

# FOR LEASE

## VALLEY OFFICE PLAZA ANNEX



**Douglas  
Emmett**

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15255 VENTURA BLVD, SHERMAN OAKS, CA 91403

# PROPERTY OVERVIEW & HIGHLIGHTS

## PROPERTY FACTS

Total Space Available	<b>10,131 SF</b>	Year Built	<b>1980</b>
Property Type	<b>Retail</b>	Zoning	<b>C2</b>

## ABOUT THE PROPERTY

The Annex at Valley Office Plaza offers a high-profile retail opportunity situated at the premier intersection of Ventura and Sepulveda Boulevards. The Annex offers unmatched visibility in a high-traffic corridor, providing immediate access to the 405 and 101 Freeways. Future tenants will benefit from exceptional branding potential and seamless, walkable proximity to the premier dining and shopping at the Sherman Oaks Galleria.

## SPACE OVERVIEW

Freestanding retail building available "For Lease." Formerly a bank and financial planning center. Suited for a variety of retail and service-oriented uses. Space features four (4) restrooms and windows throughout; providing ample natural light. Strategically located at the signalized intersection of Ventura and Sepulveda Boulevards, which sees 538,000 cars daily. Prime signage opportunity and high exposure. Onsite parking is available.

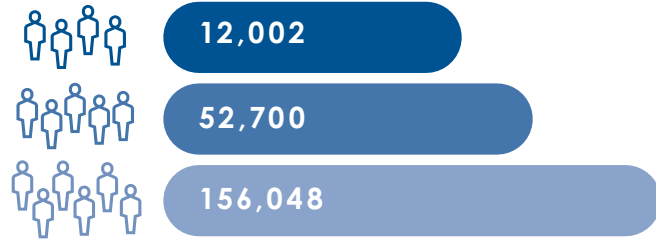
- Onsite Parking
- 24 Hour Access
- Signalized Corner
- Tenant Controlled HVAC
- High Visibility and Exposure
- Dedicated Billboard Signage
- Close Proximity to 101 & 405 Fwys
- Floor to Ceiling Windows Throughout

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# DEMOGRAPHICS

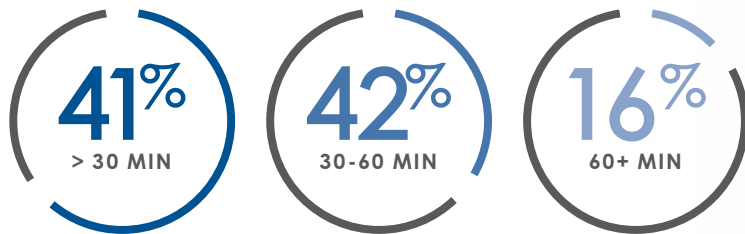
## 2026 POPULATION PER MILE RADIUS:



