



COMMERCIAL  
ASSET GROUP

14514-14516 VENTURA BLVD  
SHERMAN OAKS, CA 91403



**PRIME VENTURA BOULEVARD RETAIL SPACE(S)  
FOR LEASE**



- Prime location in Sherman Oaks close to dining and shopping
- Storefront signage
- High pedestrian and vehicle traffic volume
- Located near densely populated high income residential communities
- Convenient access to the 101 and 405 Freeways
- Spaces can be combined

SPACE SIZE

14514: ±2,112 SF

14516: ±2,114 SF

(SPACES CAN BE COMBINED)

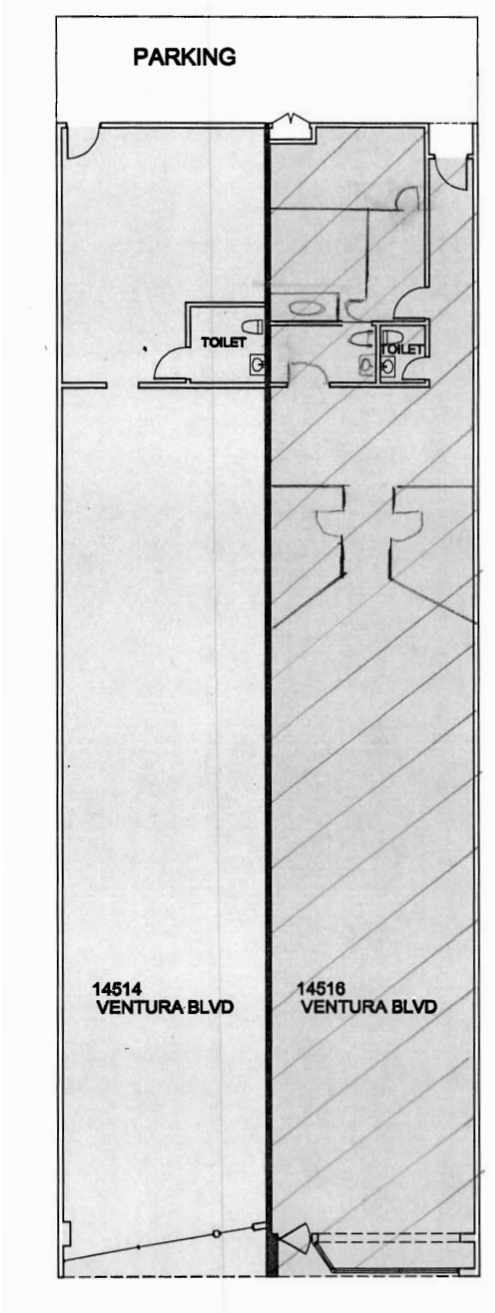
LEASE RATE

**\$2.95 PSF/MO + NNN**

(NNN=\$0.92 PSF/MONTH FOR 2026)

AVAILABLE  
IMMEDIATELY

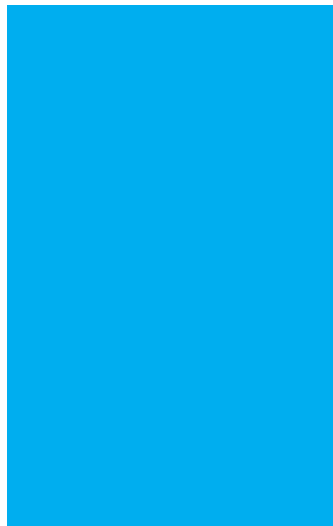
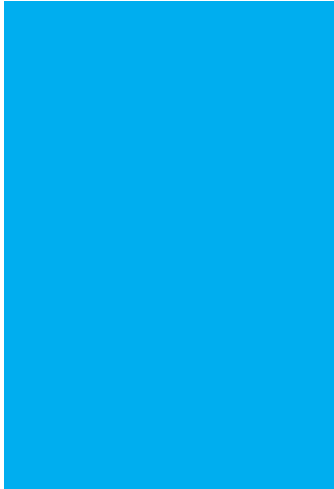




