

FULLY EQUIPPED SECOND GENERATION QSR AVAILABLE FOR LEASE IN PRIME SHERMAN OAKS



14622 VENTURA BLVD
SHERMAN OAKS, CA 91403



COMMERCIAL
ASSET GROUP

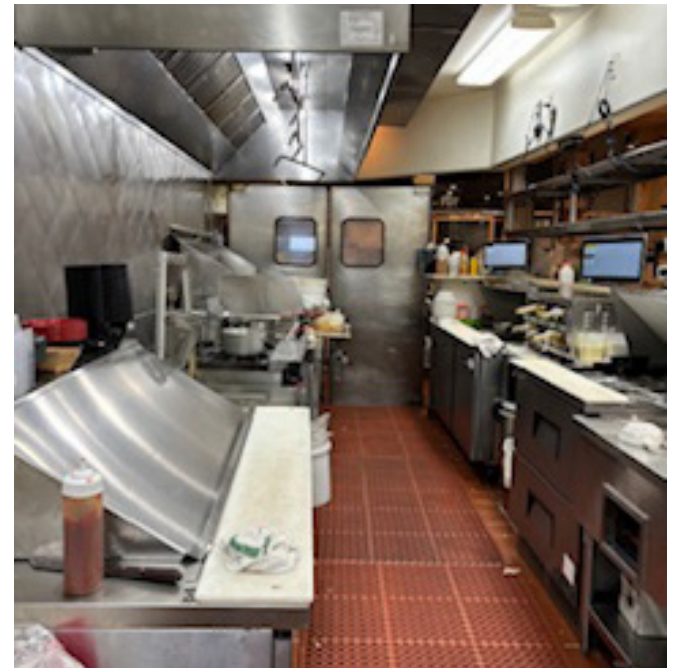
These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

