

PRIME SHERMAN OAKS LOCATION

Freestanding Restaurant / Retail For Lease



15322 Ventura Blvd., Sherman Oaks, CA 91403

310.451.1228
YOUR
ADVERTISEMENT
HERE

SIGNAGE

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AVAILABLE

Size: ±2,304 SF
(±1,268 SF Interior/ ±1,036 SF Patio)

Rent: \$6.50 PSF/Mo., NNN

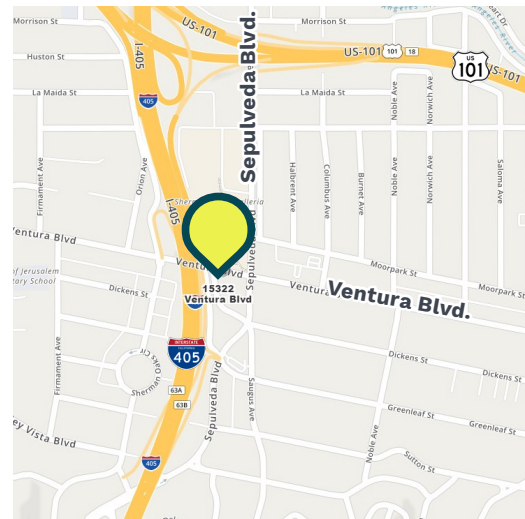
Parking: 11 customer exclusive parking spaces

Projected Delivery Q4 2026

PROPERTY HIGHLIGHTS

- Incredible location directly across from Sherman Oaks Galleria, anchored by The Cheesecake Factory, PF Chang's, and Regal Cinemas
- Currently remodeled with outdoor patio space, parking on site, and 60 feet of frontage on Ventura Blvd.
- Fronting Ventura Blvd. and two blocks from the Ventura Blvd. exit of the 405 Fwy
- Two-sided rooftop billboard opportunity
- CUB for beer and wine at the property
- Large traffic counts: 150,000 CPD at Sepulveda and Ventura; 306,000 CPD at the 405/101 Freeway interchange
- Includes two ADA bathrooms and grease interceptor
- Adjacent to approximately 2 million square feet of Class A office space

