

13539
VENTURA
BOULEVARD
FOR SALE/LEASE



* D O N O T D I S T U R B O C C U P A N T

JAY LUCHS

Executive Vice Chairman

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GAVIN KETCHUM

Director

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NEWMARK
PACIFIC



PROPERTY SUMMARY

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ADDRESS

13539 Ventura Boulevard
Sherman Oaks, CA 91423

BUILDING RSF

±2,306 SF

LAND RSF

±4,623 SF / ±0.11 AC

PRICING

Price upon Request

APN

2360-007-037

ZONING

LAC2 (Restaurant/Retail)

PARKING

Currently utilized as “Al-Fresco”
dining in rear

LIQUOR LICENSE

Type 47 Available

EQUIPMENT

Available for purchase

*Do Not Disturb Occupant



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PROPERTY HIGHLIGHTS

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HIGHLIGHTS

- Front enclosed patio area with built in seating and optional “Al-Fresco” style patio in rear
- Built-out bar area
- Bow-truss ceilings
- Retractable glass doors
- Ceiling fans
- Concrete flooring
- Brick walls
- Kitchen, serving, and washing areas
- Walk in freezer
- Signage available
- Neighboring tenants include: Ike’s Love & Sandwiches, Starbucks, Hank’s Bagels, La Cava, The Coffee Roaster, Izakaya M, and more

