

PRIME 2ND FLOOR SPACE IN SHERMAN OAKS AVAILABLE FOR LEASE

MEDICAL / RESTAURANT / FITNESS OPPORTUNITY



14622 VENTURA BLVD
SHERMAN OAKS, CA 91403



COMMERCIAL
ASSET GROUP

- 2ND FLOOR LOCATION WITH SIGNAGE ON VENTURA BLVD
- BUSY SHOPPING CENTER WITH TREMENDOUS VISIBILITY AND 53,000 CPD TRAFFIC COUNTS
- PLENTY OF PARKING WITH ATTENDEE & FREE VALIDATION FOR CUSTOMERS
- CO-TENANTS: CYCLEBAR, DENTAL OFFICE, ULTRAZONE, NOAH'S BAGELS, NOODLE WORLD, DAVE'S HOT CHICKEN, COLD STONE CREAMERY, LEMON ZEST MEDITERRANEAN
- SURROUNDED BY MAJOR RETAILERS INCLUDING CVS, BANK OF AMERICA, PAVILIONS, CHIPOTLE, PANERA BREAD, & MORE
- SEEKING: MEDICAL, OFFICE, FITNESS, CHIROPRACTOR OR PHYSICAL THERAPY, RESTAURANT
- FULLY EQUIPPED RESTAURANT SPACE WITH LARGE PRIVATE PATIO
- ELEVATOR AND ESCALATOR ACCESS AVAILABLE

SPACE SIZE

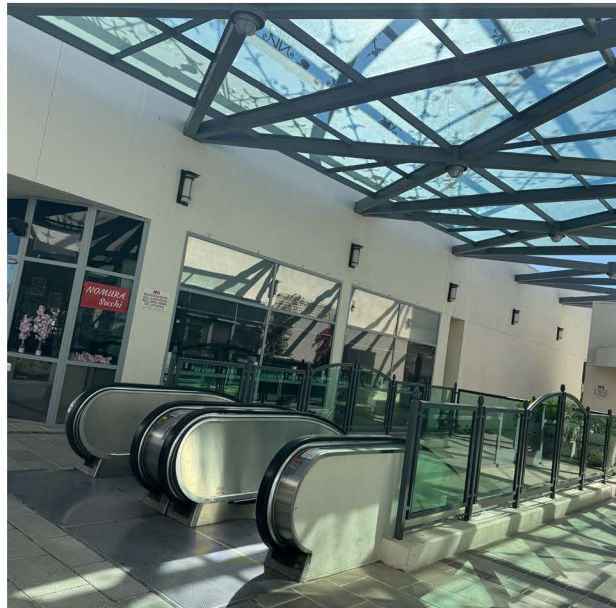
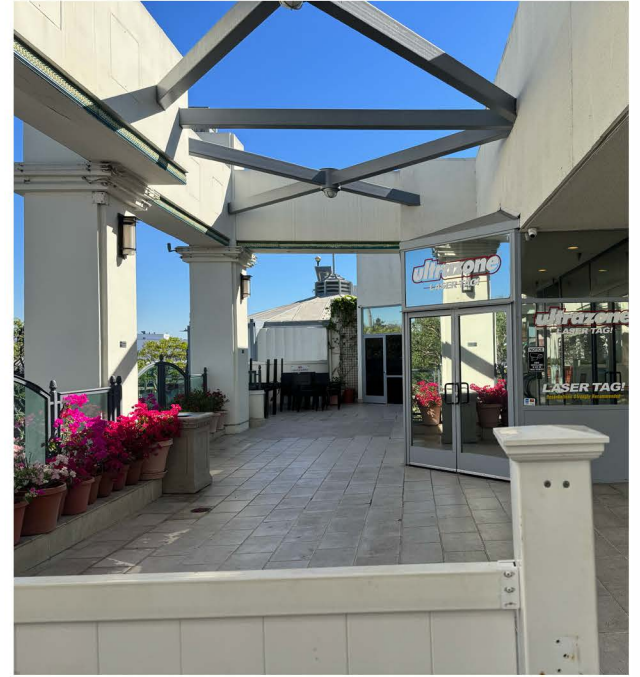
*SUITE 205: ±1,781 SF

*SUITE 203: ±1,788 SF
*(COMBINED: ±3,569 SF)

