



SHERMAN OAKS
galleria



PEGASUS

Douglas
Emmett



15301 VENTURA BOULEVARD | SHERMAN OAKS, CALIFORNIA 91403

[VIEW ON MAP](#)

THE GATEWAY TO THE VALLEY



ENCINO

CITY NATIONAL BANK

Comerica Bank

INTERSTATE
CALIFORNIA
405

± 300,000 VPD

± 100,000 VPD

VENTURA BLVD

SEPULVEDA BLVD



executive summary

Located right at one of the most frequented interchanges in the United States where the 405 freeway meets the 101, The Sherman Oaks Galleria is the crown jewel retail development of the entire San Fernando Valley in Los Angeles.

If the Valley were a distinct city from Los Angeles, it would rank the 5th most populous city in the entire country behind only New York, Los Angeles, Chicago and Houston. As such, the retail opportunity here at the gateway to the Valley simply cannot be overstated.

*The metrics here
are undeniable:*

The number of cars that pass the property daily is in excess of 400,000 - *that's not a typo.*

Average household incomes in Sherman Oaks surpass \$150,000, with similar figures in adjacent Studio City to the immediate east and Encino to the immediate west.

Population within just 5 miles is over 500,000.

Office density is 3.5M square feet within 1-mile of the property, with over 750,000 square feet of office at the Galleria itself - creating quite a significant captive daily audience with over 3,500+ daily office occupants at the center.

All of the above mind-blowing metrics along with an audacious plan to renovate and bring an exciting new tenant mix to this iconic project, makes now as the time and this as the place to plant your flag at the most famous property in the Valley.



