



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

AVAILABLE



COMMERCIAL
REAL ESTATE



RARE SMALL SPACES AVAILABLE IN PRIME SHERMAN OAKS CENTER

5150-5162 Van Nuys Blvd., Sherman Oaks, CA 91403



COMMERCIAL
REAL ESTATE

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POWERBROKER™



PROPERTY FEATURES

5150-5162 Van Nuys Blvd., Sherman Oaks, CA 91403



APPROX. 617 - 1,015 SF

RETAIL SPACE & RESTAURANT AVAILABLE

- ✓ Great visibility on signalized intersection
- ✓ Easy ingress & egress on Van Nuys and Magnolia
- ✓ AutoZone anchored strip center
- ✓ Pylon sign space available

AREA AMENITIES

- ✓ Located adjacent to Van Nuys Auto Row
- ✓ Tremendous traffic counts of ±61,045
- ✓ Affluent area - \$114,474 average Household income in a 1-mile radius

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	32,350	239,568	598,447
 Avg. HH Income	\$114,474	\$108,740	\$102,184
 Daytime Pop	26,709	196,468	487,659
 Traffic Count	± 61,045 CPD ON STREET		

RETAIL SPACES
SHERMAN OAKS, CA

UNIT 5154

5150-5162 Van Nuys Blvd., Sherman Oaks, CA 91403



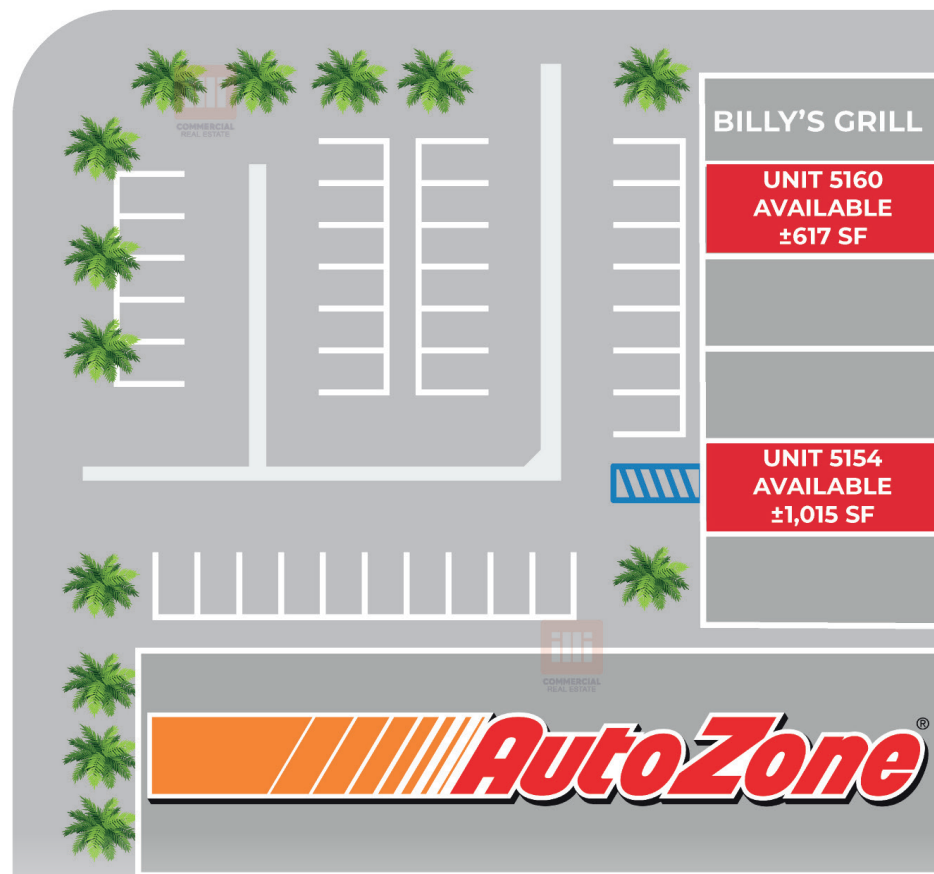
SITE PLAN

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MAGNOLIA BLVD



VAN NUYS BLVD



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the featured tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



Mercedes-Benz

AERIAL MAP



COMMERCIAL
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.