

# PRIME 2ND FLOOR SPACE IN SHERMAN OAKS AVAILABLE FOR LEASE

MEDICAL / RESTAURANT / FITNESS OPPORTUNITY



14622 VENTURA BLVD  
SHERMAN OAKS, CA 91403



COMMERCIAL  
ASSET GROUP

- 2ND FLOOR LOCATION WITH SIGNAGE ON VENTURA BLVD
- BUSY SHOPPING CENTER WITH TREMENDOUS VISIBILITY AND 53,000 CPD TRAFFIC COUNTS
- PLENTY OF PARKING WITH ATTENDEE & FREE VALIDATION FOR CUSTOMERS
- CO-TENANTS: CYCLEBAR, DENTAL OFFICE, ULTRAZONE, NOAH'S BAGELS, NOODLE WORLD, DAVE'S HOT CHICKEN, COLD STONE CREAMERY, LEMON ZEST MEDITERRANEAN
- SURROUNDED BY MAJOR RETAILERS INCLUDING CVS, BANK OF AMERICA, PAVILIONS, CHIPOTLE, PANERA BREAD, & MORE
- SEEKING: MEDICAL, OFFICE, FITNESS, CHIROPRACTOR OR PHYSICAL THERAPY, RESTAURANT
- FULLY EQUIPPED RESTAURANT SPACE WITH LARGE PRIVATE PATIO
- ELEVATOR AND ESCALATOR ACCESS AVAILABLE

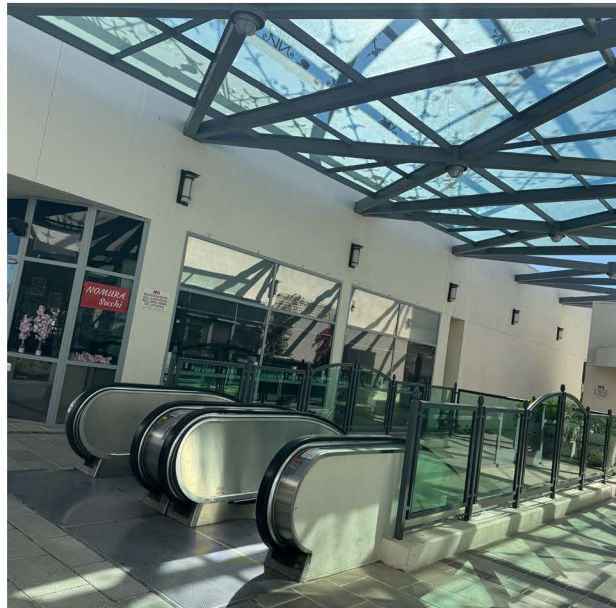
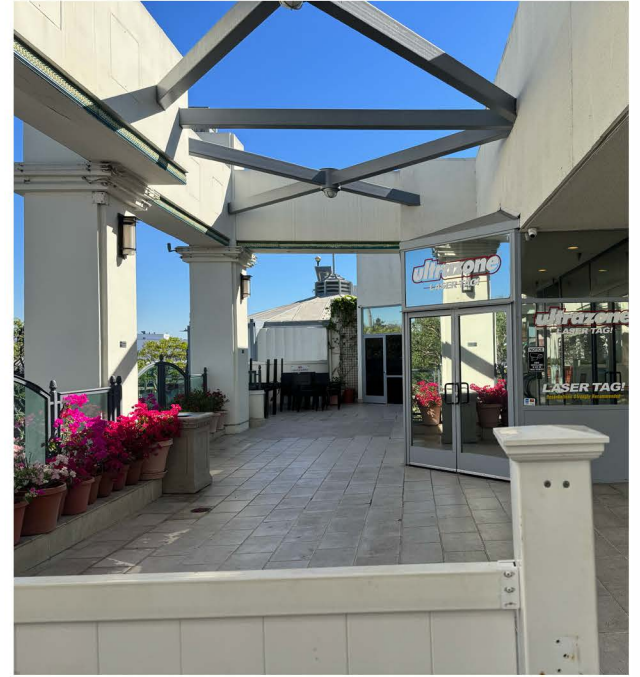
## SPACE SIZE