VAN NUYS

SEPULVEDA BASIN



VIA AVANTI
COMING SOON!
325 Apartments
+ 4,000 SF Retail



SHERMAN OAKS
galleria



REGAL



24 HOUR FITNESS

The Cheesecake Factory

P.F. CHANG'S



INDUSTRIOUS



BUFFALO
WILD WINGS

SHERMAN OAKS



± 300,000 VPD

SEPULVEDA BLVD

VENTURA BLVD

± 100,000 VPD



BEFORE



AFTER

a fresh new chapter
for *sherman oaks*

B E F O R E



A F T E R

P R O P O S E D I M P R O V E M E N T S

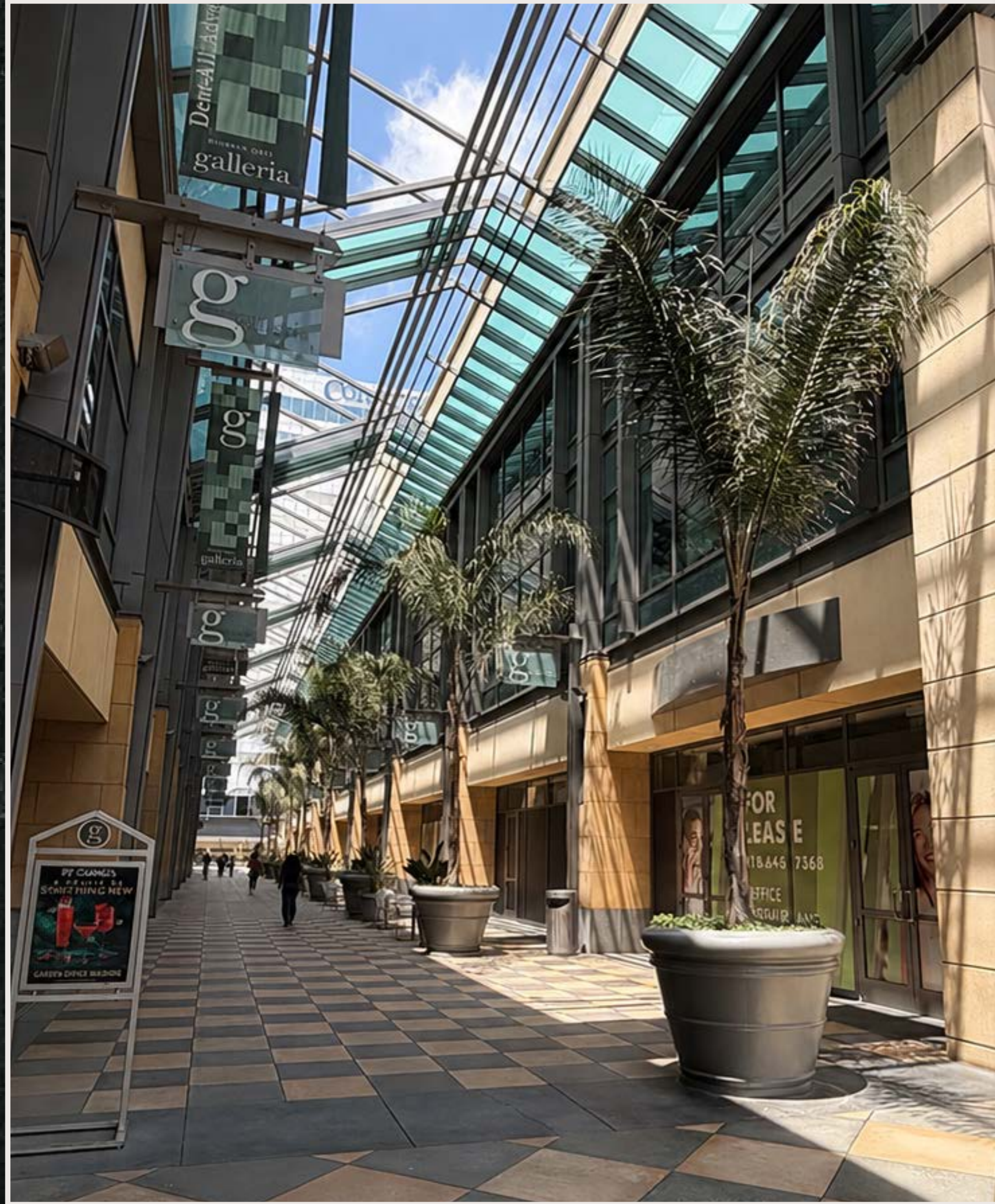
BEFORE



AFTER

PROPOSED IMPROVEMENTS

BEFORE



AFTER

PROPOSED IMPROVEMENTS

site plan



AVAILABLE LEASED COMMERCIAL

UNIT	TENANT	SIZE
GF	The Cheesecake Factory	9,611 SF
P2	Paul Mitchell The School	12,200 SF
P5	Hapa Haus, Inc.	7,928 SF