SPACE SIZE
1ST FLOOR: ±2,423 SF

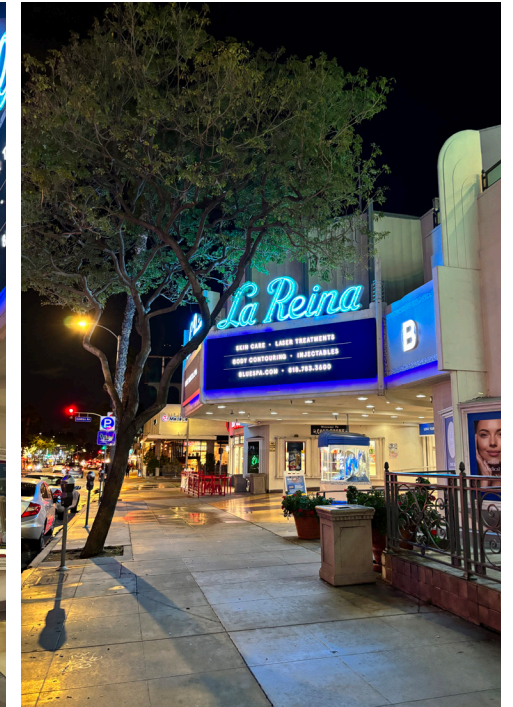
AVAILABLE
IMMEDIATELY



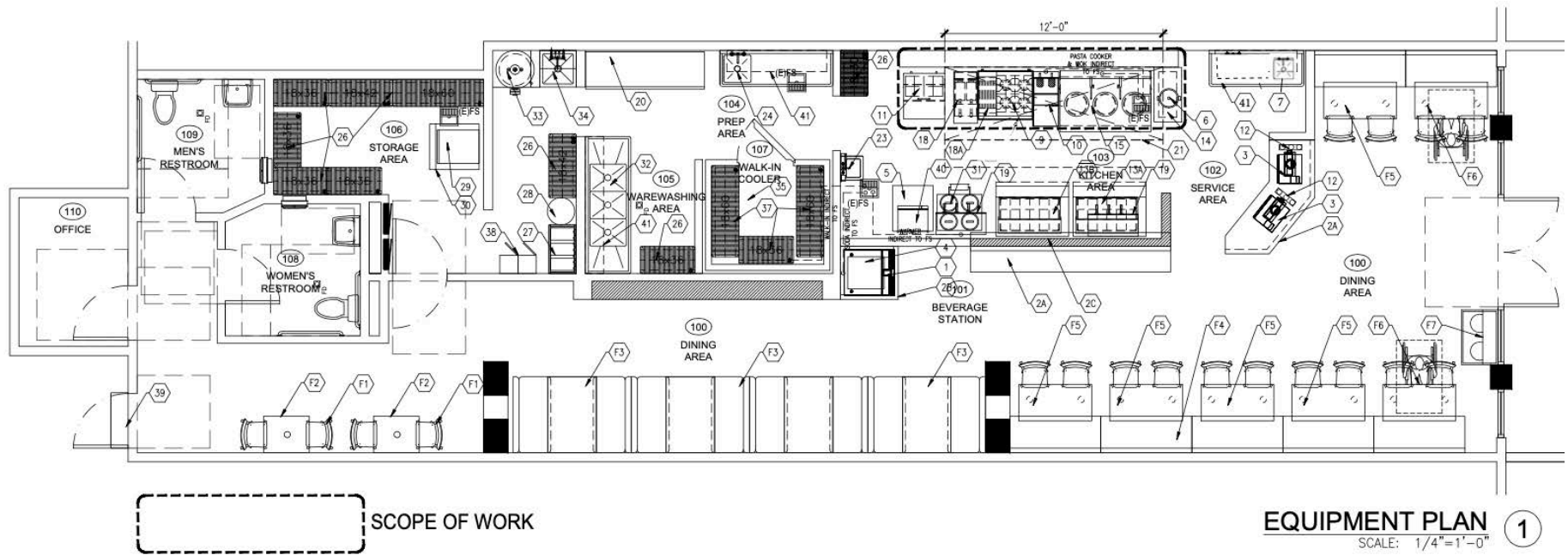
- 1ST FLOOR: FULLY EQUIPPED QSR INCLUDING HOOD WALK-IN, REFRIGERATORS, GREASE INTERCEPTOR, ETC
- SEEKING: QSR, RESTAURANT
- BUSY SHOPPING CENTER WITH TREMENDOUS VISIBILITY AND 53,000 CPD TRAFFIC COUNTS
- PLENTY OF PARKING WITH ATTENDEE
- CO-TENANTS: DAVE'S HOT CHICKEN, IT'S BOBA TIME, COLDSTONE CREAMERY, CYCLEBAR, ULTRAZONE, NOAH'S BAGELS, LEMON ZEST, IDEOLOGY COFFEE
- SURROUNDED BY MAJOR RETAILERS INCLUDING CVS, BANK OF AMERICA, BURLINGTON COAT FACTORY, PAVILIONS, CHIPOTLE, & MORE



