



COMMERCIAL
REAL ESTATE
the sign of a profitable property

AVAILABLE 



RARE SMALL SPACE AVAILABLE IN PRIME SHERMAN OAKS CENTER
5150-5162 Van Nuys Blvd., Sherman Oaks, CA 91403



JASON BRIGGS
(818) 697-9365 | jbriggs@illicre.com
DRE#02204046

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



PROPERTY FEATURES

5150-5162 Van Nuys Blvd., Sherman Oaks, CA 91403







APPROX. 617 SF

RETAIL SPACE AVAILABLE

- ✓ Great visibility on signalized intersection
- ✓ Easy ingress & egress on Van Nuys and Magnolia
- ✓ AutoZone anchored strip center
- ✓ Pylon sign space available

AREA AMENITIES

- ✓ Located adjacent to Van Nuys Auto Row
- ✓ Tremendous traffic counts of ±61,045
- ✓ Affluent area - \$114,474 average Household income in a 1-mile radius

| — DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--|------------------------|-----------|-----------|
|  Population | 32,350 | 239,568 | 598,447 |
|  Avg. HH Income | \$114,474 | \$108,740 | \$102,184 |
|  Daytime Pop | 26,709 | 196,468 | 487,659 |
|  Traffic Count | ± 61,045 CPD ON STREET | | |

SITE PLAN

5150-5162 Van Nuys Blvd., Sherman Oaks, CA 91403

MAGNOLIA BLVD



VAN NUYS BLVD



Measurement 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.



AVAILABLE

MAGNOLIA BLVD ±24,948 CARS PER DAY

VAN NUYS BLVD ±39,475 CARS PER DAY



AERIAL MAP





**COMMERCIAL
REAL ESTATE**

JASON BRIGGS
ASSOCIATE

(818) 697-9365 | jbriggs@illicre.com
DRE#02204046

TODD NATHANSON
PRESIDENT

(818) 514-2204 | todd@illicre.com
DRE#00923779



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.