

Freestanding in Sherman Oaks

Iconic Restaurant Location

ESTATE
MATCH
REALTY

KWP
REAL ESTATE

4557 Sherman Oaks Ave., Sherman Oaks, CA 91403



Available

Size:	±3,922 SF
Rent:	\$5.00 PSF/Mo., NNN
NNN:	±\$0.65 PSF/Mo.
Term:	10-year lease
Parking:	2 spaces in rear, street parking, and possible valet options
Available:	Immediately

Features

- ▶ Rare opportunity to acquire a freestanding second-generation restaurant space with decades of history
- ▶ Prime location just off Ventura Blvd. with convenient access to both the 101 and 405 Freeways (±231,081 CPD)
- ▶ Iconic local presence with established customer base and consistent neighborhood traffic
- ▶ Liquor license available, adding immediate value and revenue potential
- ▶ Close proximity to Cheesecake Factory, Whole Foods, PF Chang's, 24 Hour Fitness, and Regal Cinemas
- ▶ Approximately 134 interior seats, with potential for an additional 44 outdoor patio seats pending city approval
- ▶ Key money required for FF&E and liquor license – contact broker for details

Prospective tenants are hereby advised that all uses are subject to City approval



Dining Room

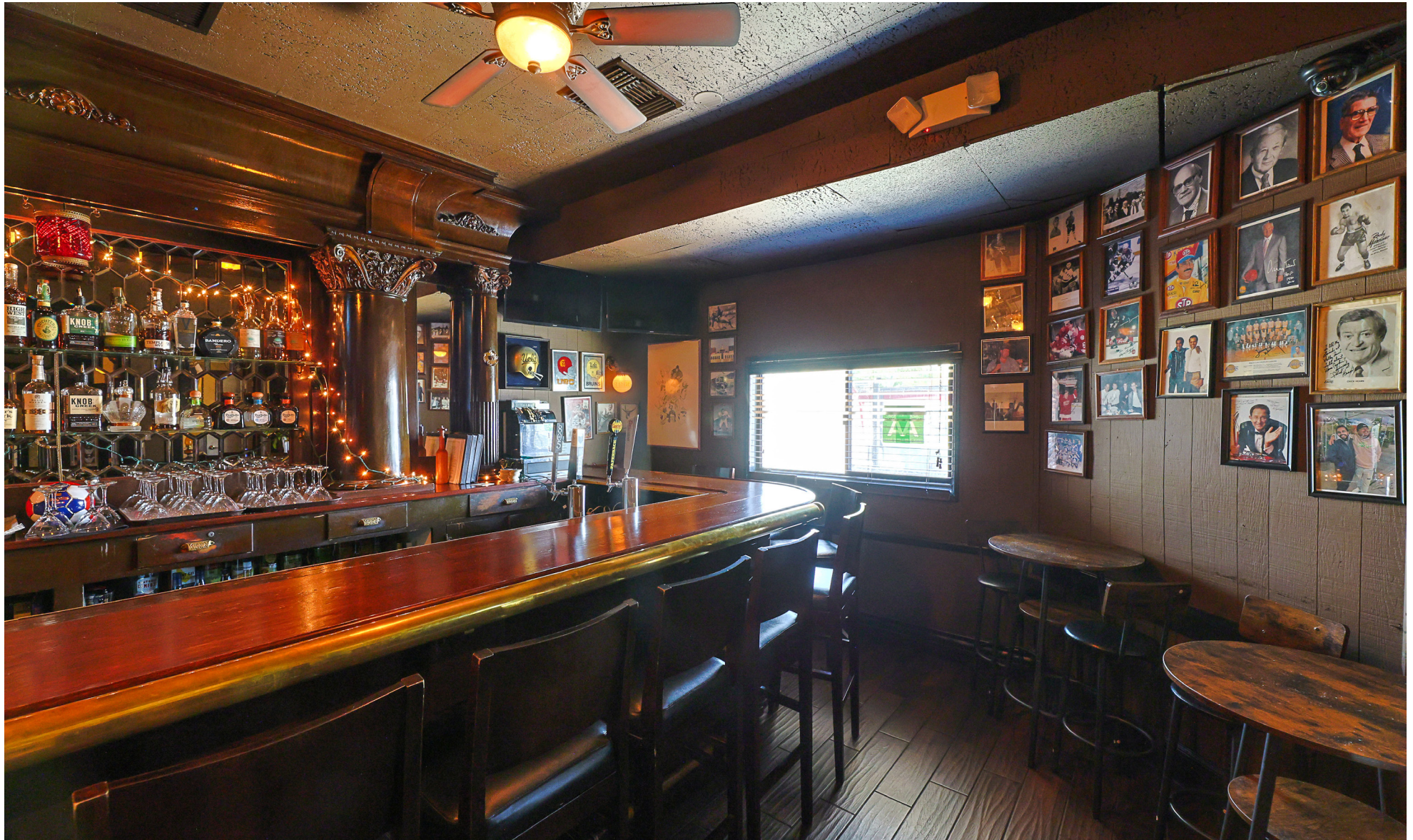
Approximately 134 interior seats



Private Dining Room



Bar Area



Kitchen



Patio

Potential for an additional 44 outdoor patio seats pending city approval



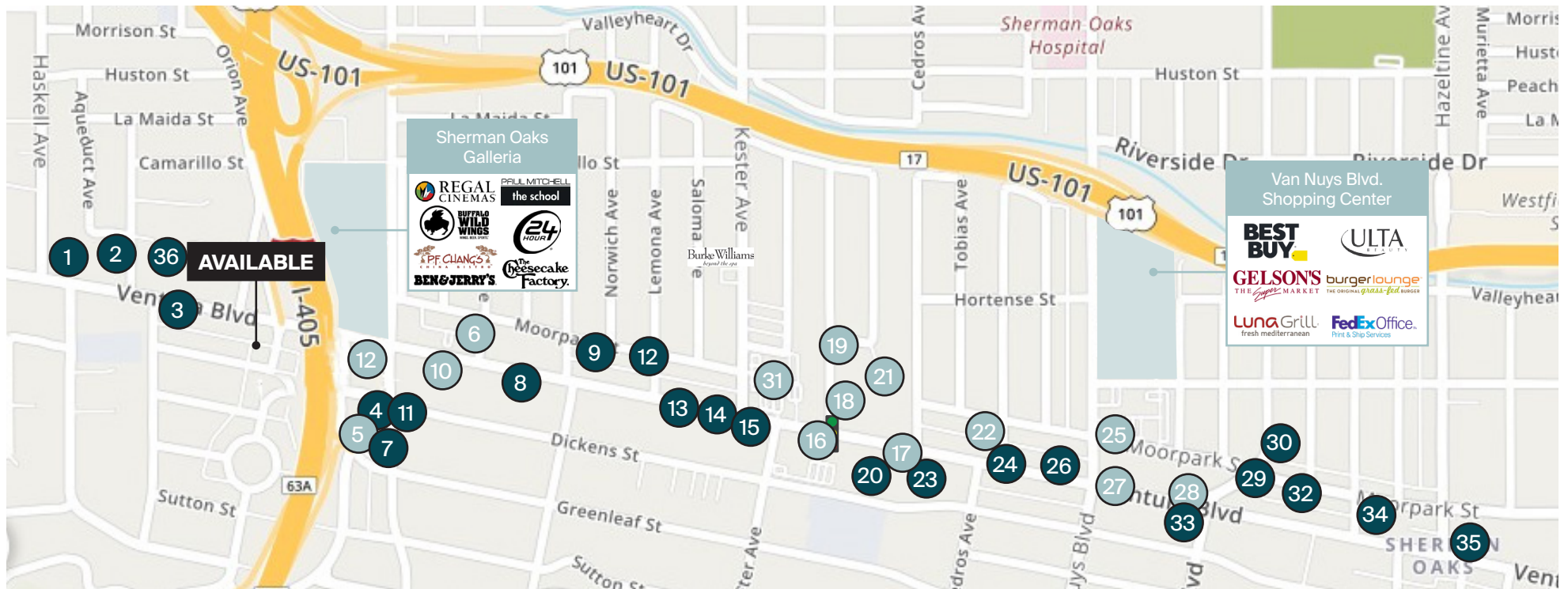
Immediate Vicinity

One block from 213-key Courtyard by Marriott on Ventura Blvd.; close to the 405 and Sherman Oaks Galleria