INTERIOR PHOTOS

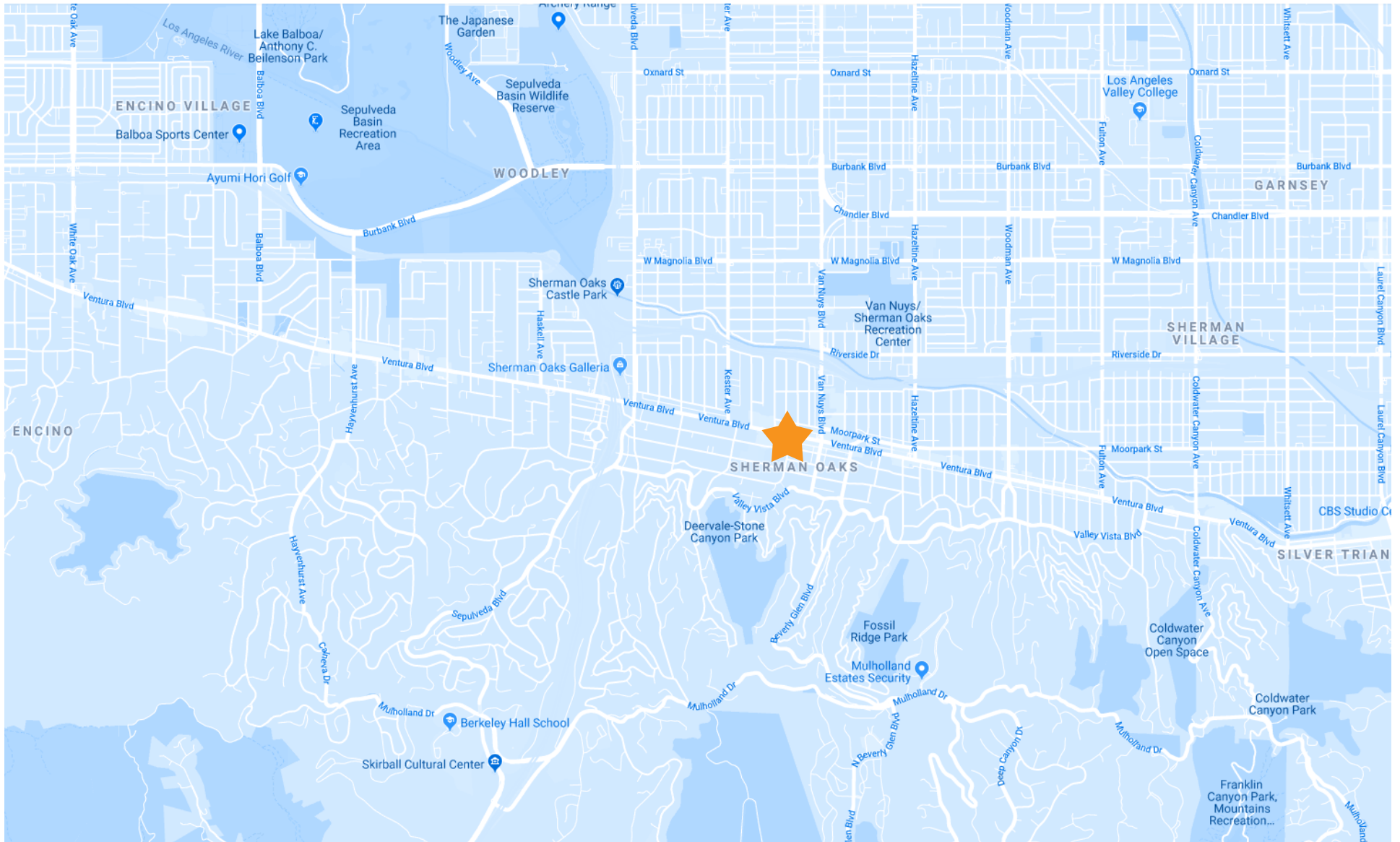


GROUND FLOOR PHOTOS

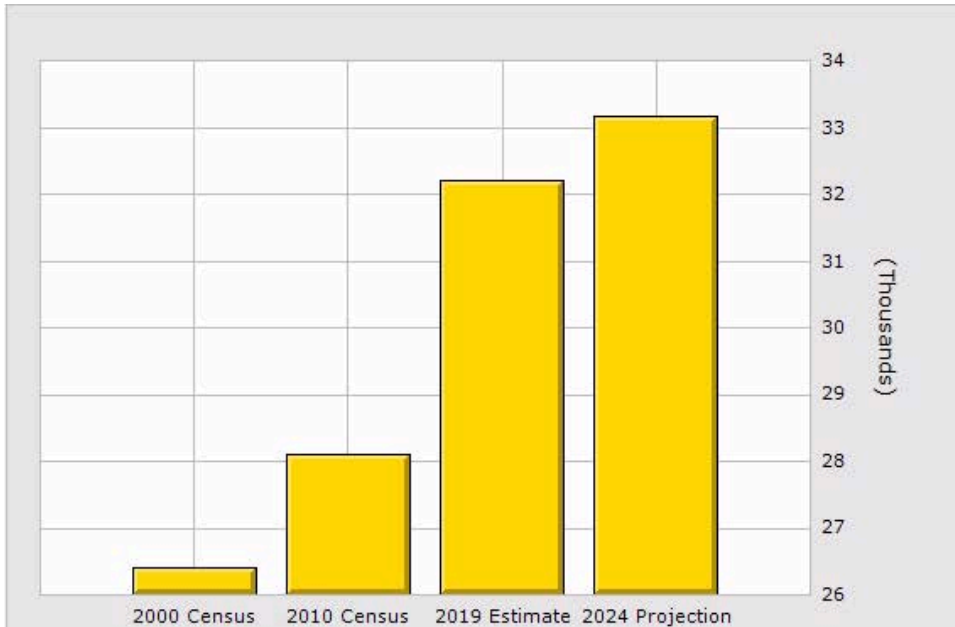


EQUIPMENT PLAN ①
SCALE: 1/4"=1'-0"

