

13840-13844 VENTURA BLVD

SHERMAN OAKS, CA 91423



SUITE 200 AVAILABLE FOR LEASE

1,245 SF | SECOND FLOOR OFFICE SPACE

Marcus & Millichap
AGNEW | SERLING GROUP

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LEASE OPPORTUNITY

13844 Ventura Blvd, Ste 200, Sherman Oaks, CA 91423

Suite Size 1,245 SF + Bonus Patio (440 SF)

Floor 2nd Floor

Parking 2 Designated Spaces in Rear Parking Lot

Lease Rate \$2.50/SF

Lease Type Modified Gross

Lease Term Negotiable

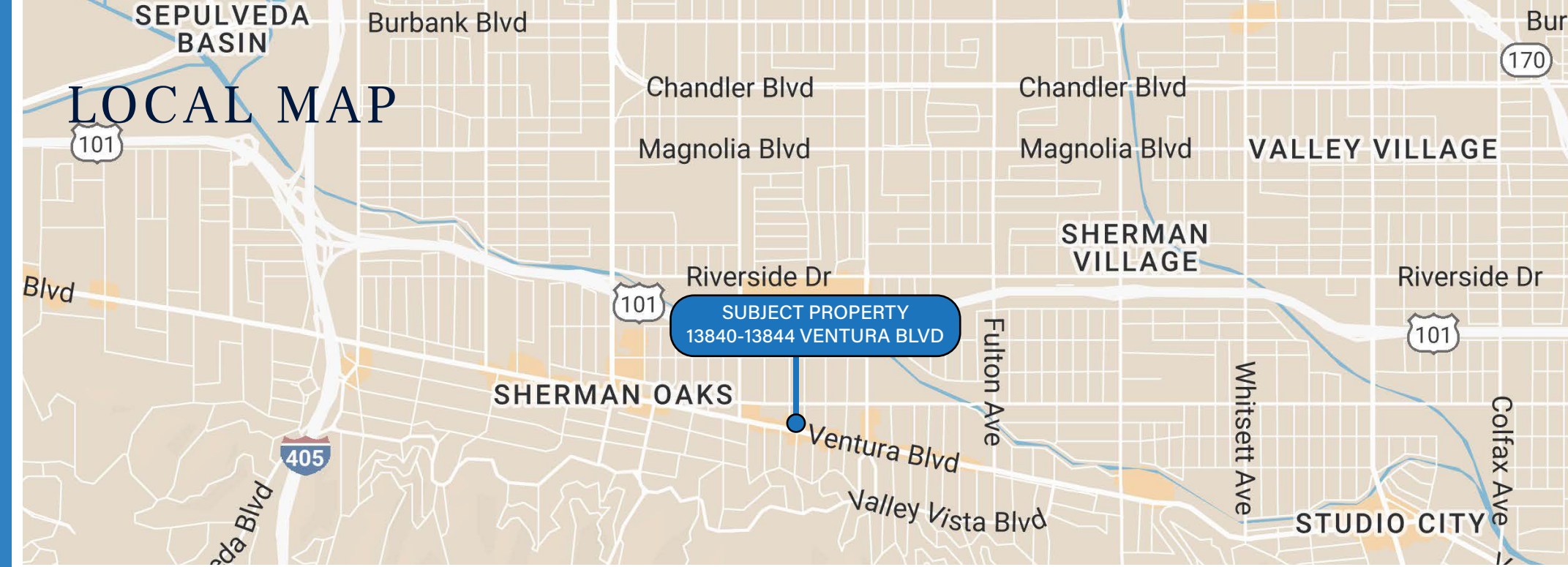
Availability Immediately



\$2.50/SF
LEASE RATE

1,245 SF + 440 SF
SUITE SIZE + BONUS PATIO