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PATIO OCCUPANCY

Front Patio

20 - 28 people depending on configuration

Rear Patio

“Al Fresco” Dining 30-75 people depending on configuration



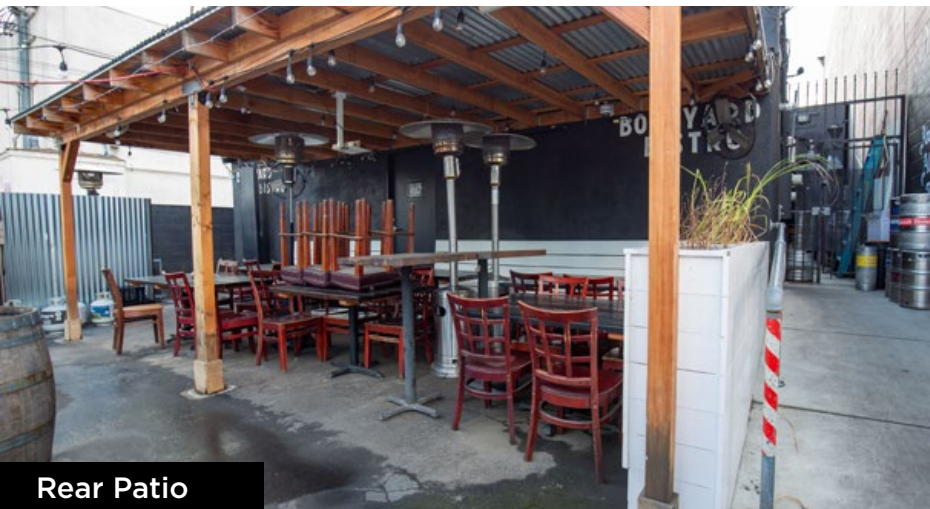
Front Patio



Rear Patio



Rear Patio



Rear Patio

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AREA OVERVIEW

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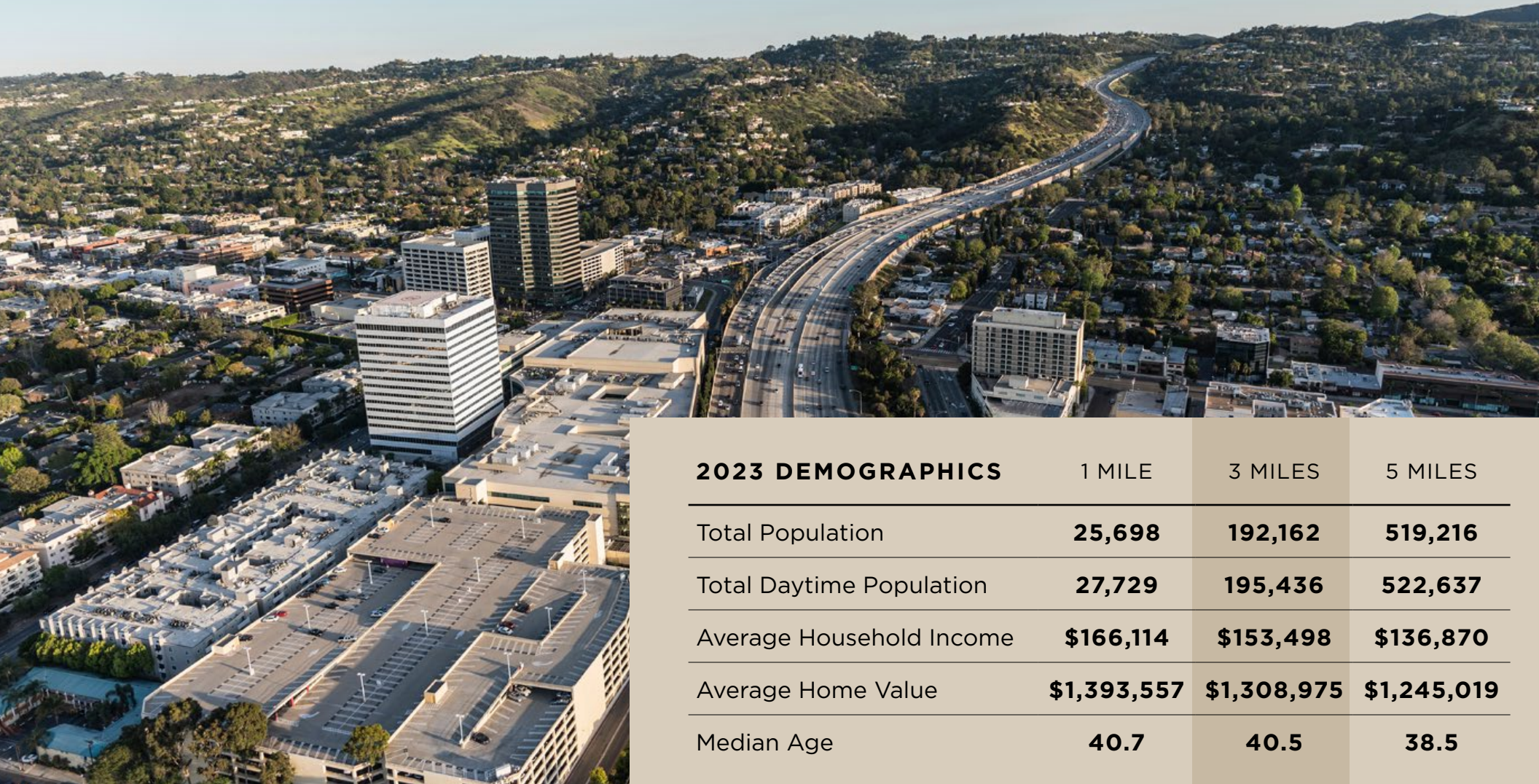
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SHERMAN OAKS

Sherman Oaks is an affluent, primarily residential community in the San Fernando Valley, roughly bounded by Studio City to the east, Van Nuys to the north, Encino to the west and Bel Air to the south. The community's proximity to several major employment hubs makes it attractive to residents.



| 2023 DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|--------------------|--------------------|--------------------|
| Total Population | 25,698 | 192,162 | 519,216 |
| Total Daytime Population | 27,729 | 195,436 | 522,637 |
| Average Household Income | \$166,114 | \$153,498 | \$136,870 |
| Average Home Value | \$1,393,557 | \$1,308,975 | \$1,245,019 |
| Median Age | 40.7 | 40.5 | 38.5 |

