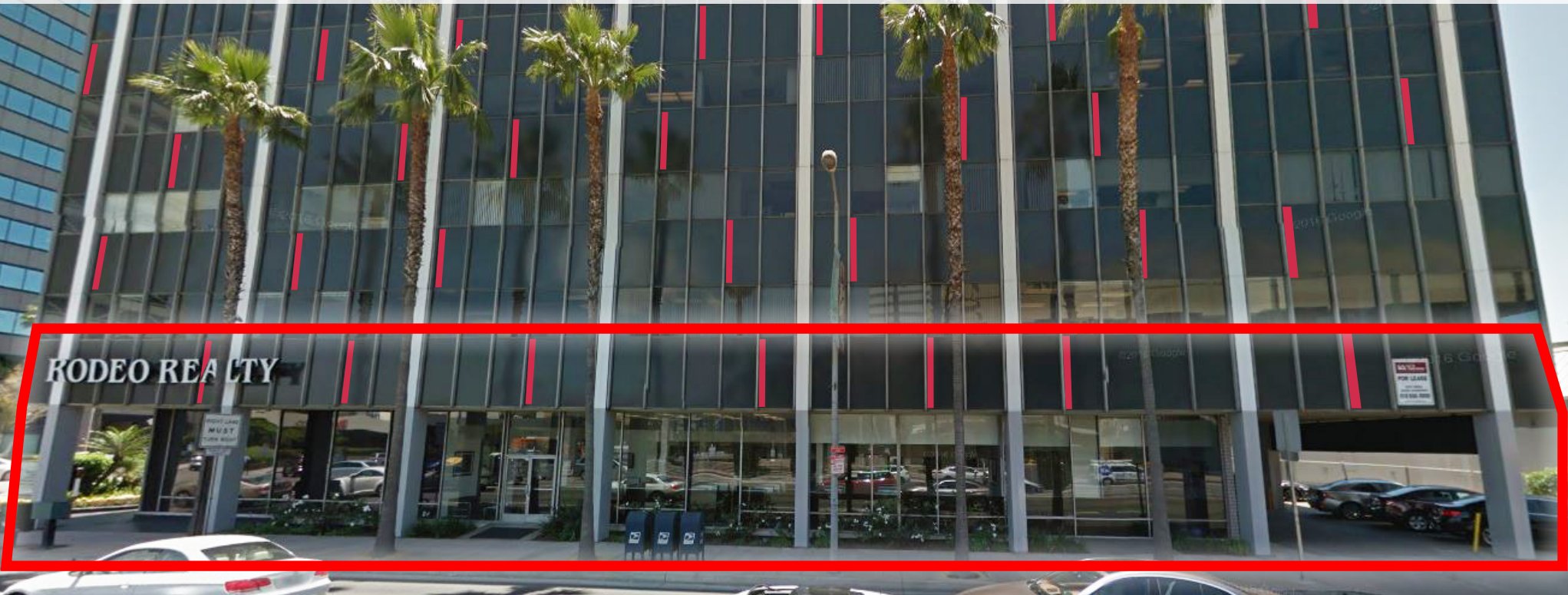


OFFICE - BANK - RETAIL

15300 Ventura Blvd, Sherman Oaks



AVAILABLE 6,117 SF

Call for Details

NO Load Factor

For more information please contact:

