

Sherman Oaks Collection

SEC OF VAN NUYS BLVD & HORTENSE ST | SHERMAN OAKS, CALIFORNIA 91403

THE FESTIVAL COMPANIES

INTEGRATED SOLUTIONS TO REAL ESTATE AND DEVELOPMENT

DEMOGRAPHICS



50,405
CARS PER DAY
TRAFFIC COUNT
(at center's main intersection)



107,266
DAILY
POPULATION
(3 mile radius around center)

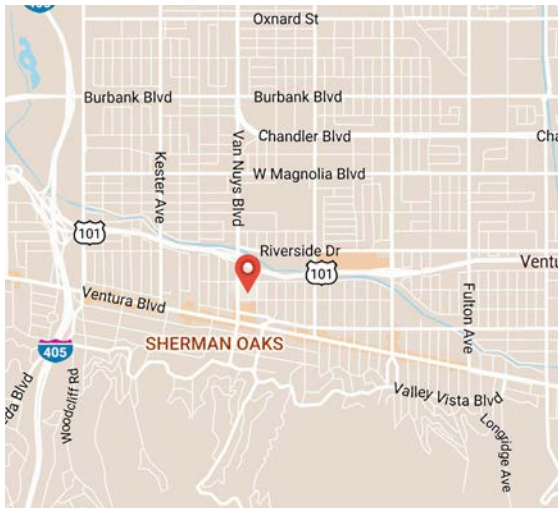
185,299
LOCAL
POPULATION
(3 mile radius around center)



\$1,511,676
MEDIAN
HOME VALUE
(Zillow)

\$118,584
AVERAGE
HOUSEHOLD INCOME
(3 mile radius around center)

Source: CoStar 2024



SITE INFORMATION

GLA

Parking

31,404 SF

80 Stalls

TRAFFIC COUNTS

101 Freeway

Van Nuys Blvd.

Combined

293,496 CPD

50,405 CPD

343,901 CPD



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4550 VAN NUYS BLVD. | SHERMAN OAKS, CALIFORNIA 91403



PROJECT HIGHLIGHTS

Sherman Oaks Collection is a boutique retail center serving the highly desirable Sherman Oaks community.

Conveniently located on Van Nuys Blvd., between the 101 Freeway and Ventura Blvd., the center is easily accessible from the 101 and 405 Freeways and is visible to over 50,000 cars per day.

This highly coveted trade area has a dense population of over 185,299 residents with an average household income of over \$118,584 and a median housing value of over \$1,511,676 within a 3 mile radius.

Anchored by Ulta Beauty, the center features a variety of national retailers and casual dining options including Starbucks, FedEx Office, Health Nut, Burger Lounge and Luna Grill.

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