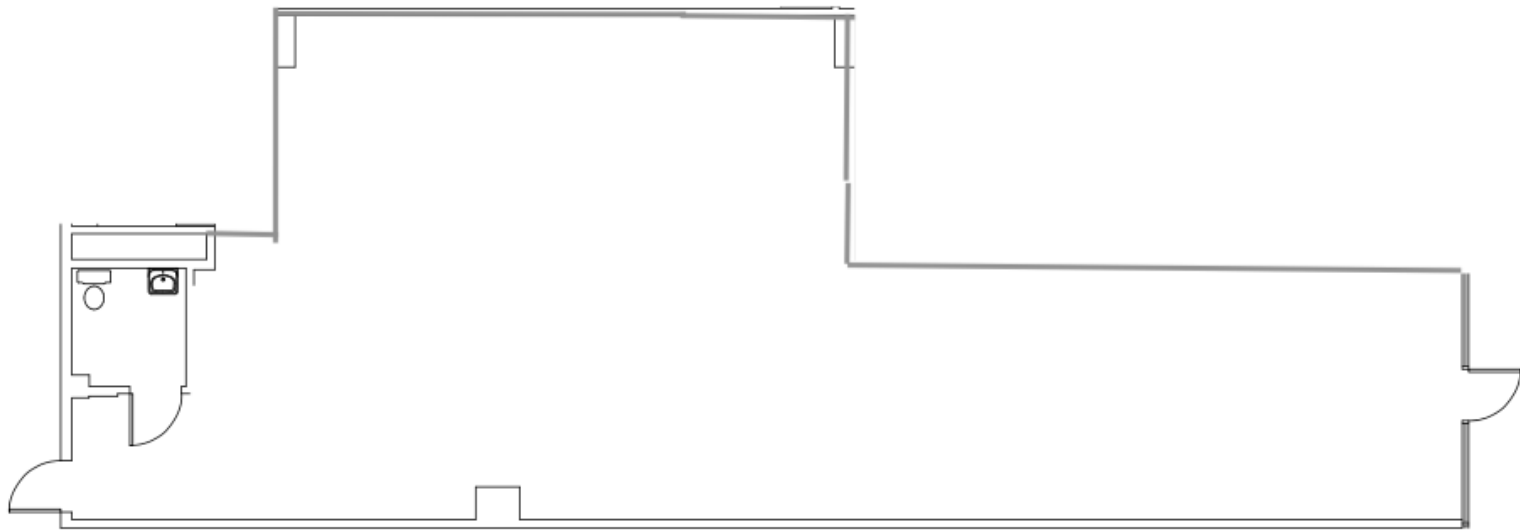
*SUITE **108**: ± **1,100** SF

Ground Floor interior Space , former Salon