P6	Ben & Jerry's	1,000 SF
P9	AVAILABLE	972 SF
P10	Cheese Theory	3,105 SF
P11	San Fernando Coffee	1,726 SF
P12	Oxygen Well	1,913 SF
P13	AVAILABLE	2,077 SF
P14	Hana Grill	912 SF
P15	Robeks Juice	749 SF
P16	Buffalo Wild Wings	7,104 SF
P17	Almost Famous Burgers	1,046 SF
P20	David Suits	721 SF
P21	AVAILABLE	545 SF
P22	P.F. Chang's China Bistro	7,496 SF
P23	AVAILABLE	16,195 SF
P36	Prella Nails	1,463 SF
P37	Adam's Garden	2,726 SF
P38	Life+	1,668 SF
U3	24 Hour Fitness	32,000 SF
CMI	Community Room	1,282 SF

suite P23

± 16,195 SF

THE SPACE

high visibility signage opportunity

floor to ceiling windows throughout

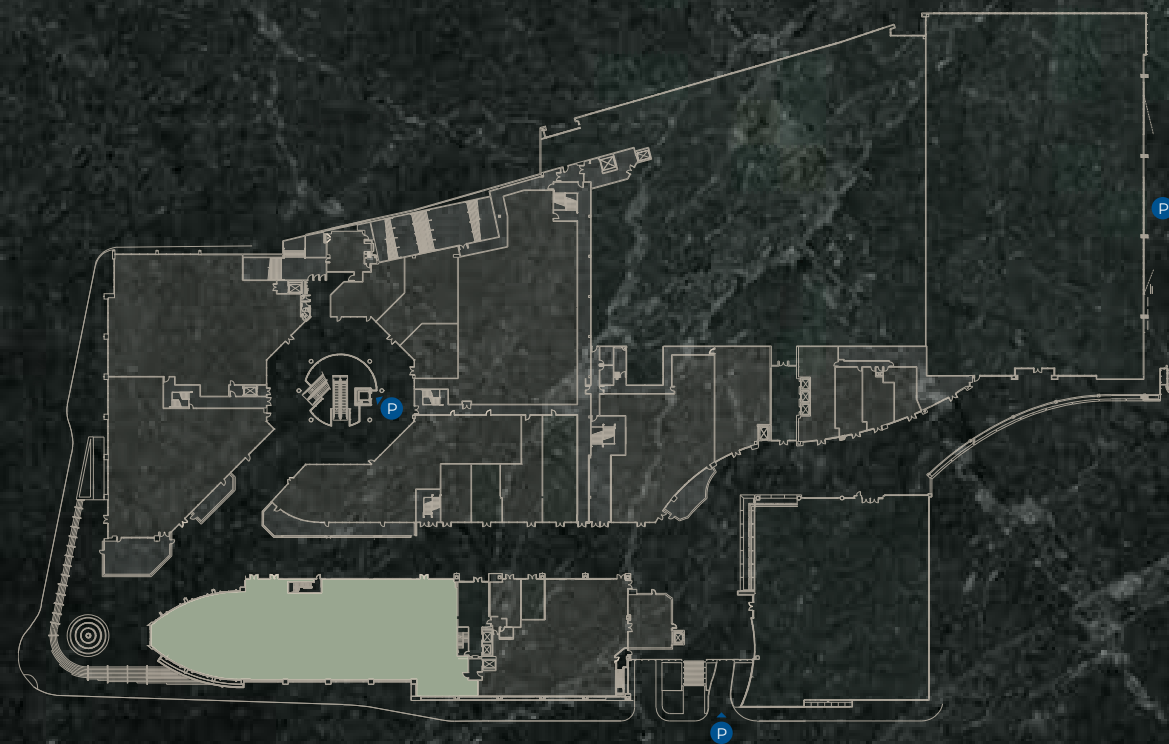
access to freight elevator and easy loading