\*SUITE 205: ±1,781 SF

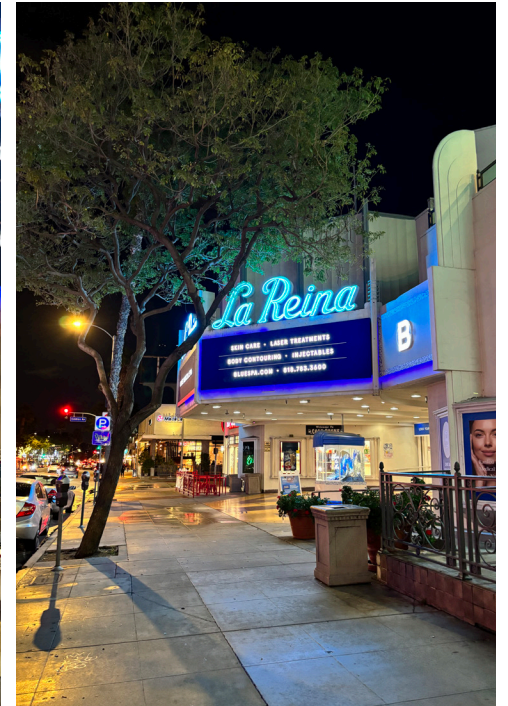
\*SUITE 203: ±1,788 SF  
\*(COMBINED: ±3,569 SF)

\*SUITE 207: ±1,591 SF  
(EXISTING RESTAURANT - FORMER SUSHI)

