



COMMERCIAL
REAL ESTATE
the sign of a profitable property



SHERMAN OAKS FLAGSHIP SHOWROOM OPPORTUNITY

15164-15200 Ventura Blvd., Sherman Oaks, CA 91403



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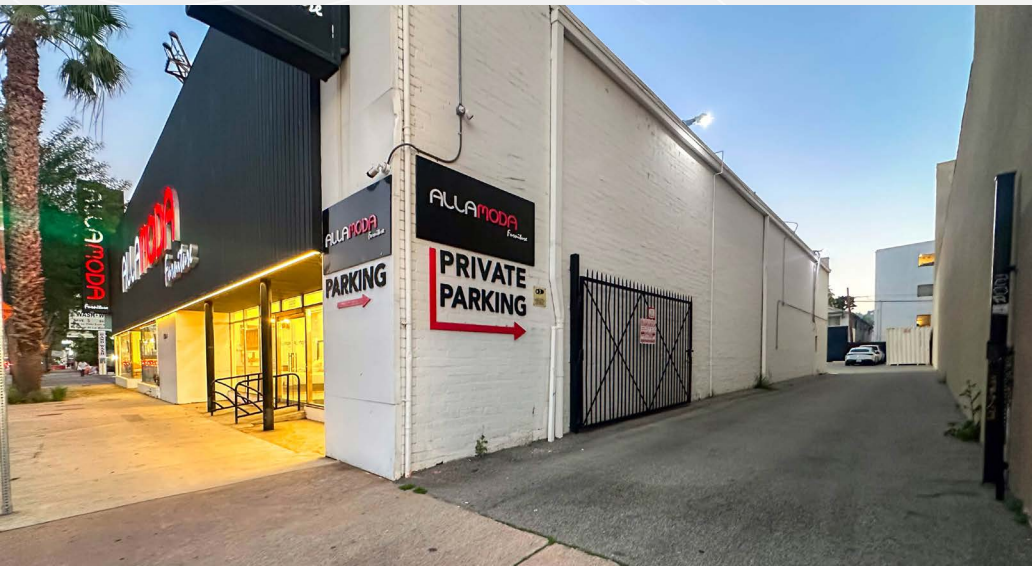
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PROPERTY FEATURES

15164-15200 Ventura Blvd., Sherman Oaks, CA 91403







APPROX. 6,300 - 15,400 SF

SHOWROOM SPACE AVAILABLE

- ✓ Suite 15200: ±4,400 SF ground floor with ±3,300 SF mezzanine ideal for furniture/home design showroom, fitness studio, or specialty retail
- ✓ Suite 15164: ±6,300 SF ground floor with ±1,400 SF second-floor office includes back-of-house and restroom ideal for flagship retail, medical/wellness, creative office, or showroom hybrid
- ✓ Prime stretch of Ventura Blvd with high traffic and strong visibility
- ✓ Multi-tenant configuration with two large showroom bays and office/support areas
- ✓ High-clear ceilings ranging from 9' to 11'
- ✓ Multiple storefront entrances with front and rear access
- ✓ Approximately 100 ft of glass storefront frontage
- ✓ On-site parking with approximately 32 spaces

AREA AMENITIES

- ✓ Excellent access to the 101 and 405 freeways
- ✓ Prominent signage opportunities with upgraded façade
- ✓ Located within dense residential neighborhoods & strong demographics
- ✓ Surrounded by established retail co-tenancy along Ventura Boulevard
- ✓ Exceptional opportunity for tenants seeking scale and visibility on Ventura Blvd

	1 MILE	3 MILE	5 MILE
 Population	25,438	163,607	480,705
 Avg. HH Income	\$480,705	\$136,177	\$121,758
 Daytime Pop	27,570	27,570	27,570
 Traffic Count	± 50,079 CPD ON VENTURA BLVD		