MODIFIED GROSS
LEASE TYPE



OFFERING HIGHLIGHTS



ICONIC LOCATION

Located in the Heart of the Sherman Oaks on the famed Ventura Blvd



DENSE POPULATION

Widely Populated Area: 186,965 Residents within a 3-mile Radius



VERY WALKABLE

Walk Score of 87

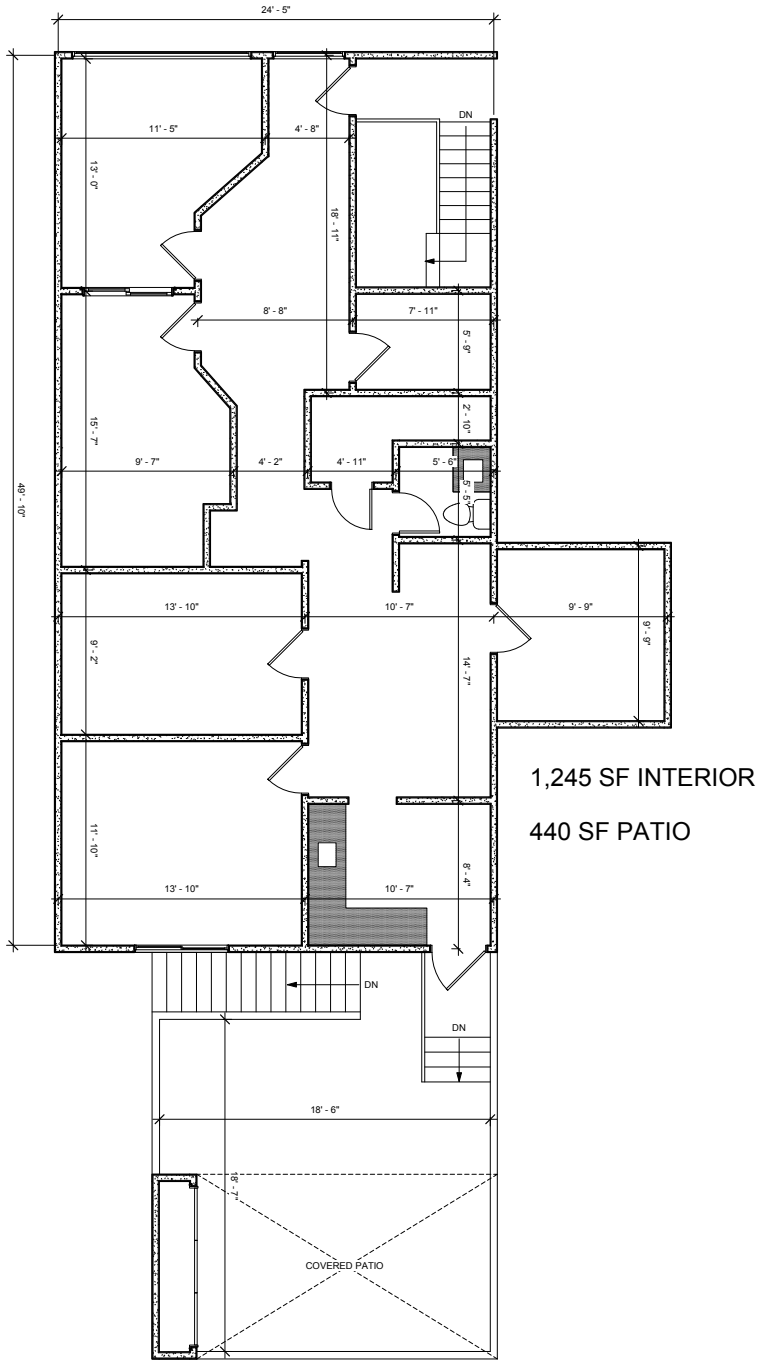


TREMENDOUS VISIBILITY

80 Feet of frontage along Ventura Blvd and 45,340 Vehicles Per Day

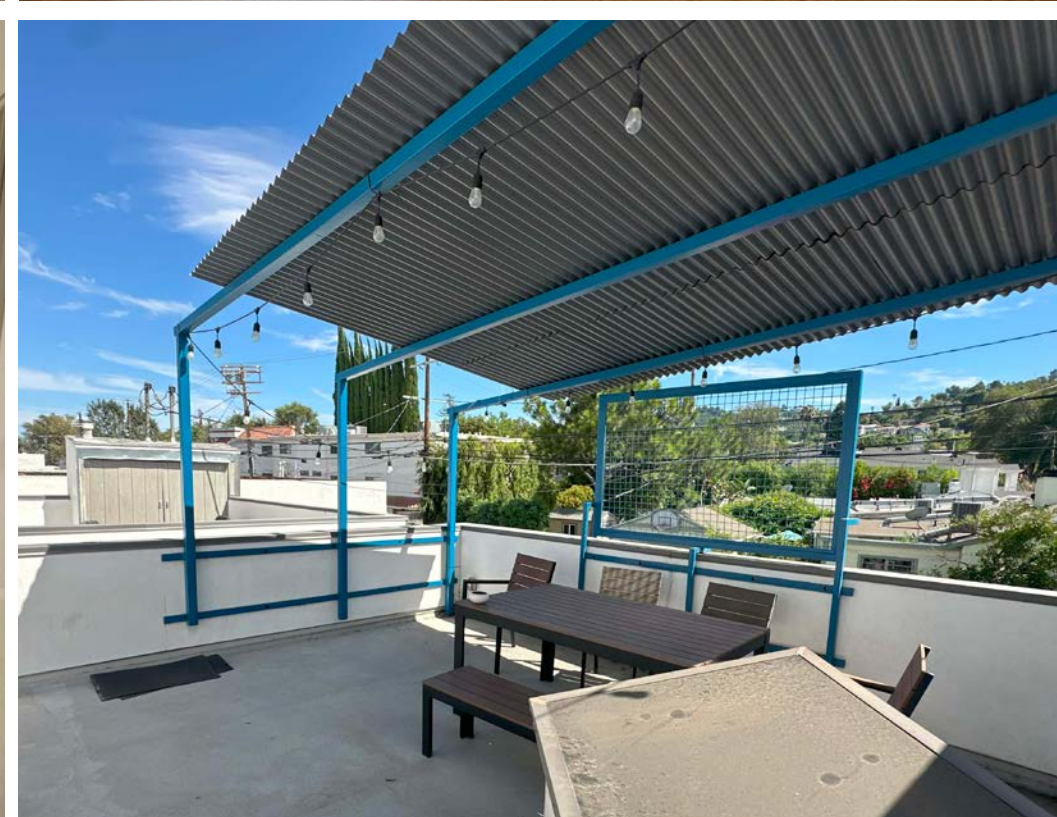
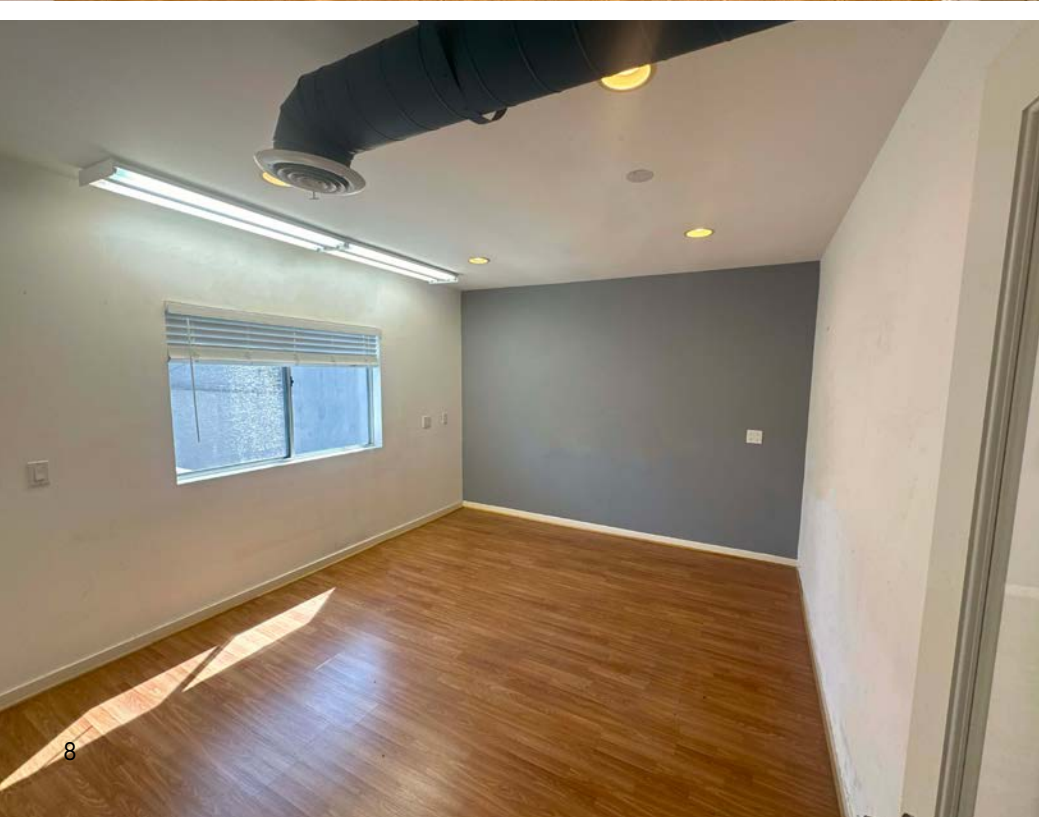
- ◆ **Front & rear access** — Direct entry from both Ventura Blvd and the rear alley
- ◆ **Secured building** — Controlled access for added safety and peace of mind
- ◆ **Private 440 SF patio** — Exclusive outdoor area ideal for client meetings or employee use
- ◆ **Two designated parking spaces (in tandem)** — Convenient rear alley parking reserved for the tenant
- ◆ **Prime Ventura Blvd location** — High visibility storefront on one of LA's most iconic commercial corridors, with traffic counts over 45,340 vehicles per day
- ◆ **Very Walkable** - Walk Score of 87 with Close Proximity to High End Restaurants and Shopping Amenities
- ◆ **Excellent Demographics** - Population of 188,579 and Average Household Income of \$138,968 within a 3-Mile Radius