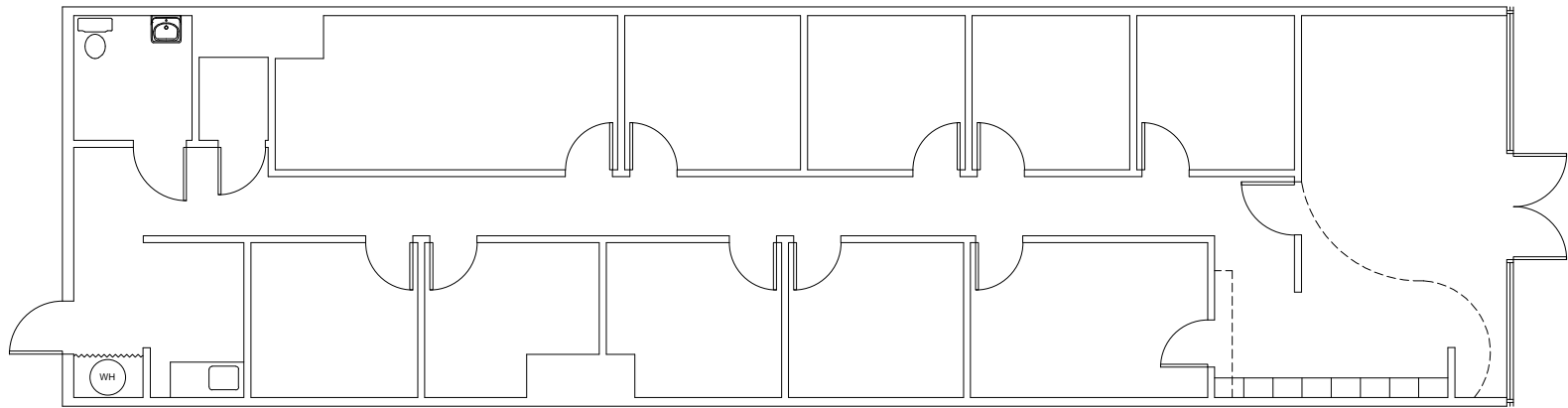
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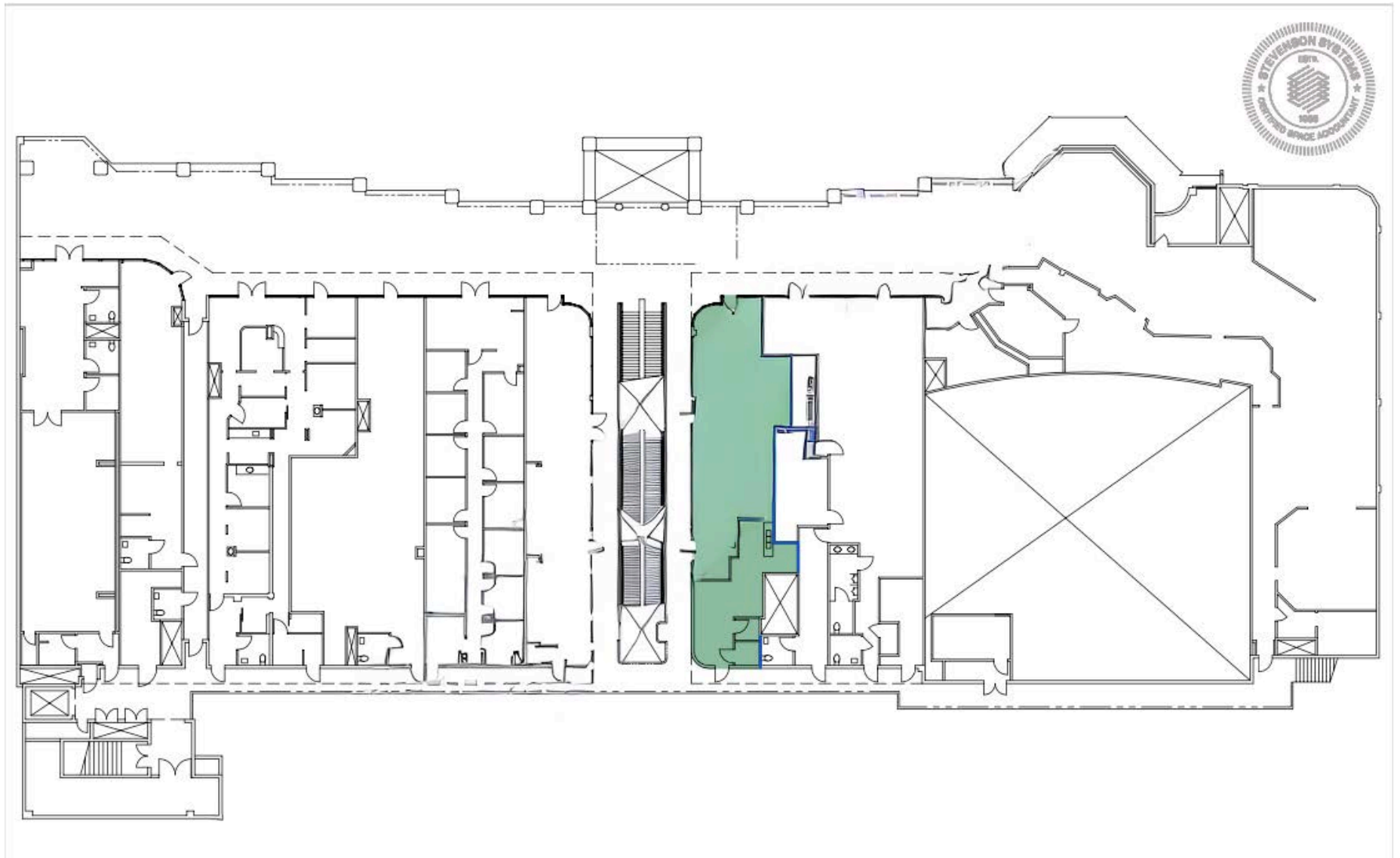
2ND FLOOR PHOTOS