CONCEPTUAL PARKING PLAN

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SHOWROOM
SHERMAN OAKS, CA

INTERIOR PHOTOS

15164-15200 Ventura Blvd., Sherman Oaks, CA 91403



SHOWROOM
SHERMAN OAKS, CA

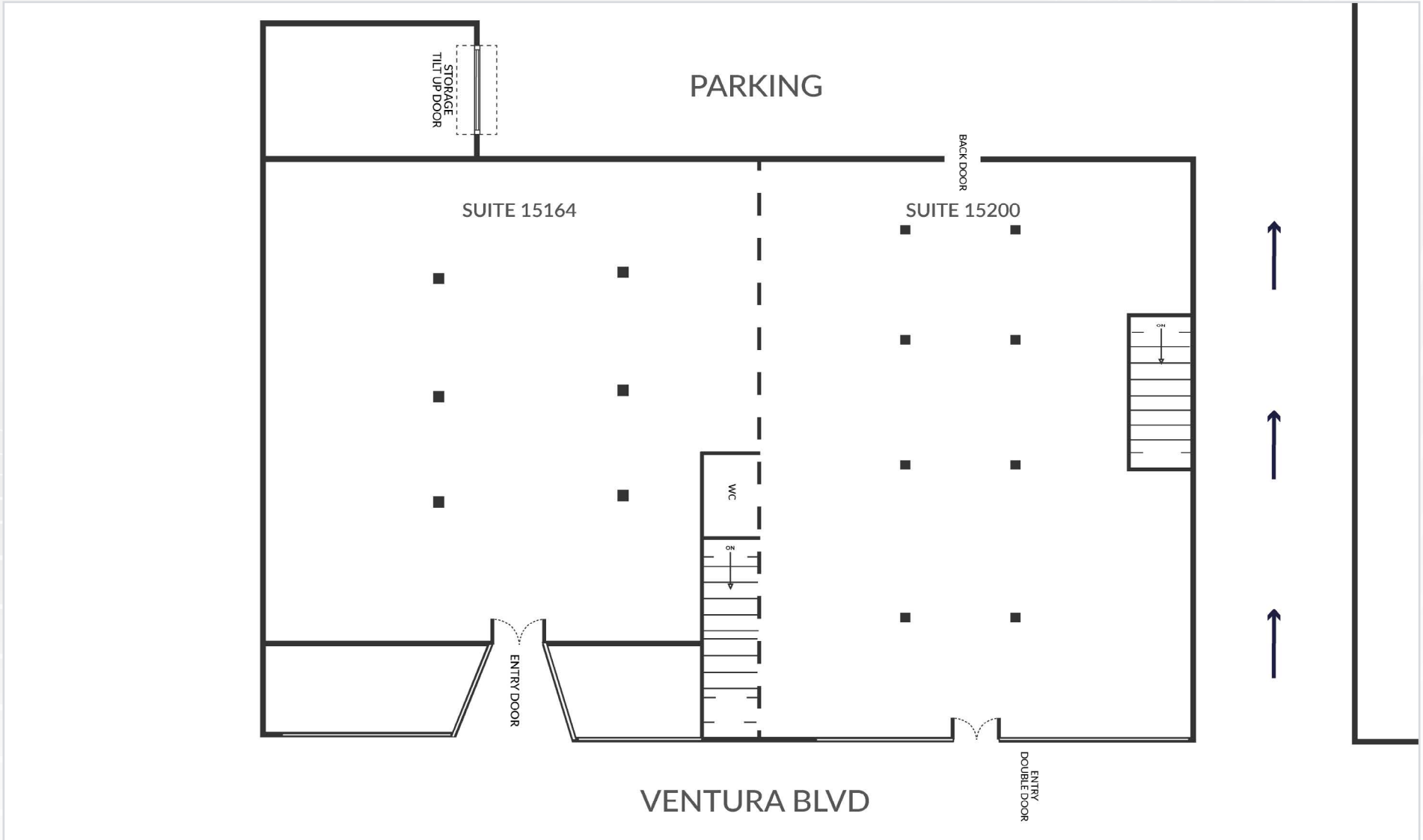
INTERIOR PHOTOS