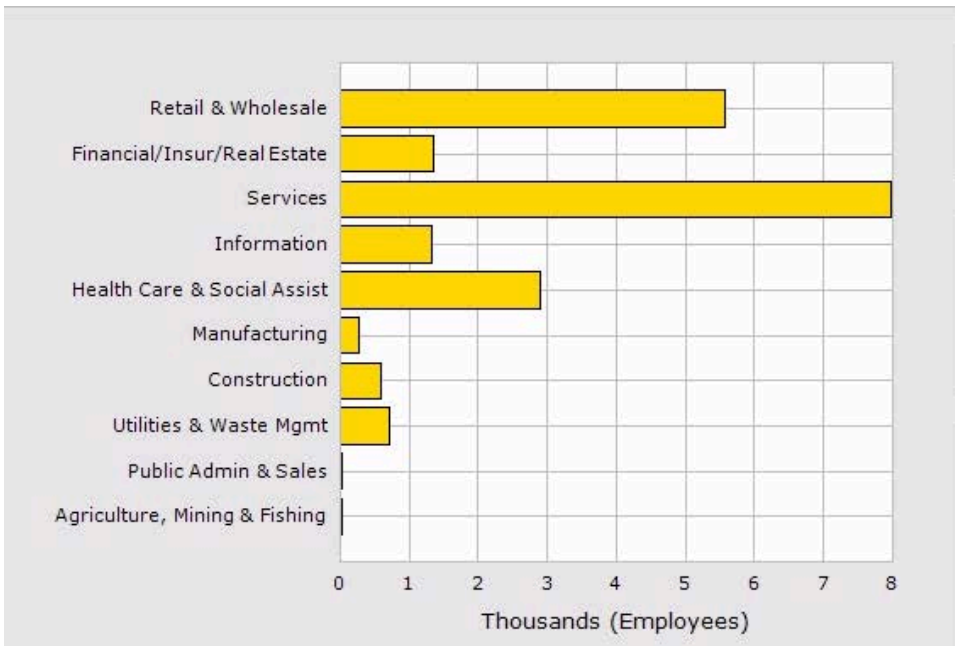
FLOOR PLAN



MAP



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



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

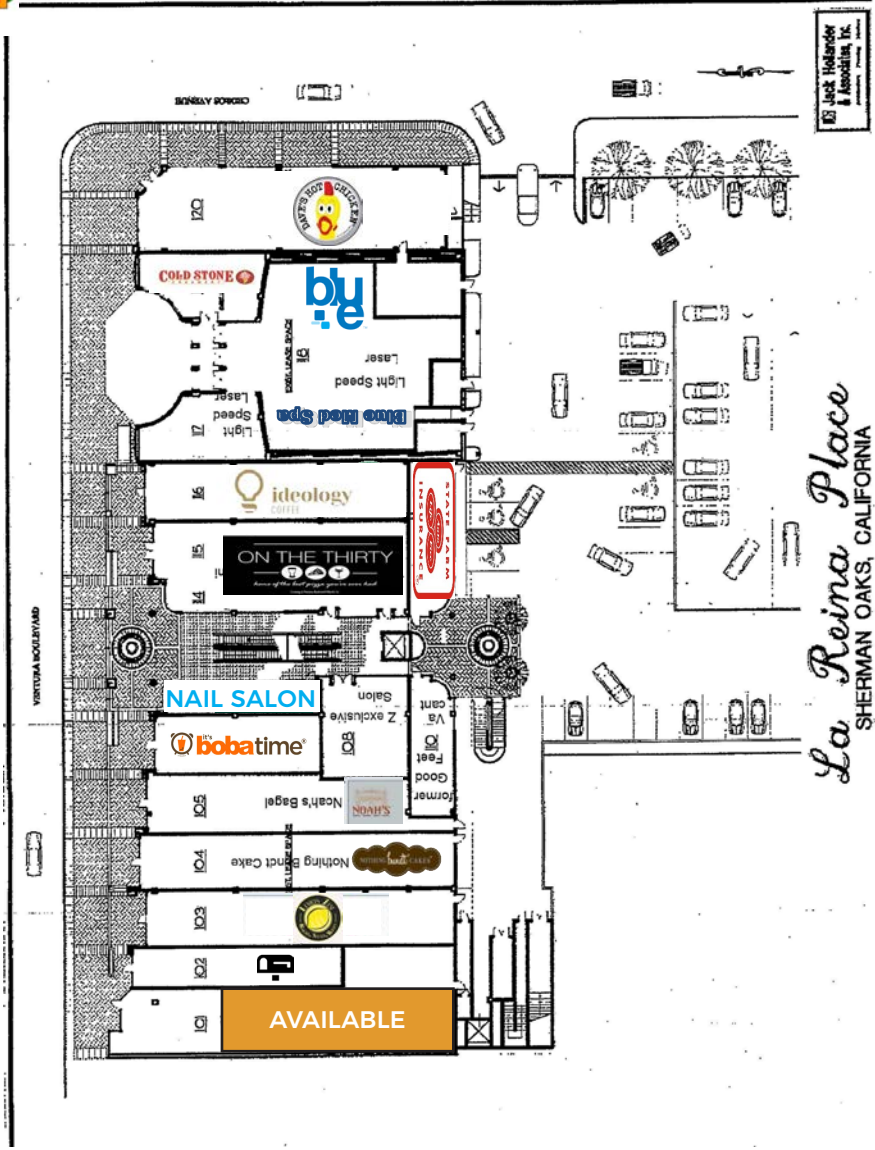
DEMOGRAPHICS

SITE PLAN

Ventura Blvd



Cedros Ave





COMMERCIAL
ASSET GROUP



ALEX SHABANI

SENIOR MANAGING DIRECTOR

P 310.272.7397

E ALEX@CAGRE.COM

LIC. 01352902

COMMERCIAL ASSET GROUP

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 310.275.8223

WWW.CAGRE.COM LIC. 01876070