16' clear height

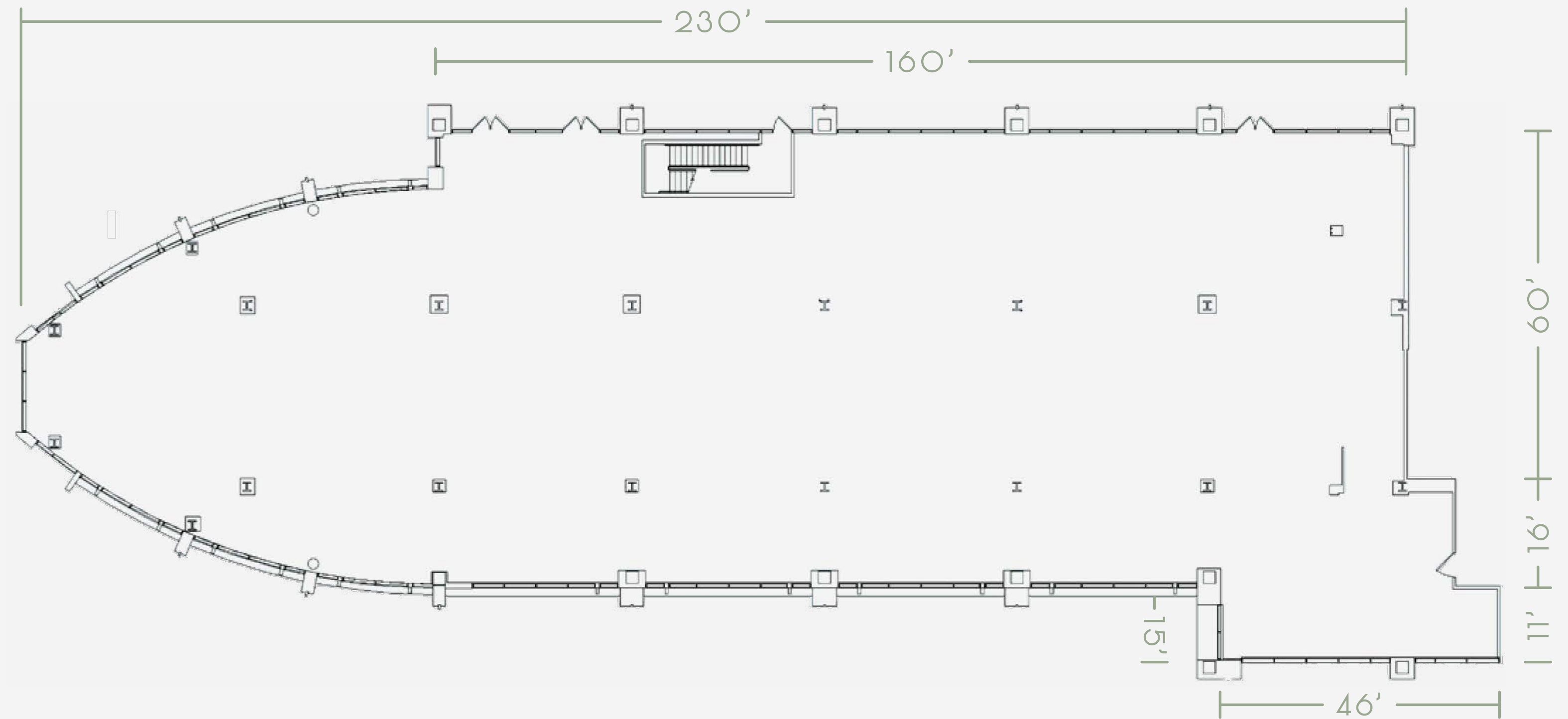
ventura blvd frontage: ± 75 FT

sepulveda blvd frontage: ± 192 FT

former use: furniture store



15301 VENTURA BOULEVARD
SHERMAN OAKS, CA 91403



suite P21

± 545 SF