Premier Sherman Oaks Location

One of LA's most coveted submarkets, blending residential stability with vibrant commercial energy



- | | | | | |
|------------------------------------|-----------------------------|------------------------|-----------------------------|---------------------------|
| 1. IHOP | 7. Mizlala | 14. Marmalade Cafe | 21. CVS | 29. Gyu-Kaku Japanese BBQ |
| 2. California Chicken Cafe | 8. Mulberry Street Pizzeria | 15. Mel's Drive-In | 22. Buffalo Exchange | 30. In-N-Out Burger |
| 3. Shiraz | 9. Blue Jam Cafe | 16. Goodwill | 23. Nothing Bundt Cakes | 31. Pavillions |
| 4. The Little IZAKA-YA by KATSU-YA | 10. Hot 8 Yoga | 17. House of Billiards | 24. MidiCi | 32. Dojo Sushi |
| 5. Whole Foods | 11. El Pollo Loco | 18. Jimmy Au's | 25. US Bank | 33. Fatburger |
| 6. World Market | 12. Toast Cafe | 19. Party City | 26. Happy Days Cafe | 34. Mendocino Farms |
| | 13. Panzanella Ristorante | 20. Chipotle | 27. Iguana Vintage Clothing | 35. Ralphs |
| | | | 28. American Vintage | 36. Courtyard by Marriott |

Food/Beverage Retail

Sherman Oaks Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	6,423	23,616	66,298
2030 Projected Population	6,009	21,978	61,896
2020 Census Population	5,814	22,081	62,719
2010 Census Population	5,817	22,351	62,370
Projected Annual Growth 2025 to 2030	-1.3%	-1.4%	-1.3%
Historical Annual Growth 2010 to 2025	0.7%	0.4%	0.4%
2025 Median Age	40.3	40.5	41.3
HOUSEHOLDS			
2025 Estimated Households	3,014	11,005	29,663
2030 Projected Households	2,926	10,573	28,576
2020 Census Households	3,020	11,237	30,266
2010 Census Households	2,844	10,910	28,964
Projected Annual Growth 2025 to 2030	-0.6%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	0.4%	-	0.2%
RACE & ETHNICITY			
2025 Estimated White	64.7%	64.0%	64.0%
2025 Estimated Black or African American	6.9%	7.0%	6.3%
2025 Estimated Asian or Pacific Islander	11.2%	11.5%	11.2%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2025 Estimated Other Races	16.9%	17.2%	18.0%
2025 Estimated Hispanic	22.0%	21.8%	22.7%
INCOME			
2025 Estimated Average Household Income	\$203,926	\$195,110	\$203,064
2025 Estimated Median Household Income	\$120,789	\$120,956	\$134,849
2025 Estimated Per Capita Income	\$95,773	\$90,958	\$90,952
EDUCATION			
2025 Estimated High School Graduate	9.7%	10.1%	10.3%
2025 Estimated Some College	15.2%	14.6%	15.7%
2025 Estimated Associates Degree Only	5.5%	5.8%	6.1%
2025 Estimated Bachelors Degree Only	40.7%	40.0%	37.9%
2025 Estimated Graduate Degree	26.1%	26.3%	25.3%
BUSINESS			
2025 Estimated Total Businesses	2,131	5,830	11,265
2025 Estimated Total Employees	16,770	39,161	71,191
2025 Estimated Employee Population per Business	7.9	6.7	6.3
2025 Estimated Residential Population per Business	3.0	4.1	5.9



Your trusted *partners*

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