE PLAN & PARKING

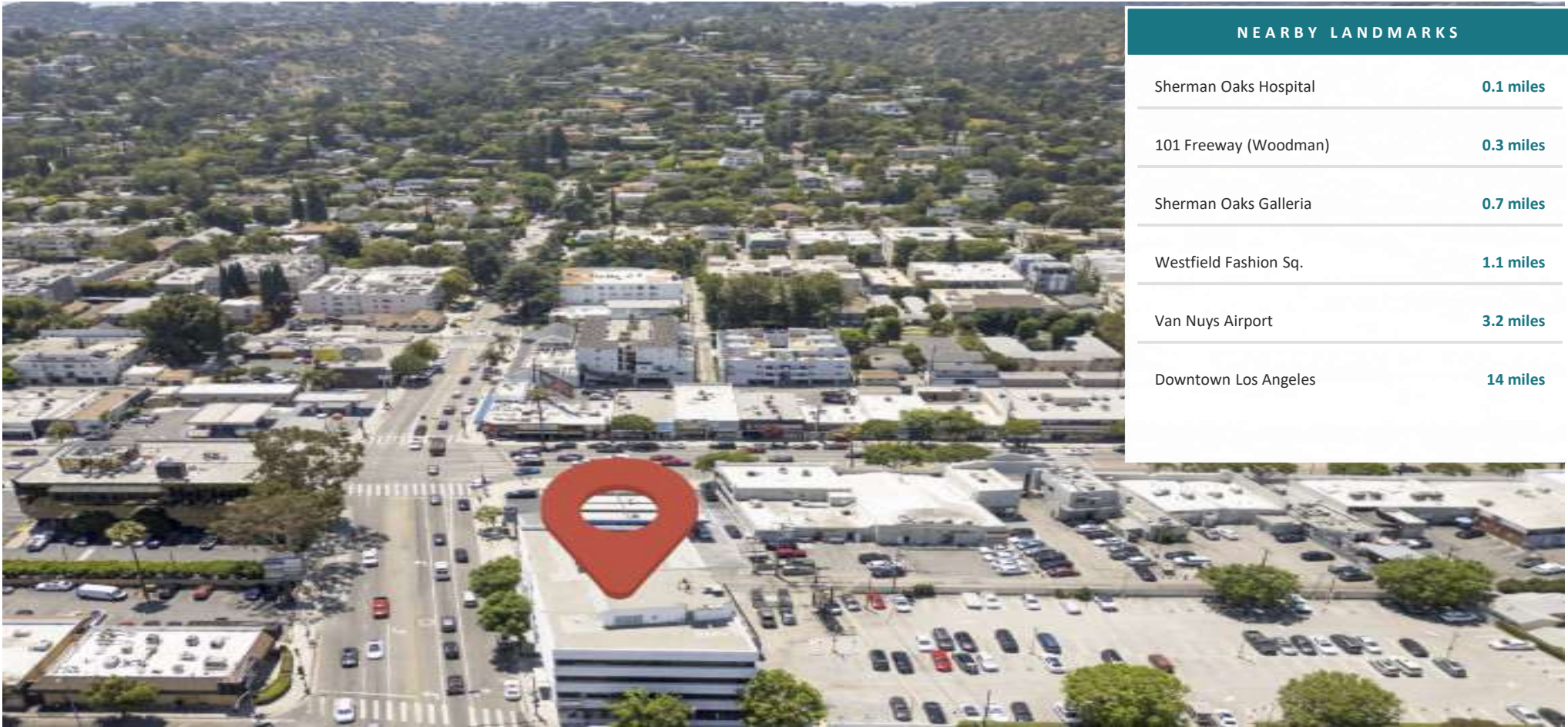


PARKING LAYOUT

SITE DETAILS

BUILDING	36,363 SF
LOT	51,051 SF
STORIES	4
PARKING	128 Spaces
RATIO	3.52 / 1,000 SF
ZONING	LAC2

REGIONAL LOCATION MAP



NEARBY LANDMARKS

Sherman Oaks Hospital	0.1 miles
101 Freeway (Woodman)	0.3 miles
Sherman Oaks Galleria	0.7 miles
Westfield Fashion Sq.	1.1 miles
Van Nuys Airport	3.2 miles
Downtown Los Angeles	14 miles

NEIGHBORHOOD AMENITIES



AREA AMENITIES

DINING

- Katsuya Sherman Oaks
- Jinya Ramen
- Sugarfish Sushi
- Casa Vega

RETAIL

- Westfield Fashion Sq.
- Sherman Oaks Galleria
- Whole Foods Market

HEALTH

- Sherman Oaks Hospital
- Kaiser Permanente
- Cedars-Sinai Medical



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OFFERED AT \$12,500,000

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