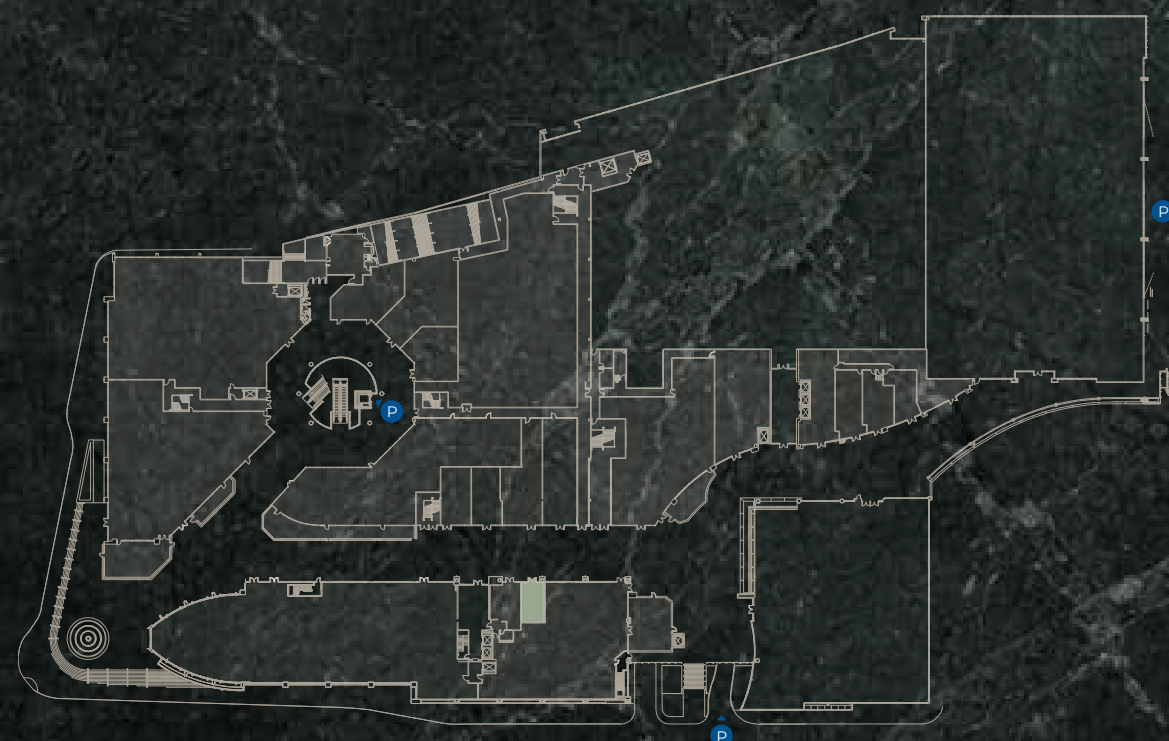
THE SPACE

2nd generation retail space

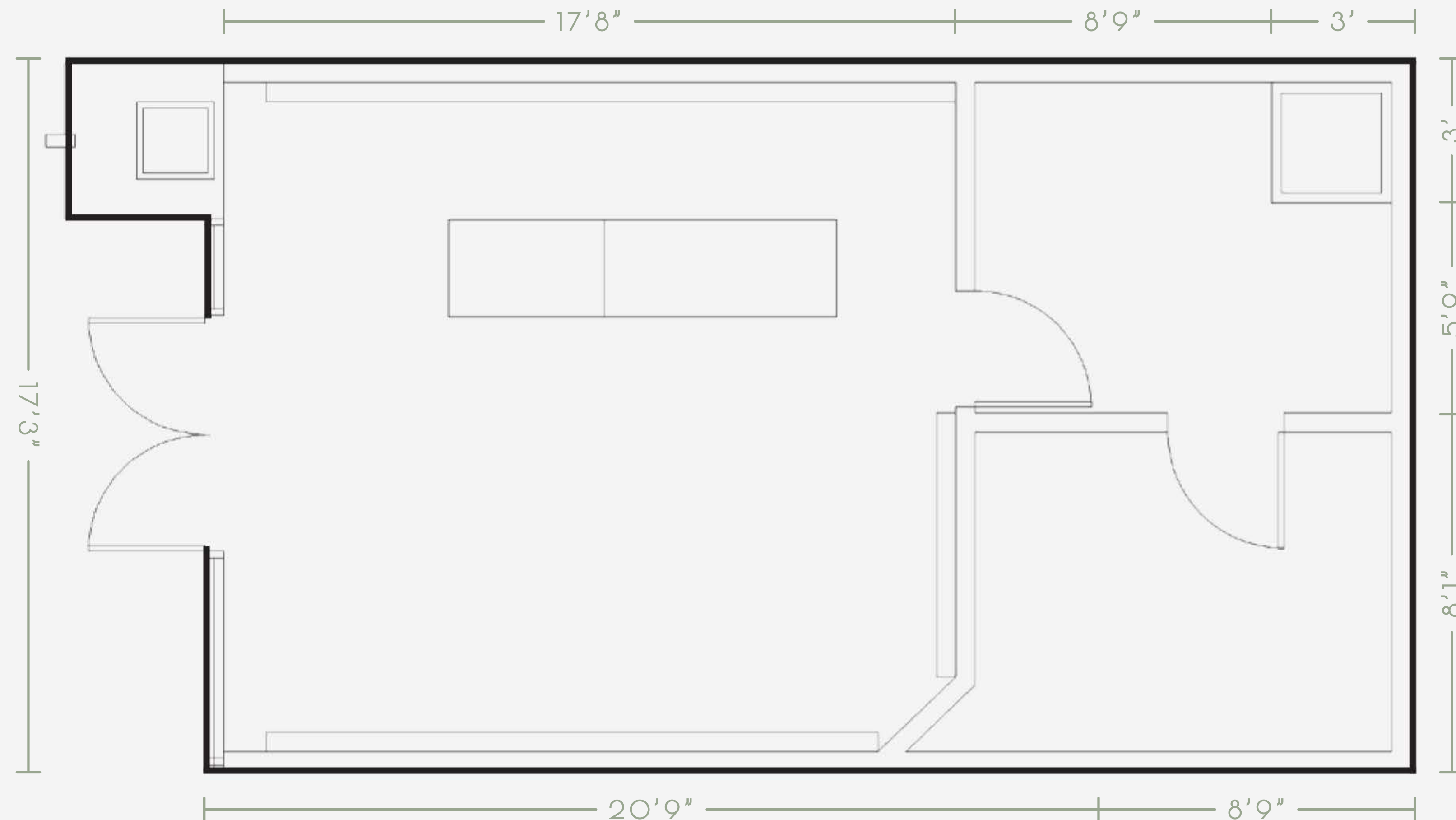
digestible footprint

solid frontage

former use: cell phone store



15301 VENTURA BOULEVARD
SHERMAN OAKS, CA 91403