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



TRADE AREA



ACROSS FROM THE SHERMAN OAKS GALLERIA

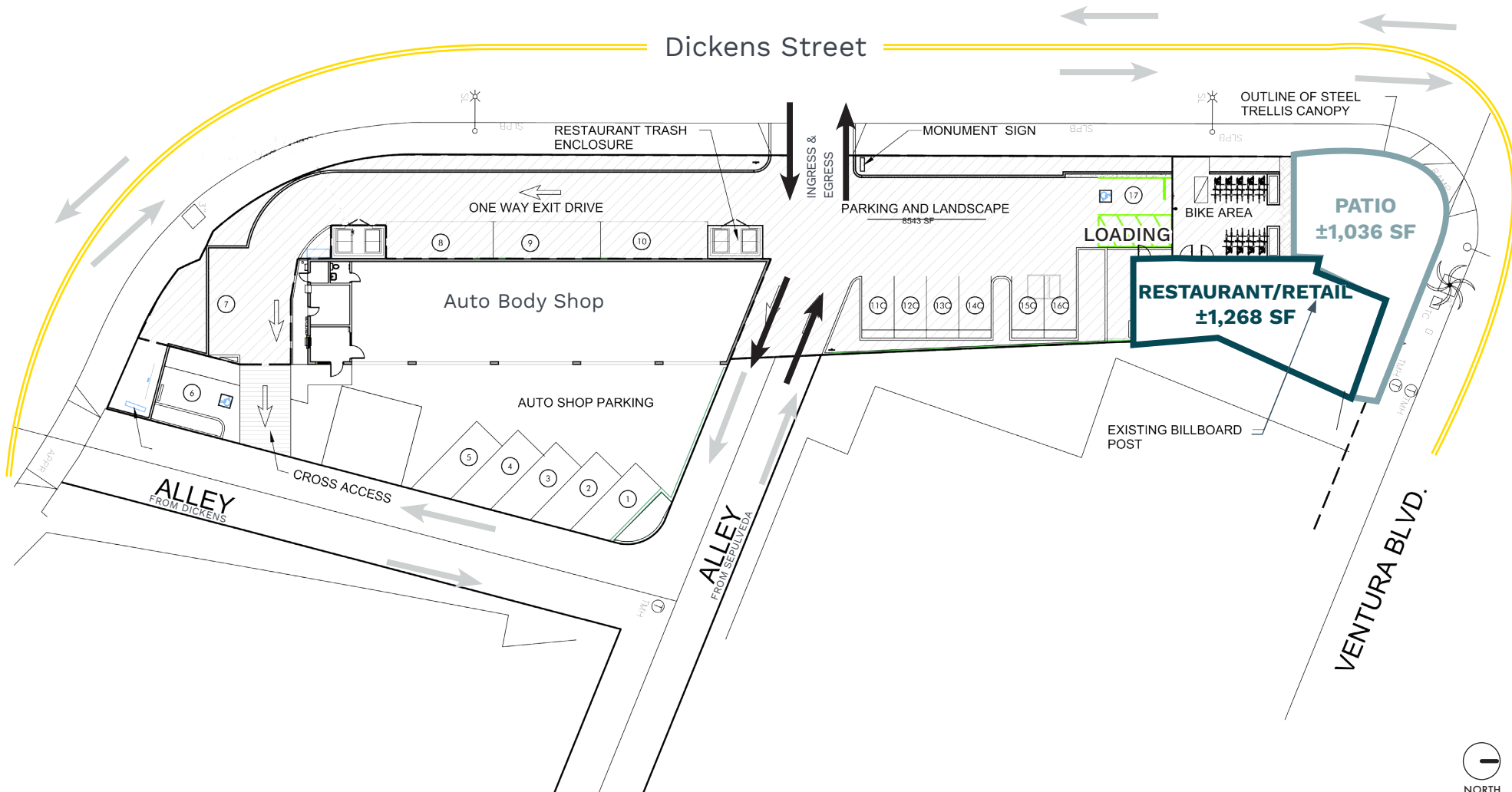
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Dickens Street



ACROSS FROM THE SHERMAN OAKS GALLERIA

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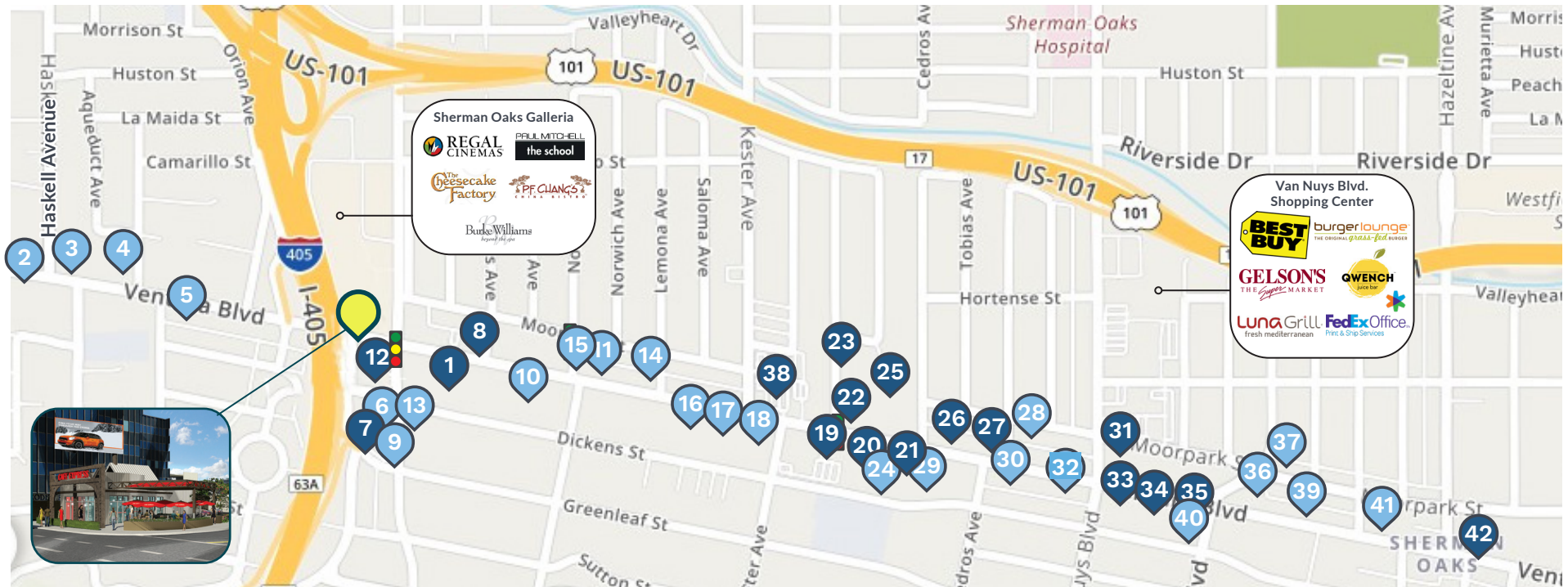