**FLOOR PLAN**



**14516 PHOTOS**



# DEMOGRAPHICS

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## TOTAL POPULATION

**1 MILE: 28,580**

**2 MILE: 89,980**

**3 MILE: 166,852**

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## AVERAGE HOUSEHOLD INCOME

**1 MILE: \$129,095**

**2 MILE: \$131,749**

**3 MILE: \$125,328**

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## MEDIAN AGE

**1 MILE: 43**

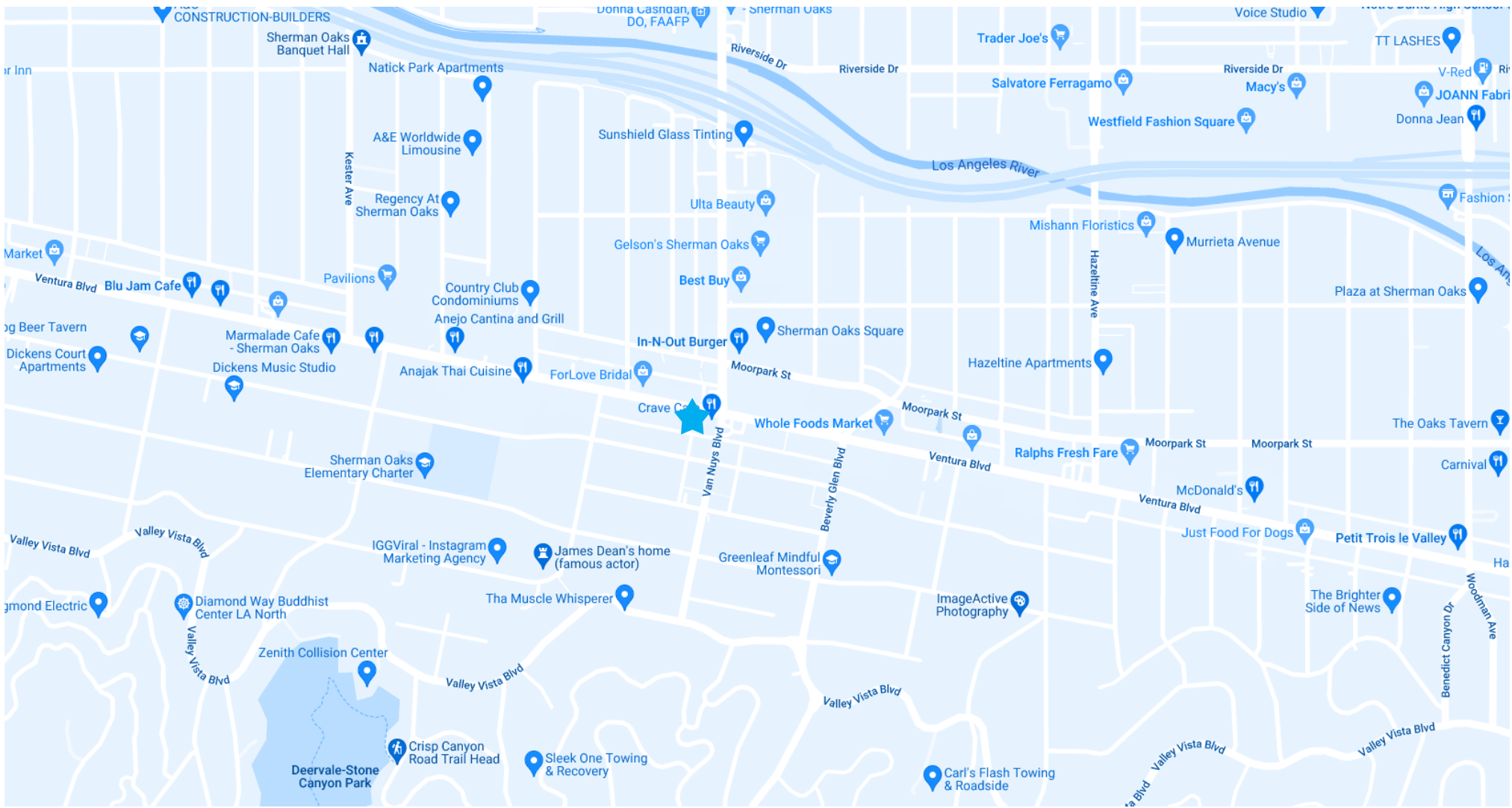
**2 MILE: 43**

**3 MILE: 42**

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## WALK SCORE

**85**



**MAP**



**DAVID ICKOVICS**

PRINCIPAL  
310.272.7380  
DJI@CAGRE.COM  
LIC. 01315424

**TIFFANY LOTZ**

DIRECTOR  
310.272.7385  
TIFFANY@CAGRE.COM  
LIC. 01879870

**DAVID ASCHKENASY**

EXECUTIVE VICE PRESIDENT  
310.272.7381  
DAVIDA@CAGRE.COM  
LIC. 01714442

**COMMERCIAL ASSET GROUP**

190 N. CANON DRIVE, STE 300  
BEVERLY HILLS, CA 90210  
P: 310.275.8222 F: 310.275.8223  
WWW.CAGRE.COM LIC. 01876070