suite P13

± 2,077 SF

THE SPACE

2nd generation restaurant space

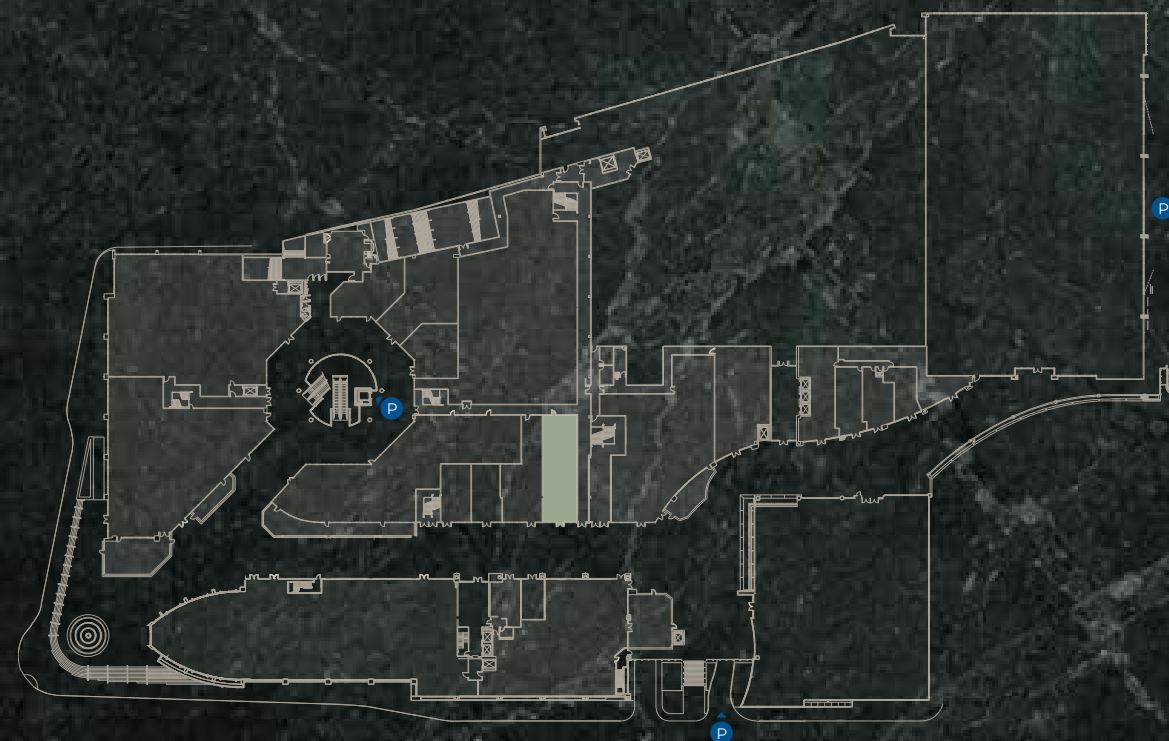
walk-in fridge and freezer

two (2) hoods

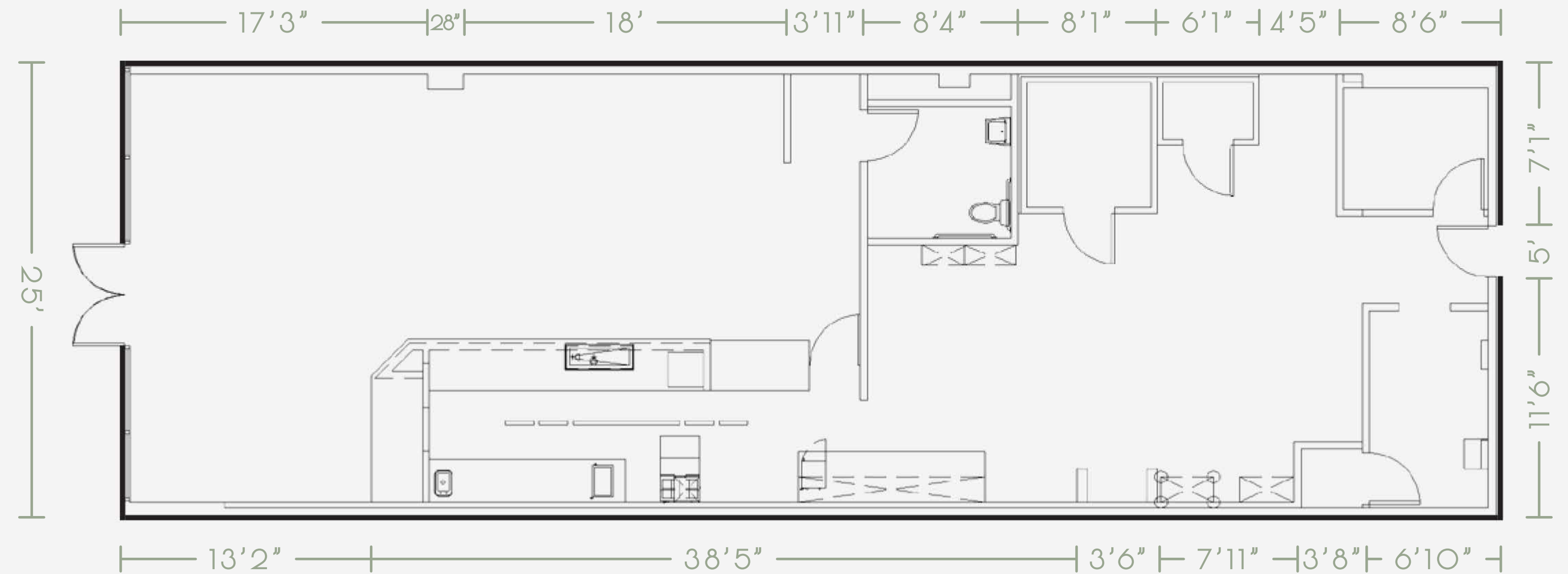
baking equipment: proofing & baking oven