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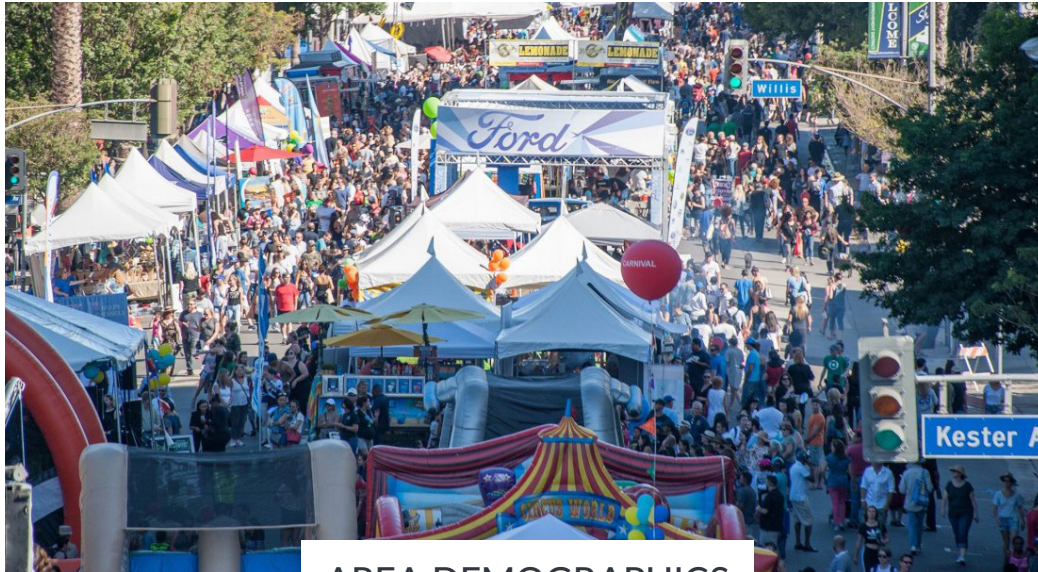
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|------------------------------------|------------------------------|------------------------|-------------------------------------|---------------------------|
| 1. Hot 8 Yoga | 9. Mizlala | 18. Mel's Drive-In | 27. Buffalo Exchange | 35. American Vintage |
| 2. McDonald's | 10. Mulberry Street Pizzeria | 19. Goodwill | 28. Panda Express | 36. Gyu-Kaku Japanese BBQ |
| 3. IHOP | 11. Blue Jam Cafe | 20. Chipotle | 29. Nothin Bundt Cakes | 37. In-N-Out Burger |
| 4. California Chicken Cafe | 12. My Gym | 21. House of Billiards | 30. MidiCi The Neapolitan Pizza Co. | 38. Pavillions |
| 5. Shiraz | 13. El Pollo Loco | 22. Jimmy Au's | 31. US Banks | 39. Dojo Sushi |
| 6. The Little IZAKA-YA by KATSU-YA | 14. Toast Cafe | 23. Party City | 32. Happy Days | 40. Fatburger |
| 7. Whole Foods | 15. Kung Pao China Bistro | 24. Chipotle | 33. Iguana Vintage Clothing | 41. Mendocino Farms |
| 8. Cost Plus World Market | 16. Panzanella Ristorante | 25. CVS | 34. Light Bulbs Unlimited | 42. Ralphs |
| | 17. Marmalade Cafe | 26. T.J. Maxx | | |