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FLOOR PLAN | COMBINED

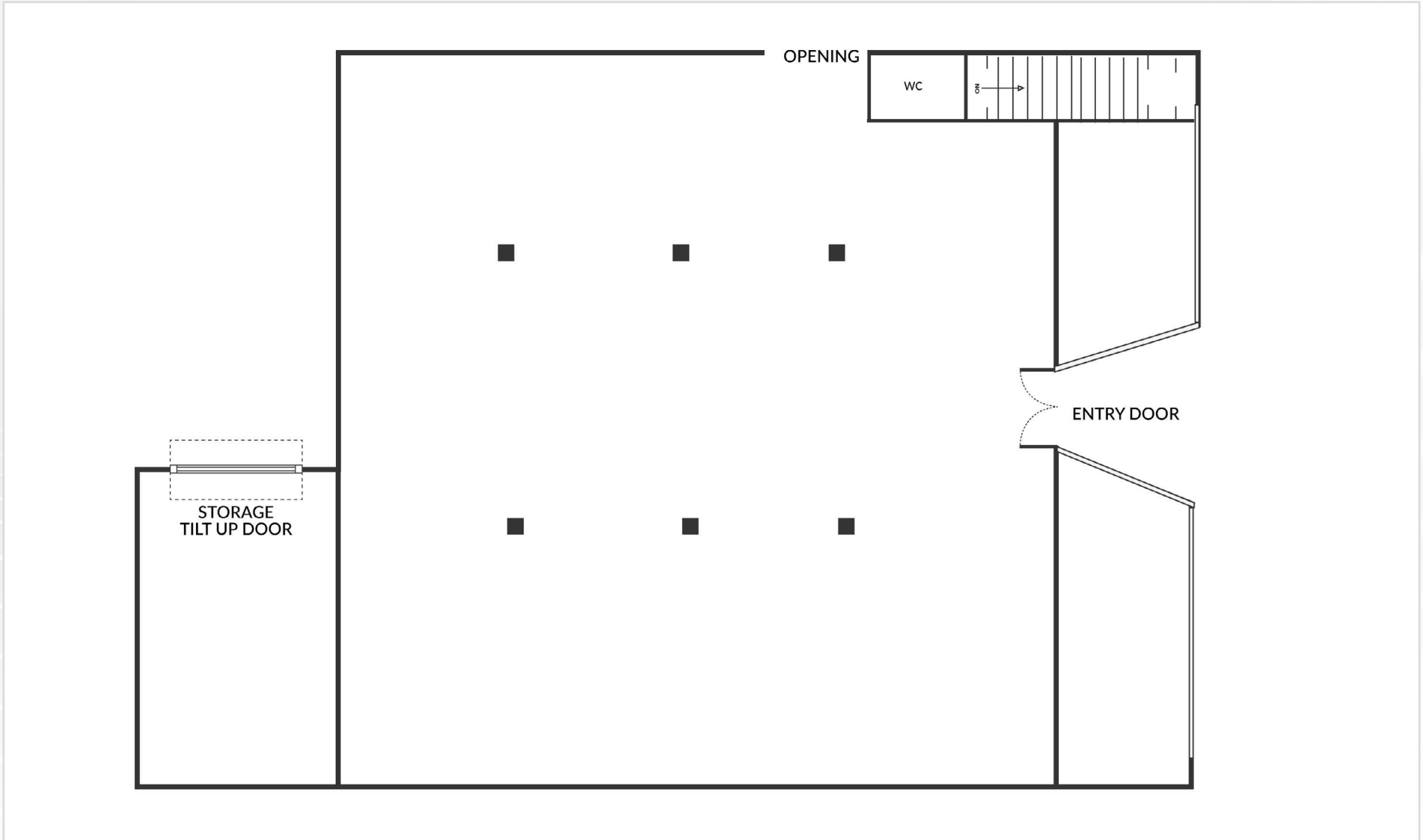
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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the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