bathroom

former use: sandwich shop



15301 VENTURA BOULEVARD
SHERMAN OAKS, CA 91403



suite P9

± 972 SF

THE SPACE

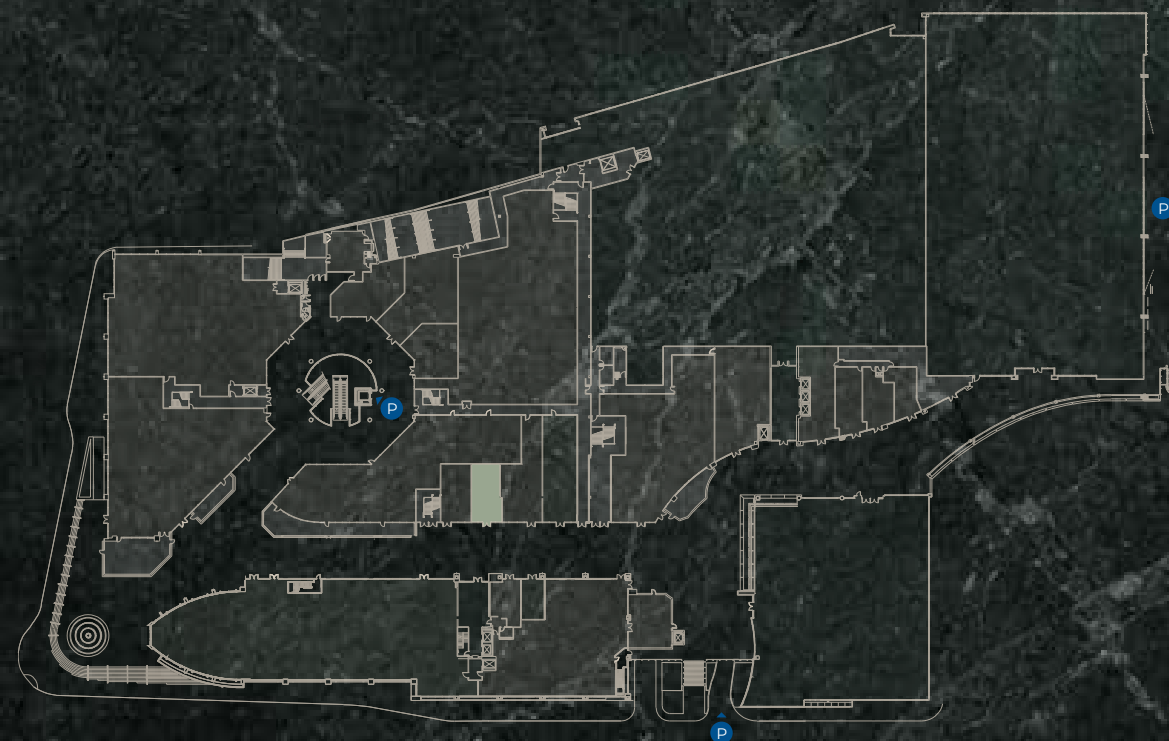
2nd generation retail space

flexible space plan

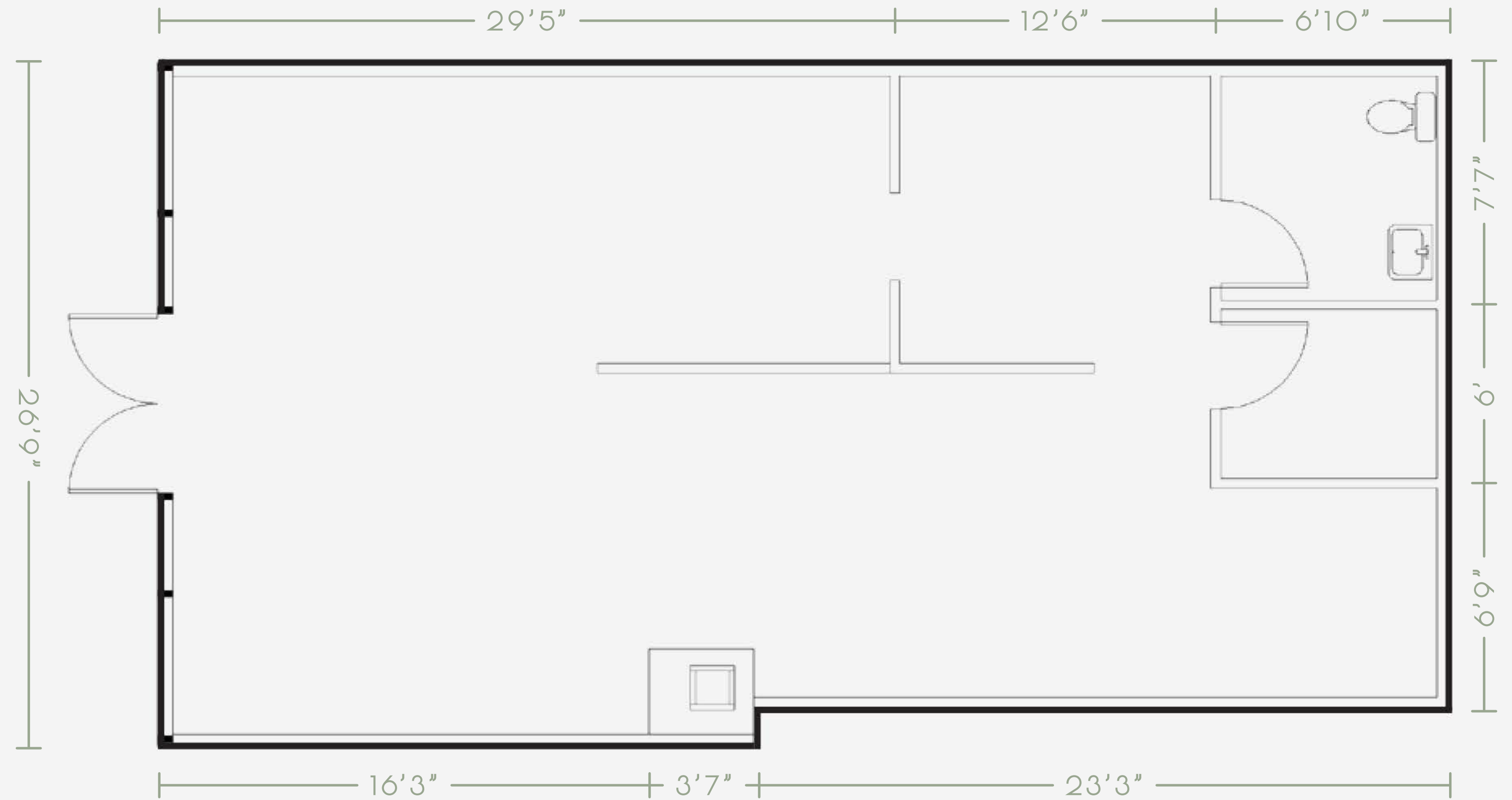
significant frontage: 26'9"