 Food/Beverage
  Retail

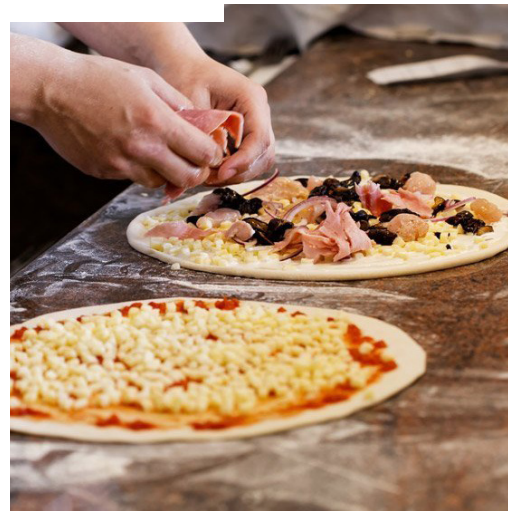
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AREA DEMOGRAPHICS



POPULATION

	0.5 Mile	1 Mile	2 Miles
2023 Estimated Population	6,644	22,240	61,891
2028 Projected Population	6,499	21,125	59,009
2020 Census Population	6,947	23,092	64,121
2010 Census Population	6,967	23,305	63,824
Projected Annual Growth 2023 to 2028	-0.4%	-1.0%	-0.9%
Historical Annual Growth 2010 to 2023	-0.4%	-0.4%	-0.2%
2023 Median Age	37.2	38.3	39.9

HOUSEHOLDS

2023 Estimated Households	3,653	11,553	30,090
2028 Projected Households	3,634	11,145	29,127
2020 Census Households	3,660	11,874	30,950
2010 Census Households	3,522	11,504	29,651
Projected Annual Growth 2023 to 2028	-0.1%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2023	0.3%	-	0.1%

RACE & ETHNICITY

2023 Estimated White	64.9%	64.1%	64.2%
2023 Estimated Black or African American	6.8%	7.0%	6.3%
2023 Estimated Asian or Pacific Islander	11.0%	11.1%	10.6%
2023 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
2023 Estimated Other Races	16.8%	17.3%	18.3%
2023 Estimated Hispanic	20.3%	20.5%	21.8%

INCOME

2023 Estimated Average Household Income	\$186,276	\$195,168	\$202,157
2023 Estimated Median Household Income	\$112,201	\$111,910	\$126,026
2023 Estimated Per Capita Income	\$102,480	\$101,419	\$98,375

EDUCATION

2023 Estimated High School Graduate	11.2%	10.9%	10.9%
2023 Estimated Some College	14.1%	14.2%	15.5%
2023 Estimated Associates Degree Only	6.1%	5.6%	5.9%
2023 Estimated Bachelors Degree Only	40.2%	40.2%	37.8%
2023 Estimated Graduate Degree	26.5%	25.5%	25.3%

BUSINESS

2023 Estimated Total Businesses	1,844	4,789	11,132
2023 Estimated Total Employees	13,495	32,796	71,211
2023 Estimated Employee Population per Business	7.3	6.8	6.4
2023 Estimated Residential Population per Business	3.6	4.6	5.6



KWP

REAL ESTATE

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