



ICONIC SHERMAN OAKS CORNER RESTAURANT WITH PATIO

13702 Ventura Boulevard, Sherman Oaks, CA 91423



DEAN CUTLER
(818) 514-0633 | dcutler@illicre.com
DRE#00907933



PROPERTY FEATURES

13702 Ventura Boulevard, Sherman Oaks, CA 91423







APPROX. 1,800 SF

RESTAURANT SPACE AVAILABLE

- ✓ Fantastic visibility
- ✓ Casual seating for 50 guests
- ✓ Pole sign
- ✓ Equipped with hood and grease interceptor

AREA AMENITIES

- ✓ Located on the South West Corner of Woodman Avenue and Ventura Boulevard
- ✓ Trendy restaurant area including Petit Trois, Sweet Butter, Bacari, La Cava, Lynx, Bamboo, Kaiju Sushi, Crème, Taisho, Casita, BLVD Steak and The Local Peasant

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	25,117	189,509	516,339
 Avg. HH Income	\$148,271	\$135,994	\$124,032
 Daytime Pop	27,824	196,208	517,540
 Traffic Count	± 41,626 CPD ON VENTURA BLVD & WOODMAN AVE		

RESTAURANT SPACE
SHERMAN OAKS, CA

INTERIOR PHOTOS FROM FORMER OPERATION

13702 Ventura Boulevard, Sherman Oaks, CA 91423



RESTAURANT SPACE
SHERMAN OAKS, CA

INTERIOR PHOTOS FROM FORMER OPERATION

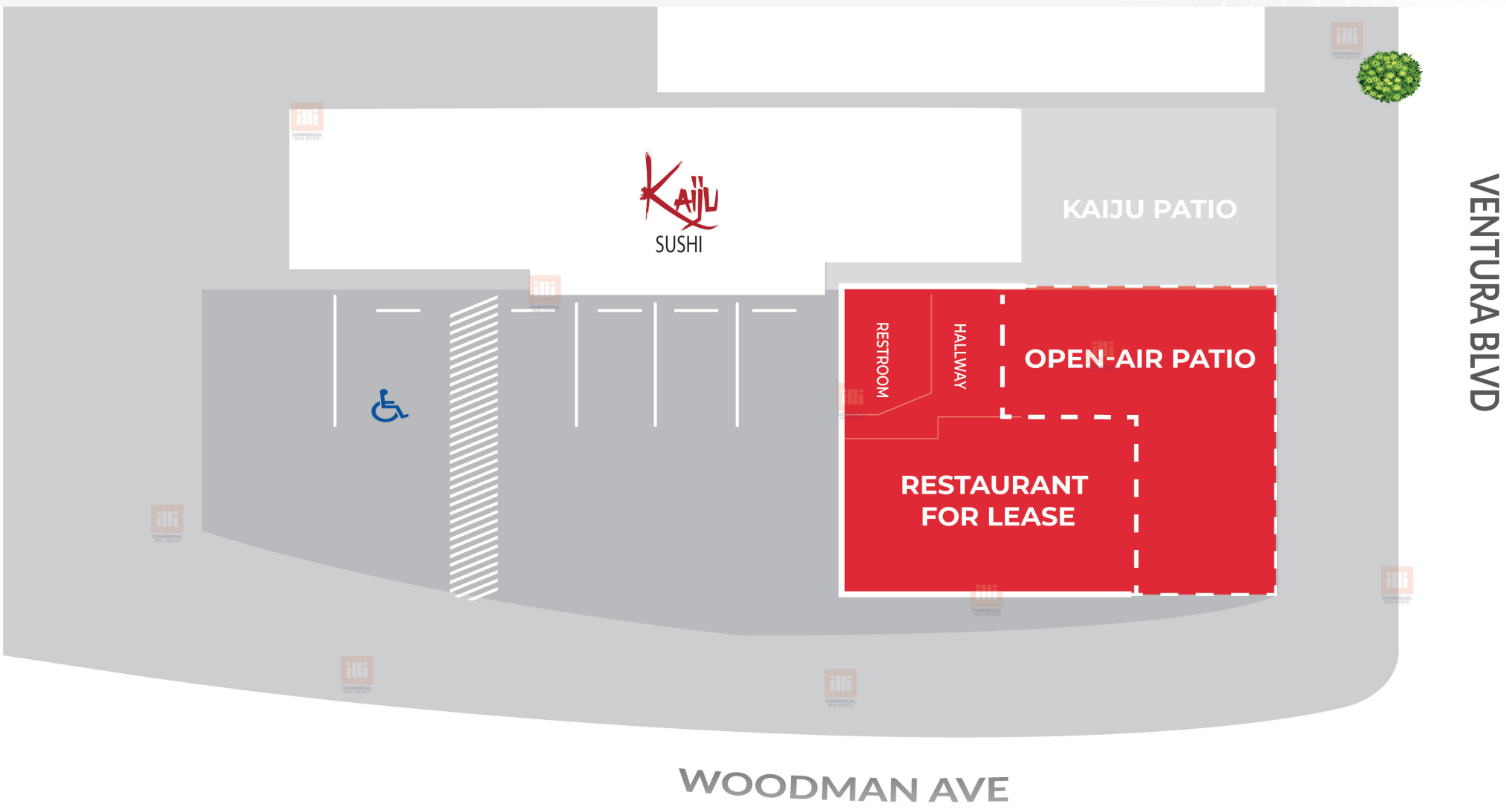
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RESTAURANT SPACE
SHERMAN OAKS, CA

SITE PLAN

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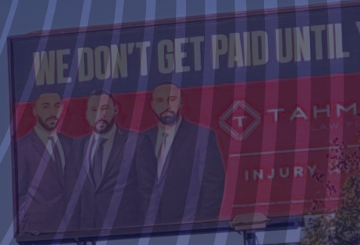
Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due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



AVAILABLE



AERIAL MAP



**COMMERCIAL
REAL ESTATE**

DEAN CUTLER

EXECUTIVE VICE PRESIDENT

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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.