OFFERING MEMORANDUM

4925 Sepulveda Blvd & 15300 Morrison Street

Sherman Oaks / Los Angeles, CA · Two-Story Retail / Office Building

Kidder Mathews

COLDWELL BANKER REALTY

1,818 SF	3,586 SF	66,000	2	Vacant
BUILDING	LOT SIZE	DAILY TRAFFIC COUNT	STORIES	OCCUPANCY

Asking Price: **Undisclosed — Please Call for Pricing**

Overview

Kidder Mathews and Coldwell Banker Realty are pleased to present 4925 Sepulveda Blvd & 15300 Morrison Street, a two-story retail/office building situated on a high-visibility corner in the Sherman Oaks submarket of Los Angeles. The offering represents an excellent owner-user opportunity, as the property is currently vacant and available for immediate occupancy.

The 1,818 SF building sits on a 3,586 SF lot and benefits from exceptional exposure and frontage along Sepulveda Blvd, directly at the off-ramp of the 101 Freeway onto Sepulveda Blvd. The corridor sees approximately 66,000 vehicles daily, providing outstanding branding and signage visibility for a future owner-occupant or investor. The site also offers ample secured on-site parking, a rare and valuable amenity in this dense, high-traffic submarket.

With its rare corner visibility, freeway-adjacent location, and flexible two-story layout, this asset is well suited for a wide range of retail, office, or professional service uses. This is a unique opportunity to acquire a well-located, vacant, freeway-visible asset in one of Los Angeles's most heavily trafficked commercial corridors.

Property Facts

Address	**4925 Sepulveda Blvd & 15300 Morrison St, Los Angeles, CA**
Building Size	**1,818 SF**
Lot Size	**3,586 SF**
Stories	**2**
Daily Traffic Count	**~66,000 vehicles**
Occupancy	**Vacant**
Parking	**Ample, secured on-site**
Price	**Undisclosed — Please Call for Pricing**

The Offering

Investment Highlights

- High-visibility corner location with exceptional exposure and frontage along Sepulveda Blvd
- Positioned directly at the 101 Freeway off-ramp onto Sepulveda Blvd
- Approximately 66,000 vehicles pass the site daily
- Excellent owner-user opportunity — property is currently vacant and available for immediate occupancy
- Two-story retail/office building offering flexible use for owner-user or investor
- Ample secured on-site parking
- 1,818 SF building on a 3,586 SF lot
- Rare corner-visibility asset in a dense, high-traffic Sherman Oaks/Los Angeles submarket

Location Overview

The property is located in the Sherman Oaks submarket of the San Fernando Valley, fronting Sepulveda Blvd at its interchange with the Ventura Freeway (US-101). This position provides direct freeway visibility and access, placing the site within convenient reach of the greater San Fernando Valley and the broader Los Angeles metropolitan area.


AIR CONDITIONING
KILOWATT
HEATING & ELECTRIC
THANK YOU


KILOWATT


780-0701
KILOWATT
NO FREEWAY ACCESS

Listing Contacts

Kelly Betpolice

Senior Vice President

Kidder Mathews

1925 Century Park East, Suite 2350, Century City, CA 90067
T 424.653.1842 | C 310.403.8544
kelly.betpolice@kidder.com | Lic No 01470894

Todd K. Bernstein

Commercial Development & Real Estate Representation

Coldwell Banker Realty — Calabasas Office

23647 Calabasas Rd, Calabasas, CA 91302
T 310.751.4229
todd@toddbernstein.com

Confidentiality & Disclaimer

km Kidder Mathews

IN COOPERATION WITH COLDWELL BANKER REALTY