## AVERAGE HOUSEHOLD INCOME:



## AVERAGE COMMUTE TIME (2 MILE RADIUS)

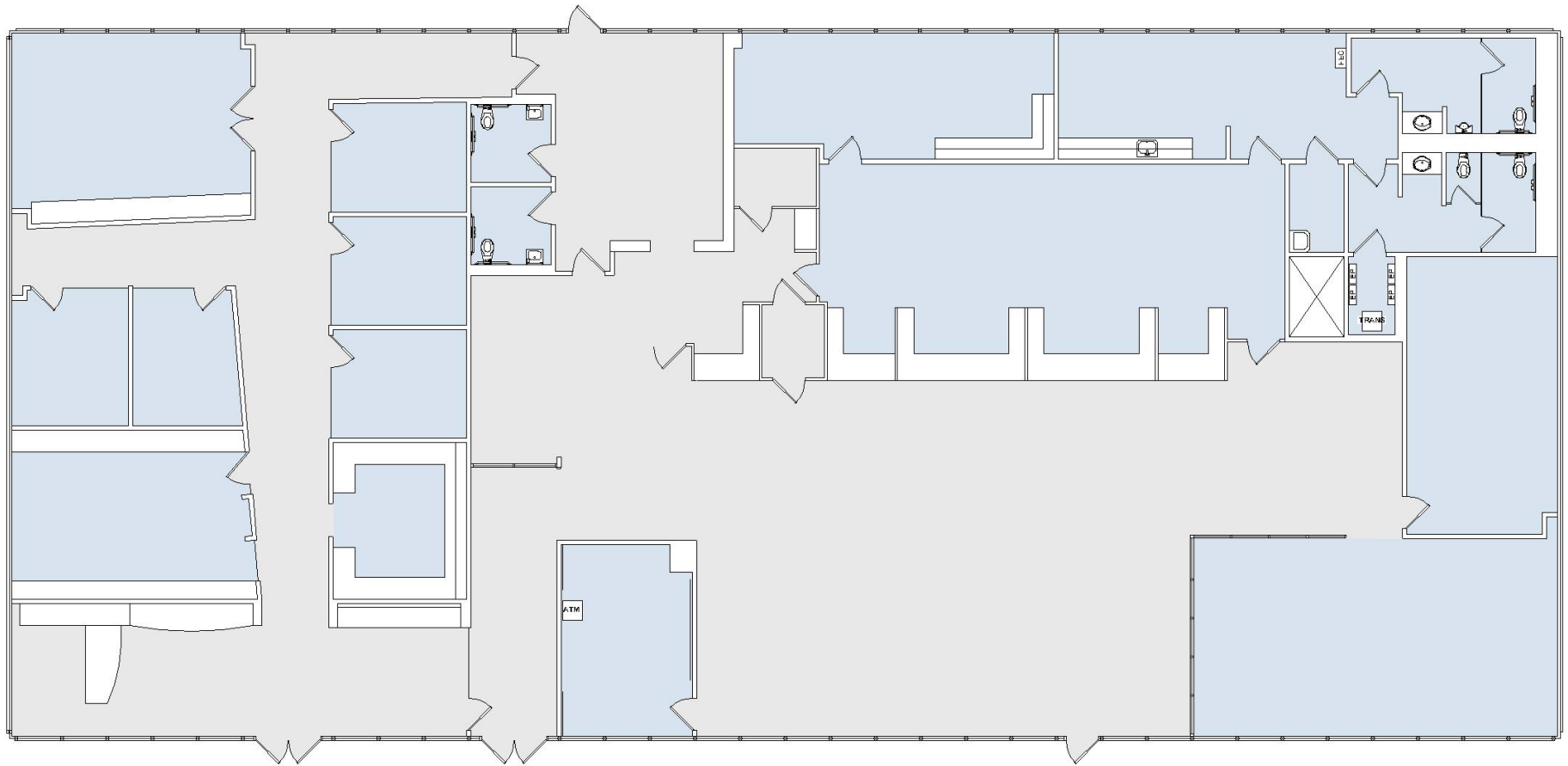


\*Demographic Information Source: Costar, Inc. 2026 Demographic Detail Report.