SUITE 203 FLOOR PLAN



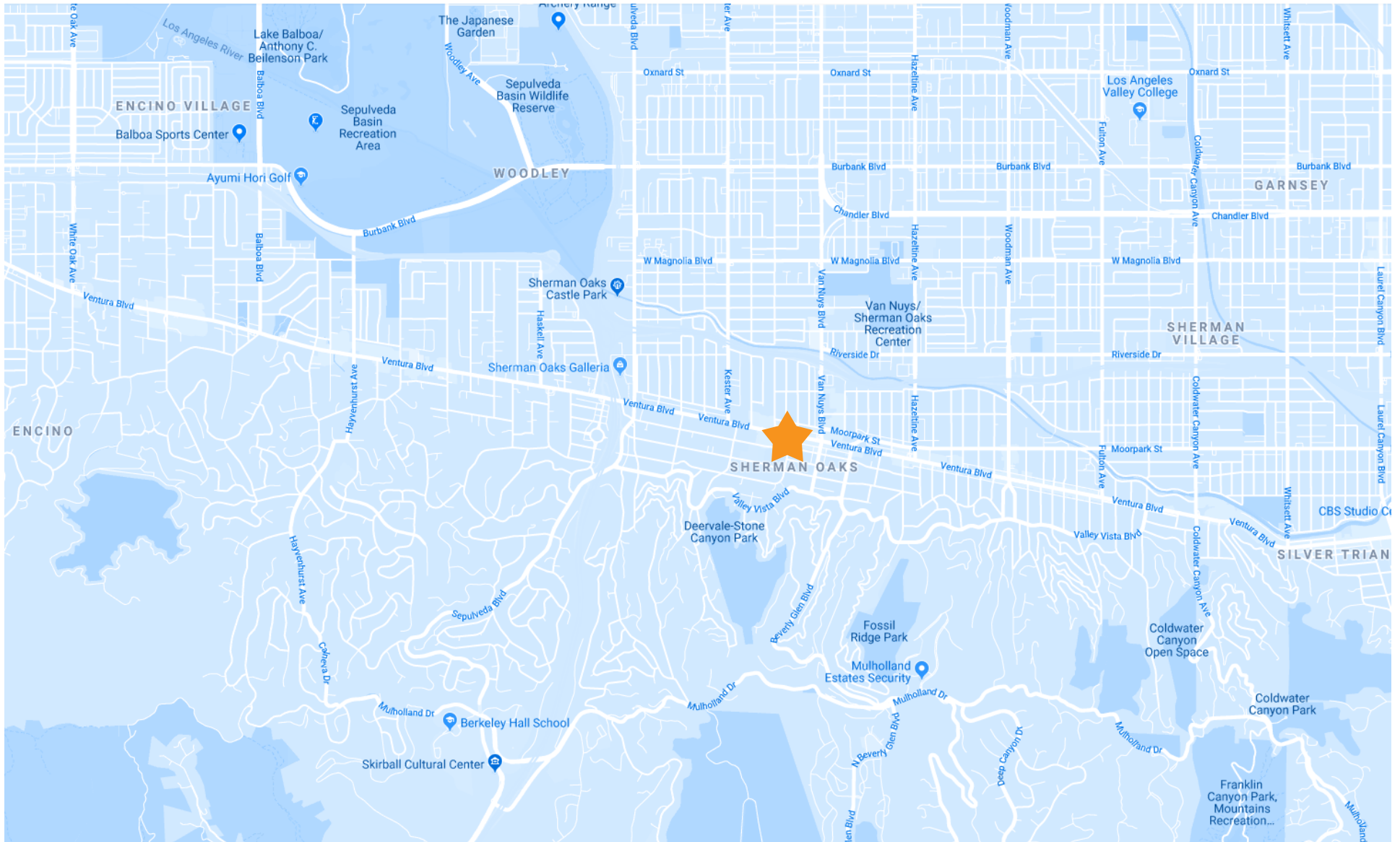
SUITE 205 FLOOR PLAN



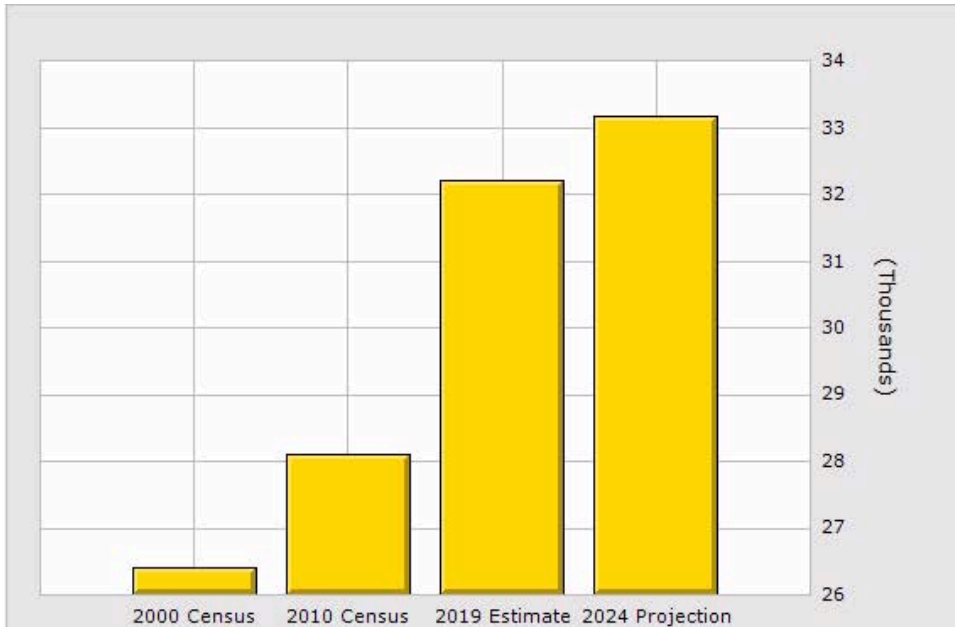
SITE PLAN



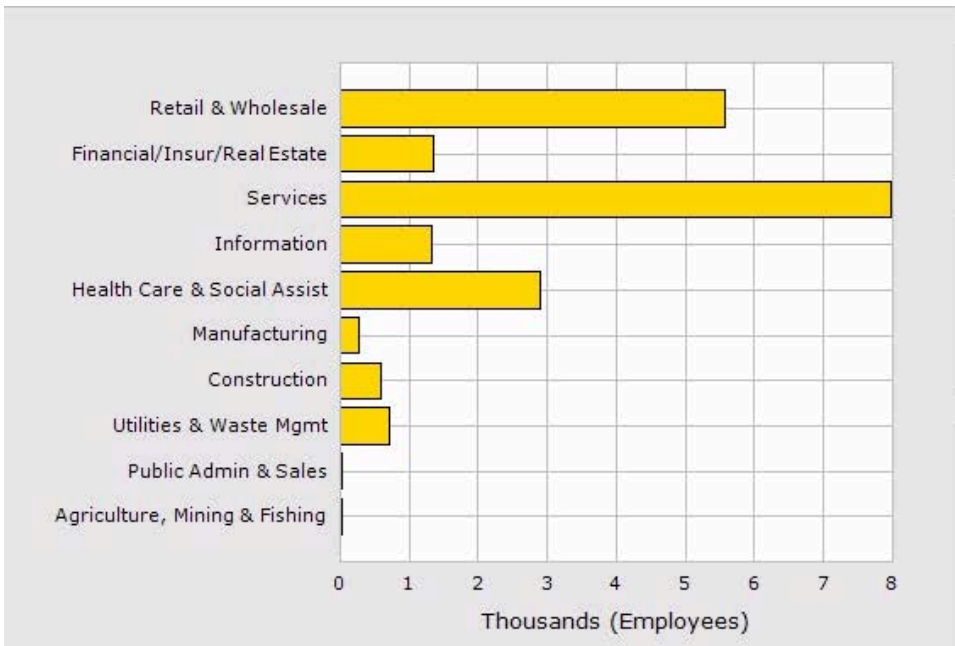
AERIAL



MAP



Population	1 Mile	2 Mile	3 Mile
2019 Total Population:	32,213	82,559	169,833
2024 Population:	33,173	83,792	172,369
Pop Growth 2019-2024:	2.98%	1.49%	1.49%
Average Age:	40.40	40.90	40.10
Households			
2019 Total Households:	15,617	37,991	69,460
HH Growth 2019-2024:	2.48%	1.11%	1.12%
Median Household Inc:	\$84,479	\$89,968	\$81,011
Avg Household Size:	2.00	2.10	2.40
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$899,826	\$883,548	\$889,706
Median Year Built:	1970	1964	1964



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DEMOGRAPHICS



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