Scott Romick
818.933.0305
sromick@lee-re.com
DRE# 01323527

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

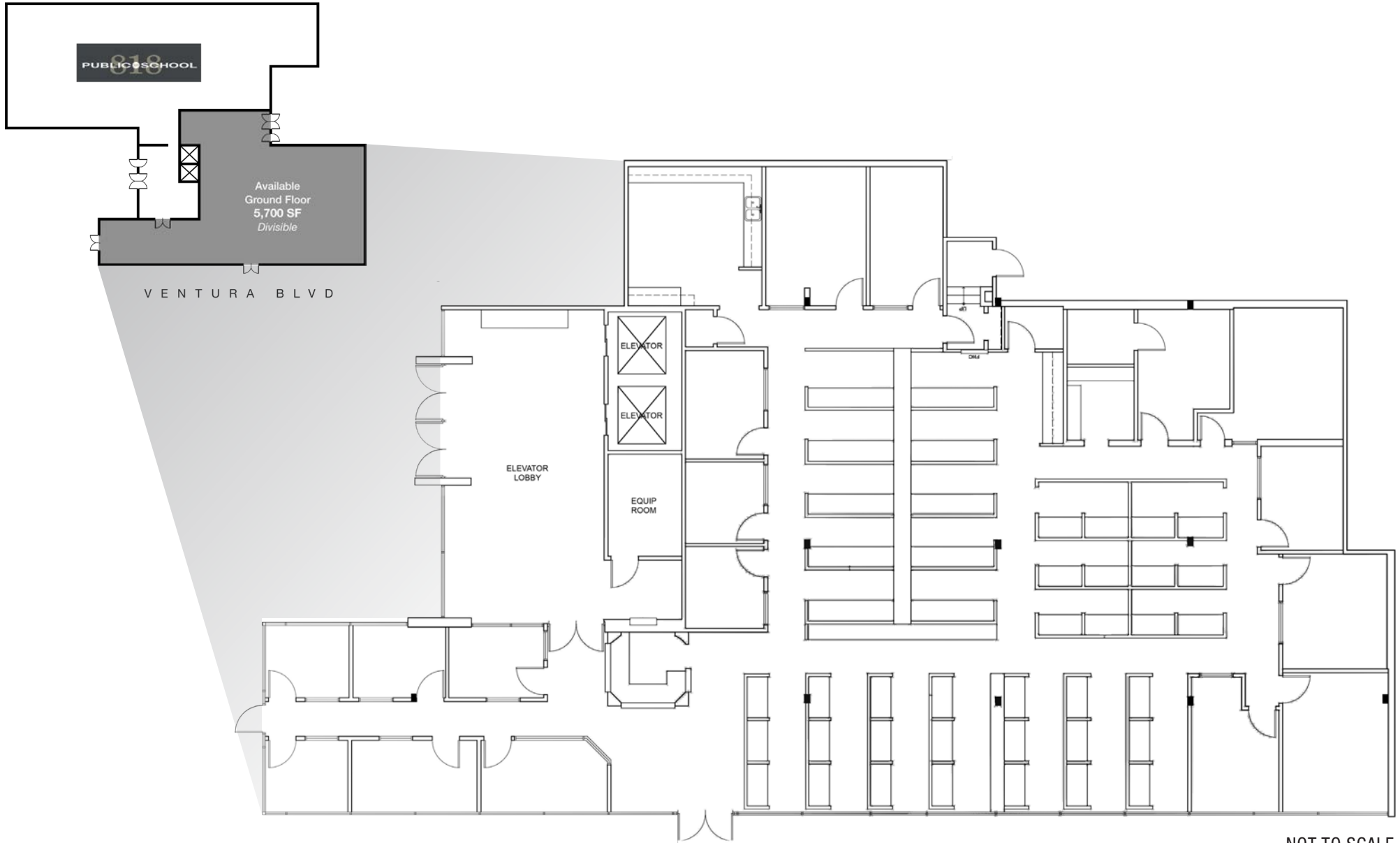
Lee & Associates® - LA North/Ventura, Inc.
A Member of the Lee & Associates® Group of Companies
15250 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.783.9260 • www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Corporate ID #01191898

- GREAT signage opportunity for identity and brand awareness
- 200 feet of frontage on Ventura Blvd and Sepulveda Blvd
- PRIME corner location at the most popular intersection around
- Sherman Oaks Galleria across the street
- Multiple entrances off street and in building lobby
- Well-designed layout with mix of offices and open areas

FLOOR PLAN

OFFICE - BANK - RETAIL 15300 Ventura Blvd, Sherman Oaks



NOT TO SCALE

AMENITIES AERIAL

OFFICE - BANK - RETAIL 15300 Ventura Blvd, Sherman Oaks

SUBJECT
15300 Ventura Blvd.
Sherman Oaks, CA

AMENITIES:

- Top Left:** Ralph's, Gelson's, CVS pharmacy, Chipotle, Chase, Usbank, Manufacturers Bank, FedEx, HSBC, Encino Hospital, Benihana.
- Left Side:** Walgreens, Larsen's Steakhouse, Du-par's, Allen Edwards, Subway, Bank of West, Fresh Brothers.
- Center-Left:** Marshalls, Opus Bank, Land Rover, California United Bank, Chase, Usbank, East West Bank.
- Center:** Courtyard Marriott, Bank of West, Subway, Chase, Starbucks, Waffle House, Wells Fargo, McDonald's, California chicken cafe, Cosmo Prof.
- Center-Right:** Whole Foods, Yolo Co, City National Bank, Public School, Blue Dog Beer Tavern, World Market, UnionBank.
- Right Side:** Best Buy, Gelson's, Pacific Theatre, El Torito, New York Bagel Cafe, In-N-Out Burger, Hanami Sushi, Birkenstock, Citibank, Usbank, Public Storage, Buick, Dojo, Domino's.
- Bottom Right:** CVS pharmacy, Tj-maxx, Urban Outfitters, Panera, Hamburger Hamlet, Buffalo Wild Wings, Marie Callender's, Habit Burger Grill, Wells Fargo, At&T, Party City, Sprint, Jamba Juice.
- Top Center:** Sherman Oaks Galleria, P.F. Chang's, Flight, Urban Home, Beesecake Factory, Burke Williams, 24 Fitness, DSW, Hana Grill, Starbucks, Buffalo Wild Wings, R. Beks, T-Mobile, Bank of America, Beng Jerry's, Paul Mitchell, Comerica Bank.

DEMOGRAPHIC SUMMARY

	1 Mile	2 Miles	3 Miles
Total Population	26,323	75,087	166,106
Total Housing Units	12,738	34,632	67,974
Median HH Income	\$68,748	\$71,946	\$66,598