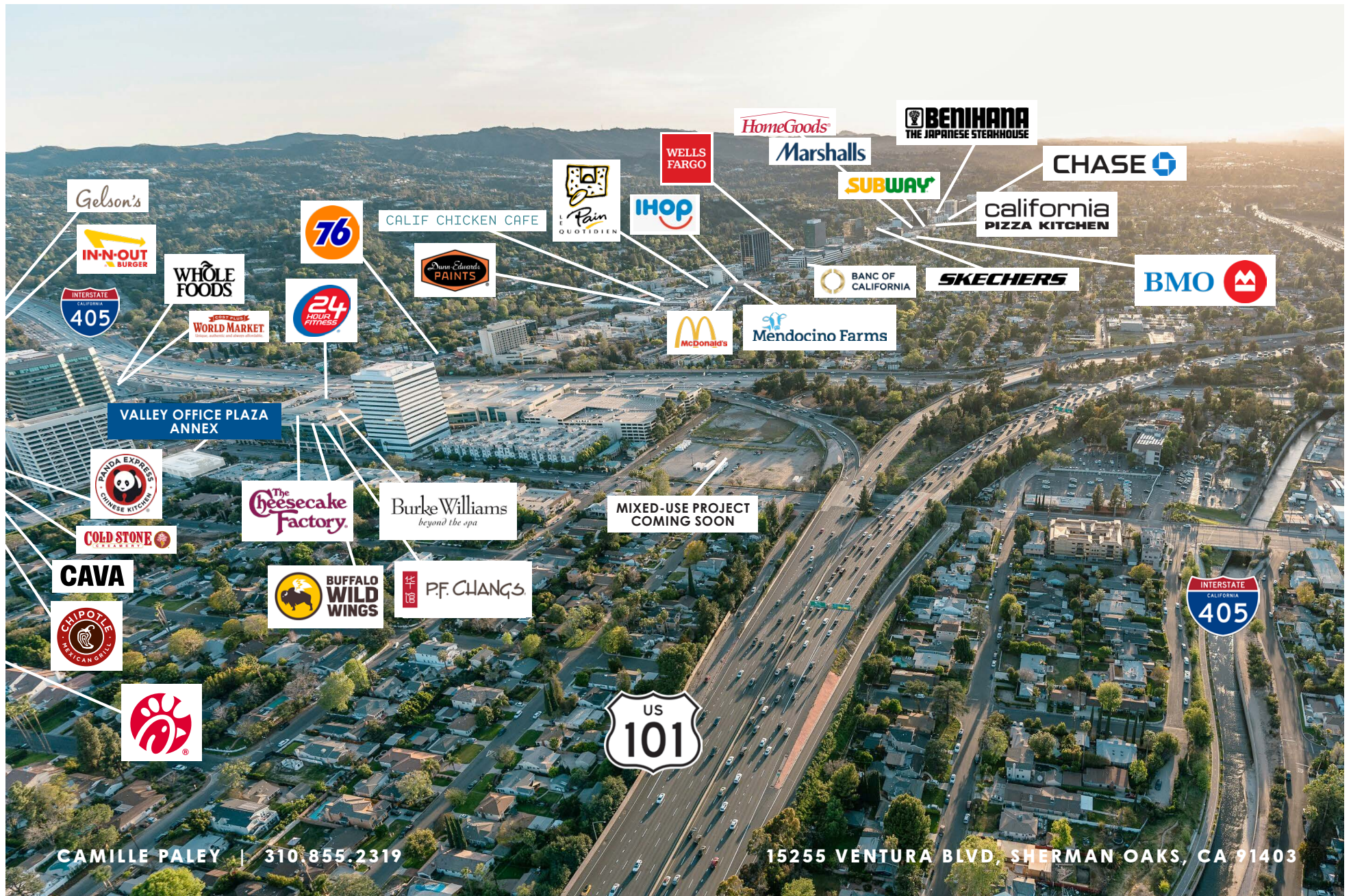
# FLOORPLAN

## SUITES ANX1 & ANX1A | 10,131 RSF

- OFFICE 5
- SHARED OFFICE 1
- CONFERENCE ROOM 3
- RECEPTION 2
- TELLER AREA: 1
- KITCHEN 1
- FILE ROOM 2
- IT ROOM 1
- RESTROOMS 4
- STORAGE 3

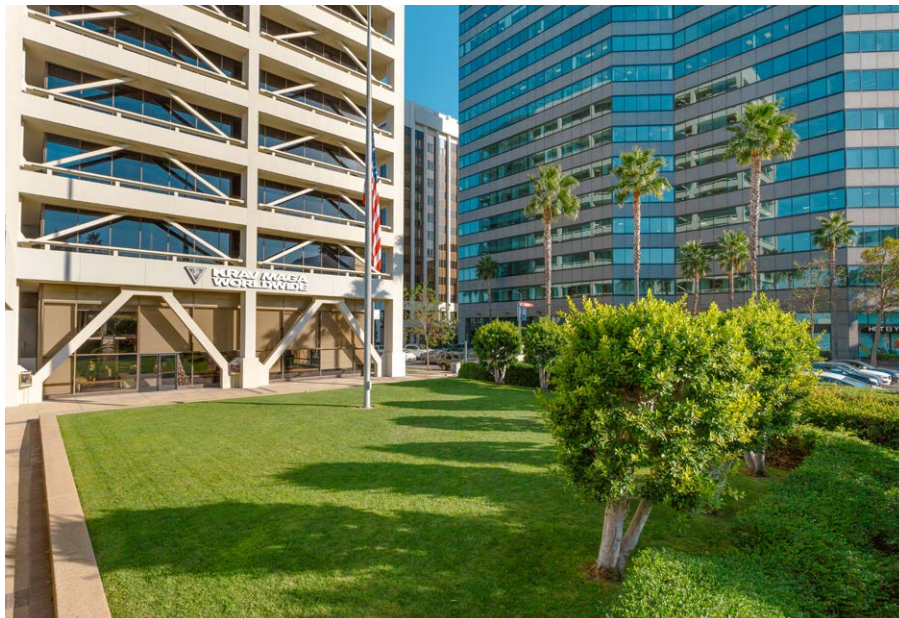


# AERIAL OVERVIEW



# BUILDING PHOTOS

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# Douglas Emmett

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