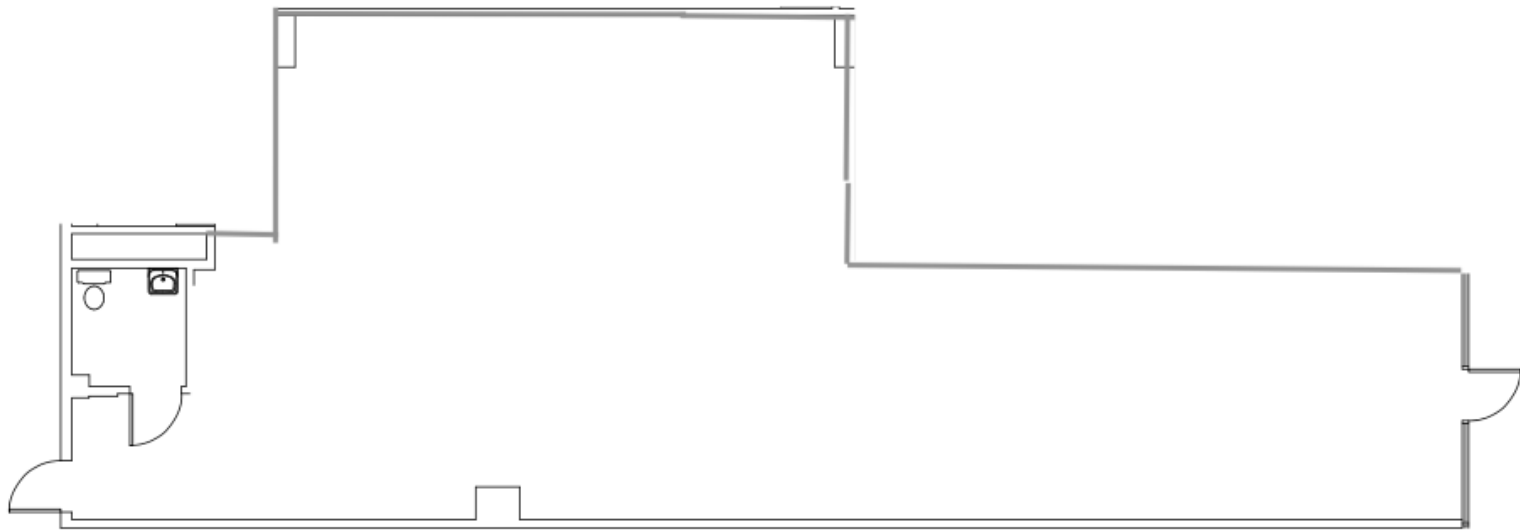
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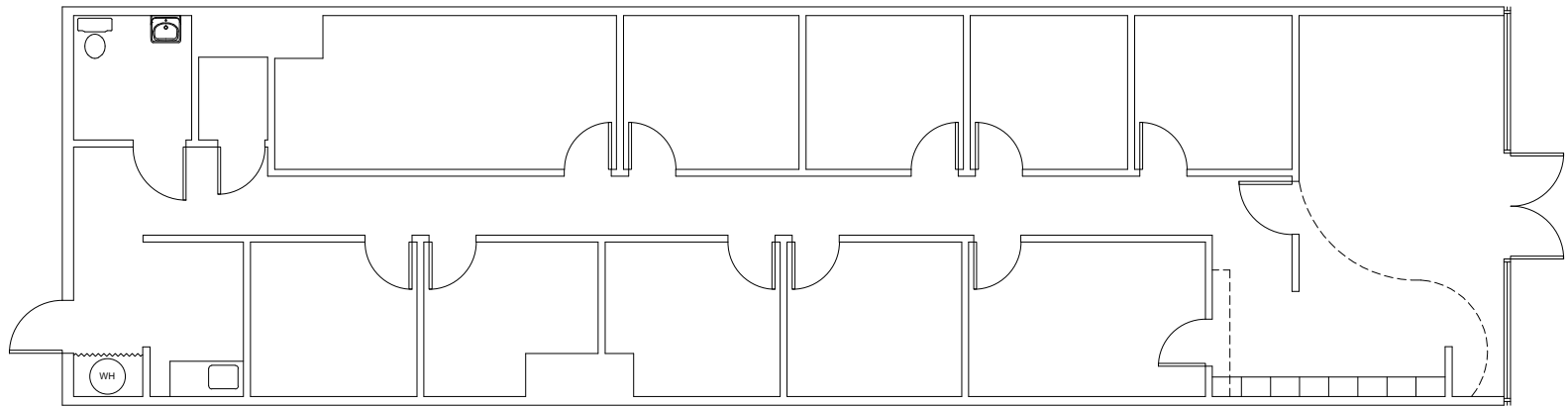
2ND FLOOR PHOTOS