FLOOR PLAN



1,245 SF INTERIOR
440 SF PATIO







Visit

SHERMAN OAKS

A Valley Suburb with City Convenience

Positioned at the geographic heart of the San Fernando Valley, Sherman Oaks is one of the Valley's most established and sought-after submarkets for small office and retail users. With immediate access to the 405 and 101 freeways, the neighborhood sits at a natural crossroads connecting the Westside, Downtown Los Angeles, and the broader Valley corridor — making it a practical and prestigious address for businesses serving clients across the region.

Ventura Boulevard anchors the neighborhood's commercial activity, offering one of the Valley's most vibrant and walkable retail streetscapes. The boulevard draws consistent daily foot traffic from a dense, affluent residential base, supporting a thriving mix of independent restaurants, boutique fitness, personal services, medical and wellness providers, and neighborhood-serving retail. Smaller storefronts and courtyard-style office buildings along and just off Ventura are perennial favorites among local operators, creative firms, and professional service providers seeking a community-

embedded presence without Downtown density or Westside pricing. The surrounding daytime population is robust, driven by high owner-occupancy rates, strong household incomes, and a well-educated workforce. Sherman Oaks's tenant mix trends toward owner-operated businesses, boutique professional practices — legal, financial, healthcare, and therapy — and creative agencies that value the neighborhood's visibility, parking availability, and accessibility.

Supply of well-located small-bay office and ground-floor retail remains constrained, with limited new development keeping vacancy tight and demand steady. For tenants seeking a polished, high-visibility submarket with genuine community character, and for investors seeking durable occupancy and stable returns, Sherman Oaks continues to deliver.

