

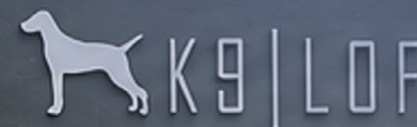


**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



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1 to 1
FITNESS TRAINING (747) 988-5280

14261

RETAIL SPACE AVAILABLE ON VENTURA BLVD IN SHERMAN OAKS

14261 Ventura Blvd., Sherman Oaks, CA 91423



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RETAIL SPACE
SHERMAN OAKS, CA

PROPERTY FEATURES

14261 Ventura Blvd., Sherman Oaks, CA 91423



APPROX. 3,500 SF

RETAIL SPACE AVAILABLE

- ✓ Former dance studio available for lease
- ✓ High ceilings
- ✓ Column free space
- ✓ Mezzanine featuring built-out private studio/office space

AREA AMENITIES

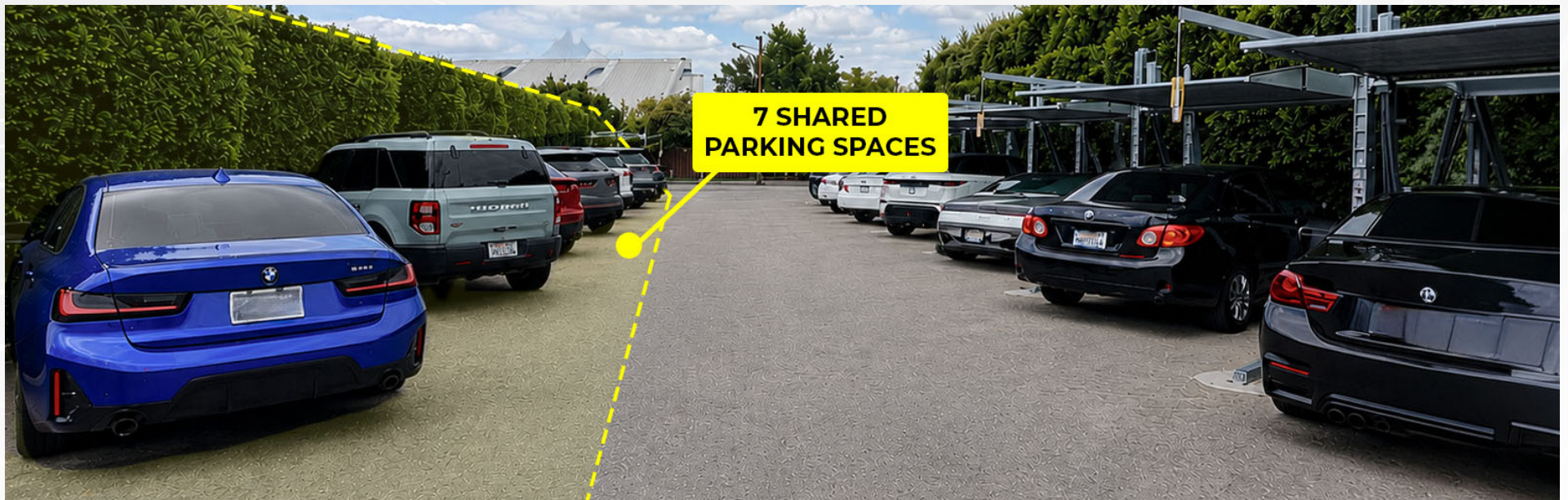
- ✓ Close proximity to 101 and 405 freeways
- ✓ Strong demographics
- ✓ Located in the Business Improvement District
- ✓ High vehicle traffic counts
- ✓ Next door to Whole Foods
- ✓ Walking distance to many great eateries and shops

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	28,910	182,072	511,596
 Avg. HH Income	\$137,080	\$136,705	\$121,054
 Daytime Pop	32,420	186,983	512,987
 Traffic Count	± 50,709 CPD ON VENTURA BLVD & BEVERLY GLEN BLVD		

RETAIL SPACE
SHERMAN OAKS, CA

EXTERIOR PHOTOS

14261 Ventura Blvd., Sherman Oaks, CA 91423



RETAIL SPACE
SHERMAN OAKS, CA

INTERIOR PHOTOS

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AERIAL MAP



COMMERCIAL
REAL ESTATE

RACHEL ADAMS, CCIM

SENIOR ASSOCIATE

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