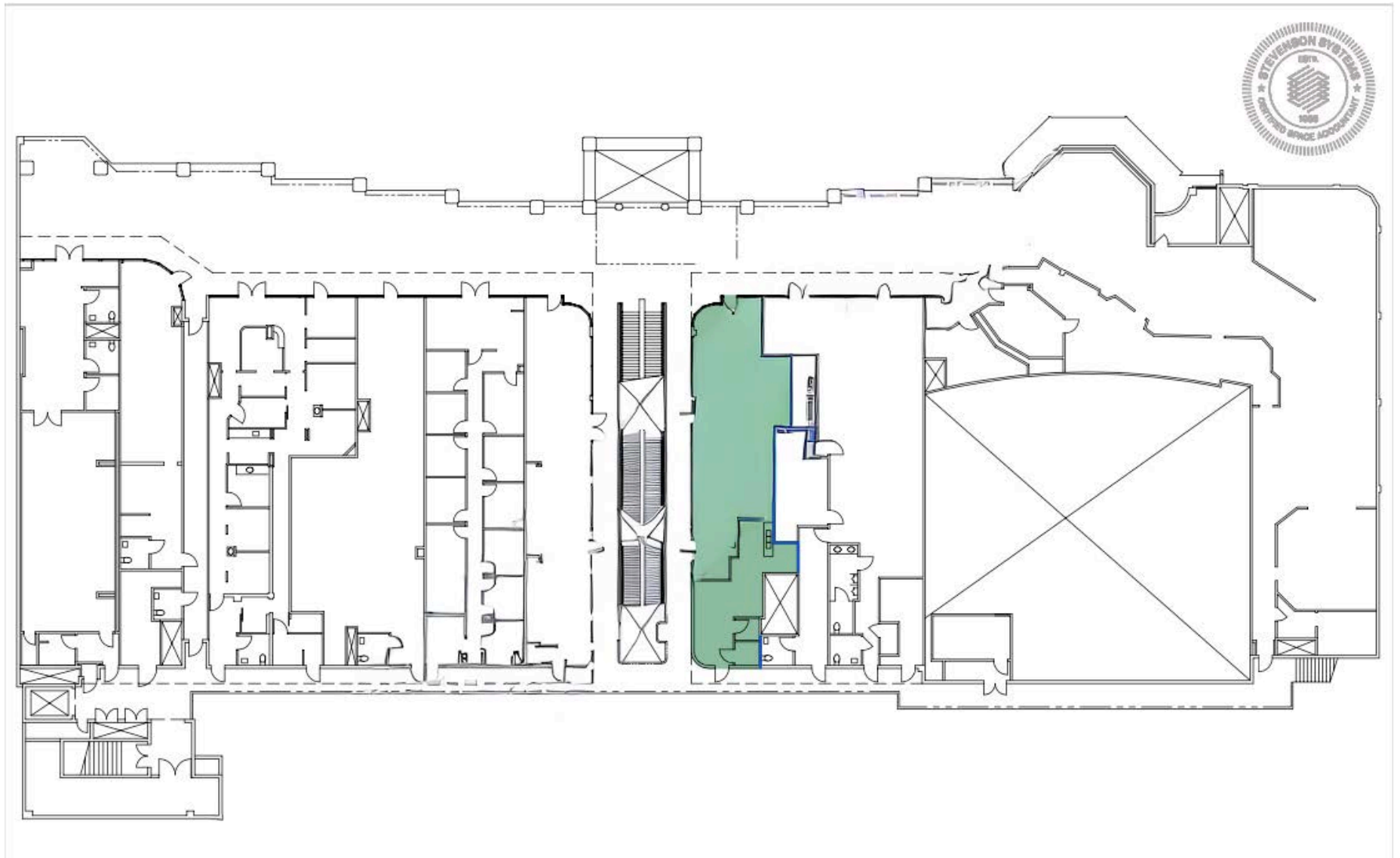
GROUND FLOOR PHOTOS



SUITE 203 FLOOR PLAN



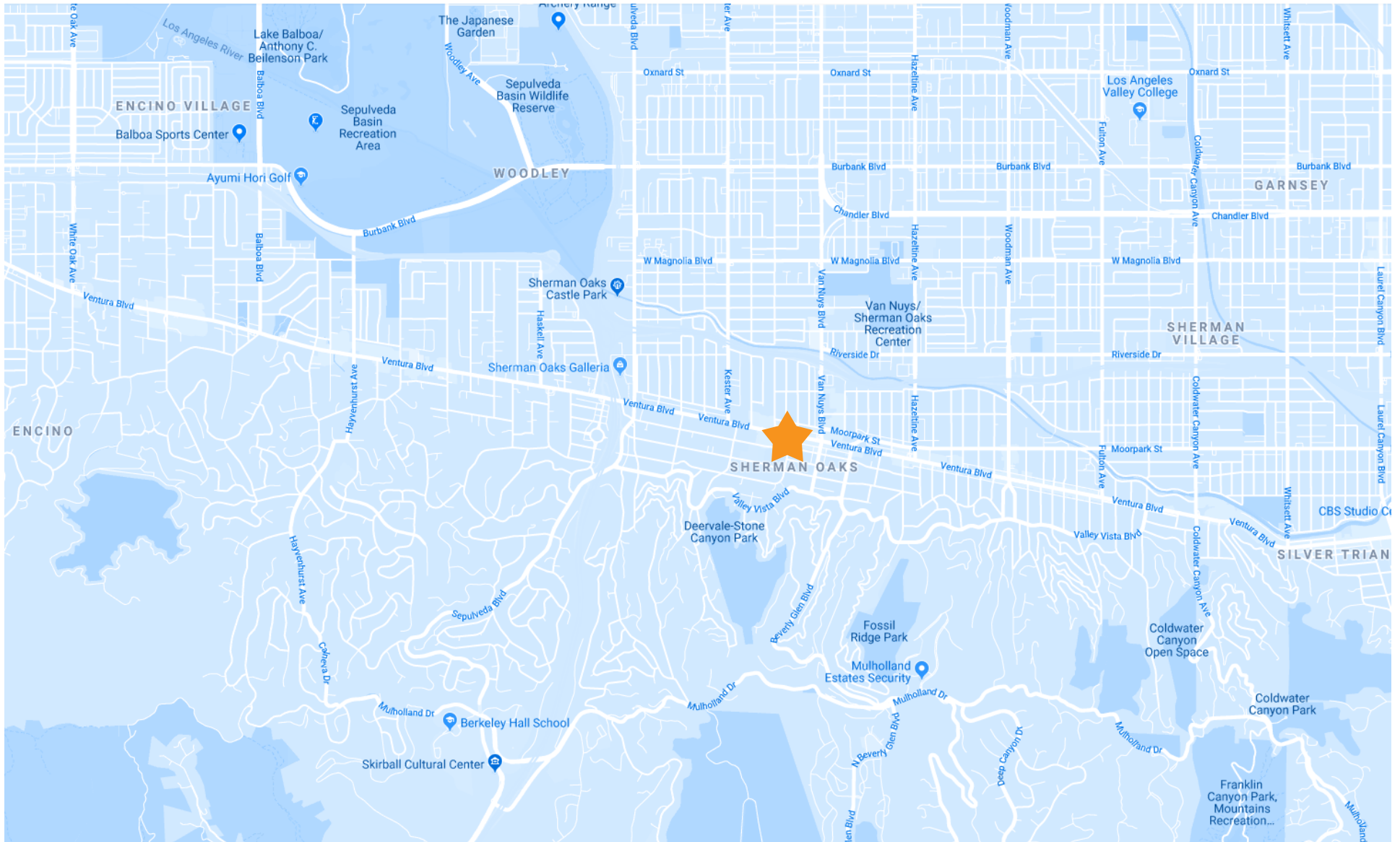
SUITE 205 FLOOR PLAN



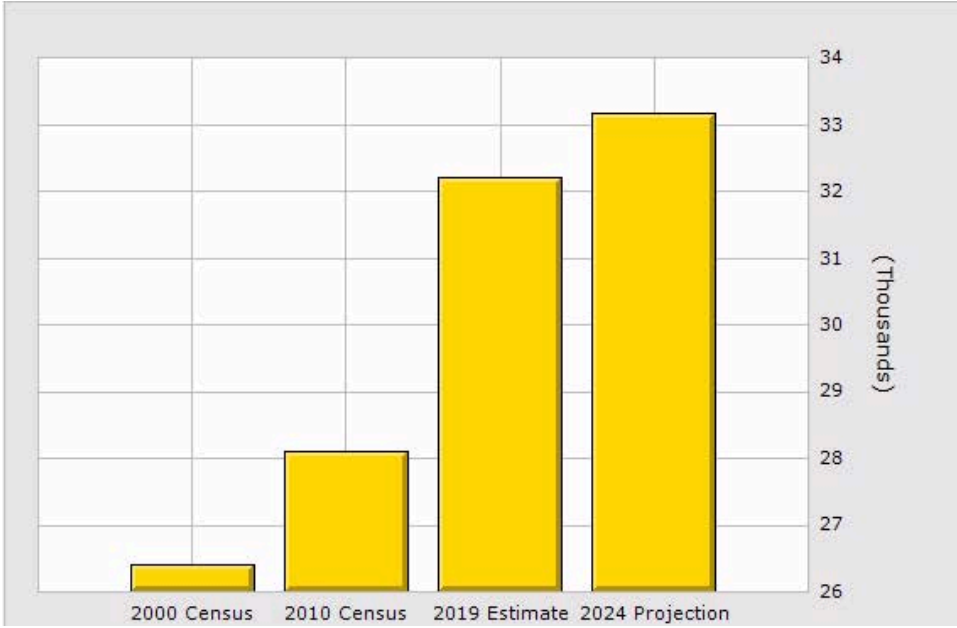
# SITE PLAN



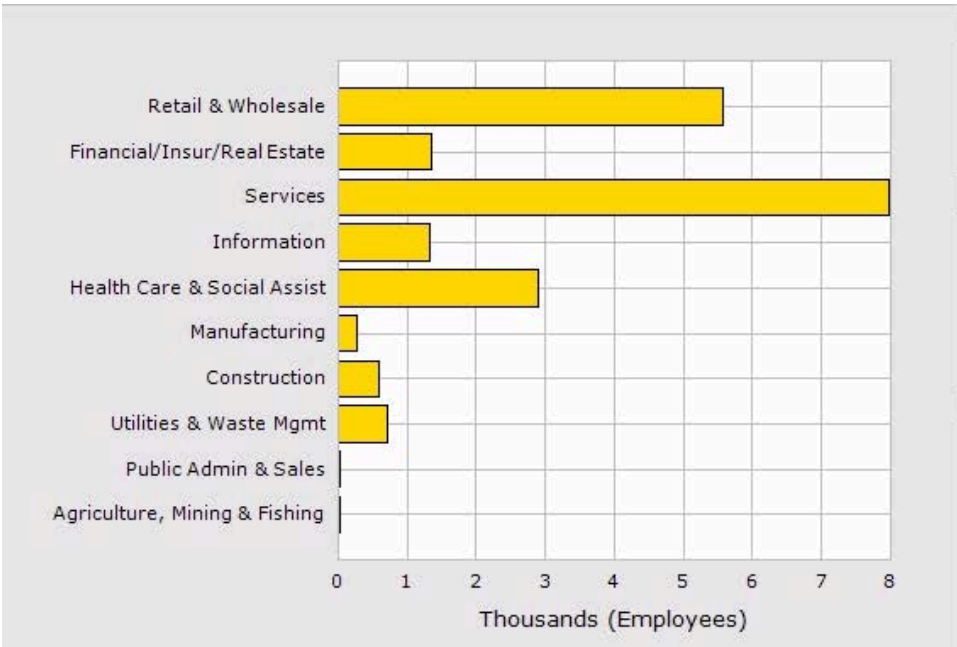
AERIAL



MAP



Population	1 Mile	2 Mile	3 Mile
2019 Total Population:	<b>32,213</b>	<b>82,559</b>	<b>169,833</b>
2024 Population:	<b>33,173</b>	<b>83,792</b>	<b>172,369</b>
Pop Growth 2019-2024:	<b>2.98%</b>	<b>1.49%</b>	<b>1.49%</b>
Average Age:	<b>40.40</b>	<b>40.90</b>	<b>40.10</b>
Households			
2019 Total Households:	<b>15,617</b>	<b>37,991</b>	<b>69,460</b>
HH Growth 2019-2024:	<b>2.48%</b>	<b>1.11%</b>	<b>1.12%</b>
Median Household Inc:	<b>\$84,479</b>	<b>\$89,968</b>	<b>\$81,011</b>
Avg Household Size:	<b>2.00</b>	<b>2.10</b>	<b>2.40</b>
2019 Avg HH Vehicles:	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
Housing			
Median Home Value:	<b>\$899,826</b>	<b>\$883,548</b>	<b>\$889,706</b>
Median Year Built:	<b>1970</b>	<b>1964</b>	<b>1964</b>



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# DEMOGRAPHICS



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