FLOOR PLAN | SUITE 15164

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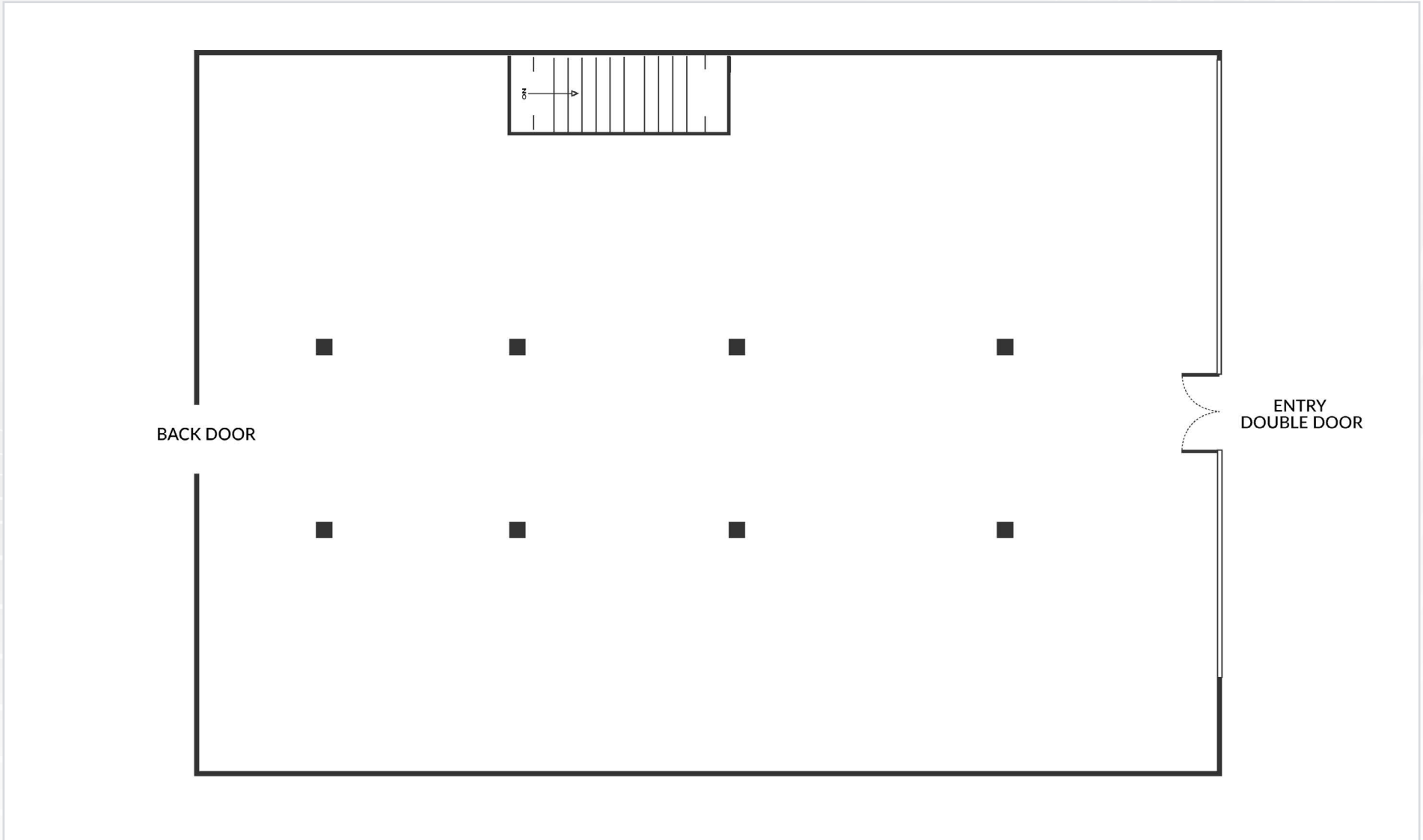


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SHOWROOM
SHERMAN OAKS, CA

FLOOR PLAN | SUITE 15200

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AVAILABLE



AERIAL MAP



**COMMERCIAL
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ALLAMODA
Furniture

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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.