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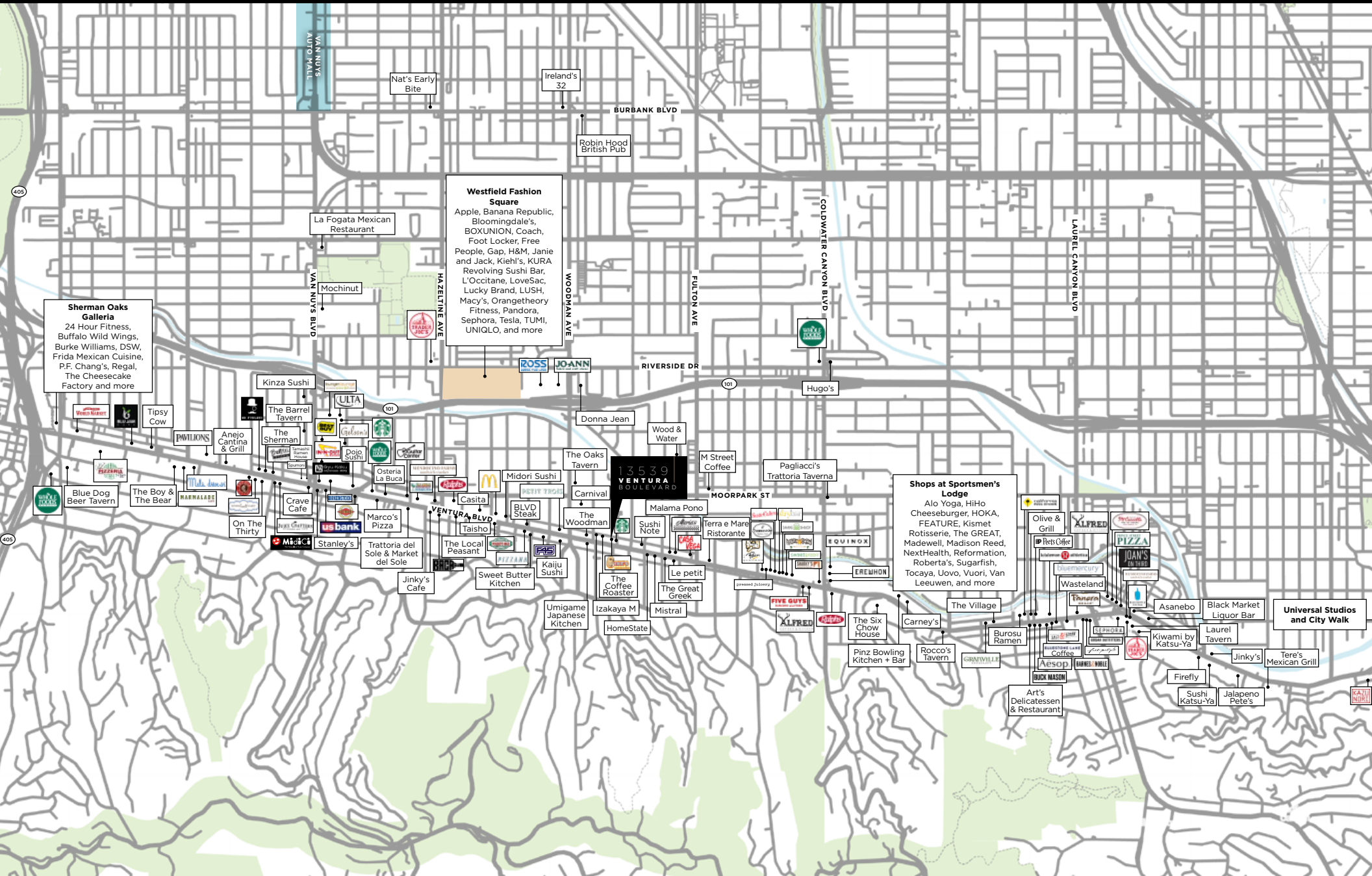
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AREA MAP



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EAST FACING AERIAL

Shops at Sportsmen's Lodge
Alo Yoga, Erewhon, EQUINOX, HiHo
Cheeseburger, HOKA, FEATURE, Kismet
Rotisserie, The GREAT, Madewell, Madison Reed,
NextHealth, Reformation, Roberta's, Sugarfish,
Tocaya, Uovo, Vuori, Van Leeuwen, and more



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Studio212
Beauty Lounge

Hank's Bagels



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WEST FACING AERIAL



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