bathroom

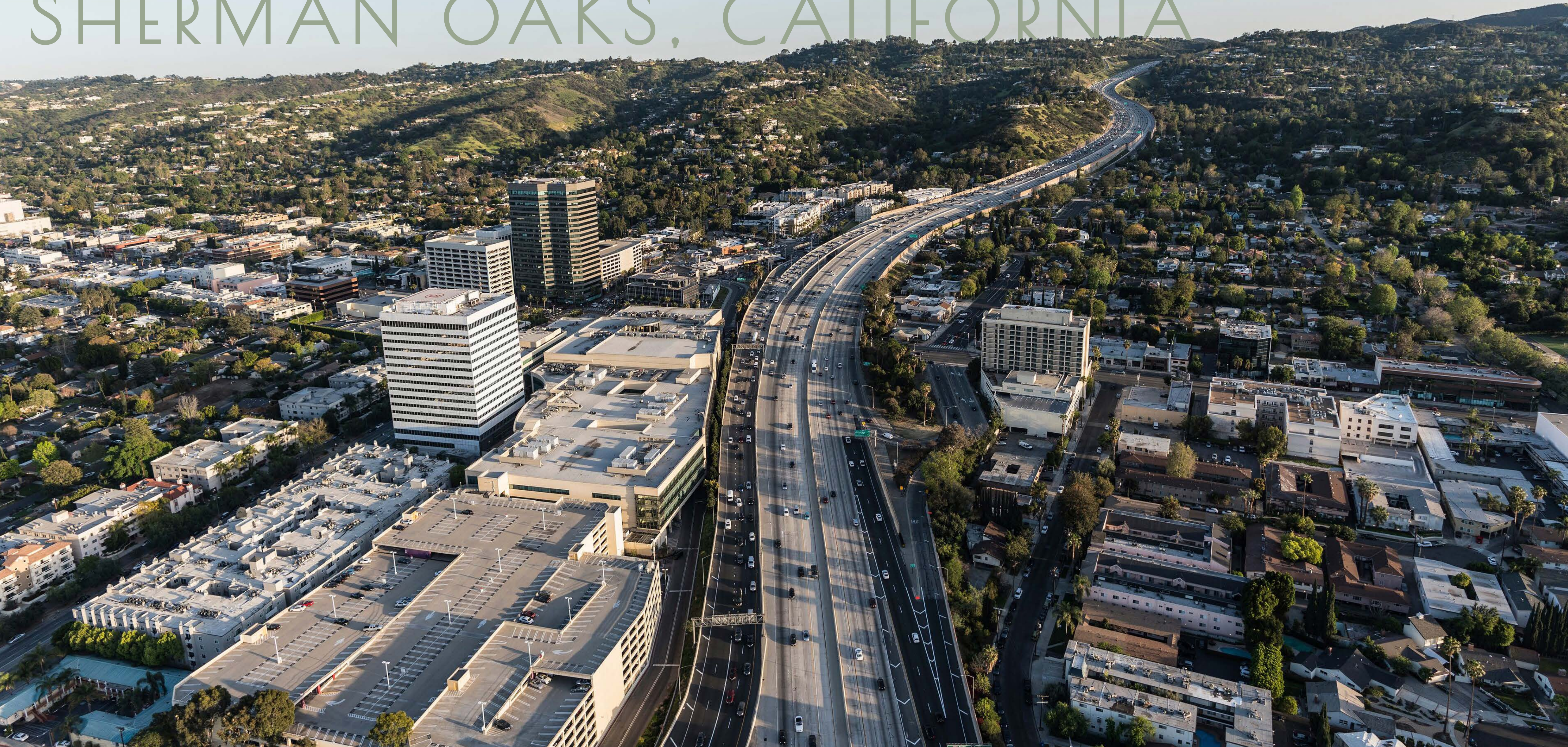
former use: barbershop



15301 VENTURA BOULEVARD
SHERMAN OAKS, CA 91403



SHERMAN OAKS, CALIFORNIA





(424) 363-7800 | CONTACT LEASING

ANDREW COHEN

Executive Vice President, Leasing

acohen@pegasusam.com

LIC # 01996379 (CA)

EMMET PIERSON

Senior Associate, Leasing

epierson@pegasusam.com

LIC # 02048600 (CA)

SOPHIA KESSLER

Senior Associate, Leasing

skessler@pegasusam.com

LIC # 02168824 (CA)

SAYAKA MATSUMOTO

Associate, Leasing

smatsumoto@pegasusam.com

LIC # 02248660 (CA)



PEGASUS ASSET MANAGEMENT INC.

1901 Avenue of the Stars, Suite 630, Los Angeles, CA 90067

(310) 691-1350 • www.PegasusAM.com • LIC # 02119442 (CA)

Confidentiality & Disclaimer Statement:

The information contained in this Leasing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pegasus Asset Management and should not be made available to any other person or entity without the written consent of Pegasus Asset Management. This Leasing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pegasus Asset Management has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Leasing Package has been obtained from sources we believe to be reliable; however, Pegasus Asset Management has not verified, and will not verify, any of the information contained herein, nor has Pegasus Asset Management conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all of the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all of the information set forth herein.