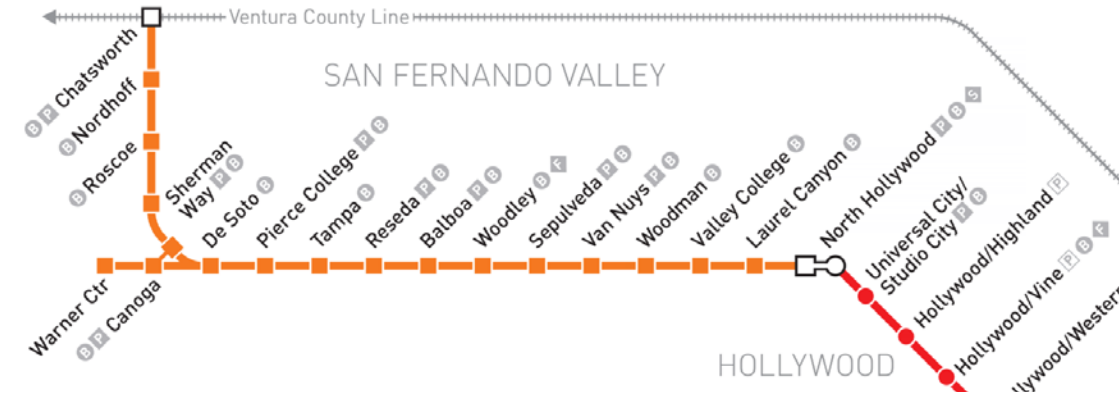
Local Amenities





LOCAL TRANSPORTATION

Aside from easy access to the I-405, Hwy 134 and the 101 Freeway, Sherman Oaks also offers many of the San Fernando Valley stops on the L.A. Metro bus system. Metro buses can connect you with other bus lines throughout L.A.'s comprehensive transport network, or take you to the Metro Rail system, which provides swift subway transport to Hollywood, Downtown and many other high-traffic areas of the metropolitan area.





DEMOGRAPHIC HIGHLIGHTS

 **186,965**

Total Population Within 3-Mile Radius

 **\$135,007**

Average Household Income within 3-Mile Radius

 **84,687**  **2.2**

Total Households in 3-Mile Radius

Average Household Size

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SHERMAN OAKS DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	25,386	189,367	505,207
2025 Estimate			
Total Population	25,046	186,965	497,441
2020 Census			
Total Population	25,722	191,679	507,383
2010 Census			
Total Population	23,616	181,375	489,600
Daytime Population			
2025 Estimate	24,670	168,814	462,538
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	12,848	85,771	213,811
2025 Estimate			
Total Households	12,708	84,687	209,924
Average (Mean) Household Size	2.0	2.2	2.4
2020 Census			
Total Households	12,443	82,659	202,620
2010 Census			
Total Households	11,698	78,781	191,572
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	24.5%	21.7%	18.2%
\$150,000-\$199,999	11.3%	10.6%	9.3%
\$100,000-\$149,999	16.7%	17.4%	16.8%
\$75,000-\$99,999	11.6%	11.5%	11.8%
\$50,000-\$74,999	15.0%	13.2%	14.2%
\$35,000-\$49,999	6.3%	7.5%	8.7%
\$25,000-\$34,999	5.0%	5.2%	5.9%
\$15,000-\$24,999	4.5%	5.5%	6.2%
Under \$15,000	5.3%	7.2%	8.8%
Average Household Income	\$148,229	\$135,007	\$120,383
Median Household Income	\$119,305	\$109,641	\$97,975
Per Capita Income	\$73,200	\$61,479	\$52,024

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	25,046	186,965	497,441
Under 20	16.5%	18.9%	19.8%
20 to 34 Years	22.9%	22.0%	23.2%
35 to 49 Years	25.4%	23.4%	22.6%
50 to 59 Years	12.9%	13.0%	12.9%
60 to 64 Years	5.9%	6.0%	5.9%
65 to 69 Years	5.4%	5.4%	5.1%
70 to 74 Years	4.5%	4.4%	4.0%
Age 75+	6.6%	7.0%	6.5%
Median Age	41.0	40.0	39.0
Population by Gender			
2025 Estimate Total Population	25,046	186,965	497,441
Male Population	48.2%	49.2%	50.0%
Female Population	51.8%	50.8%	50.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	36.0	35.0	34.0



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