



# For Lease | Office Space

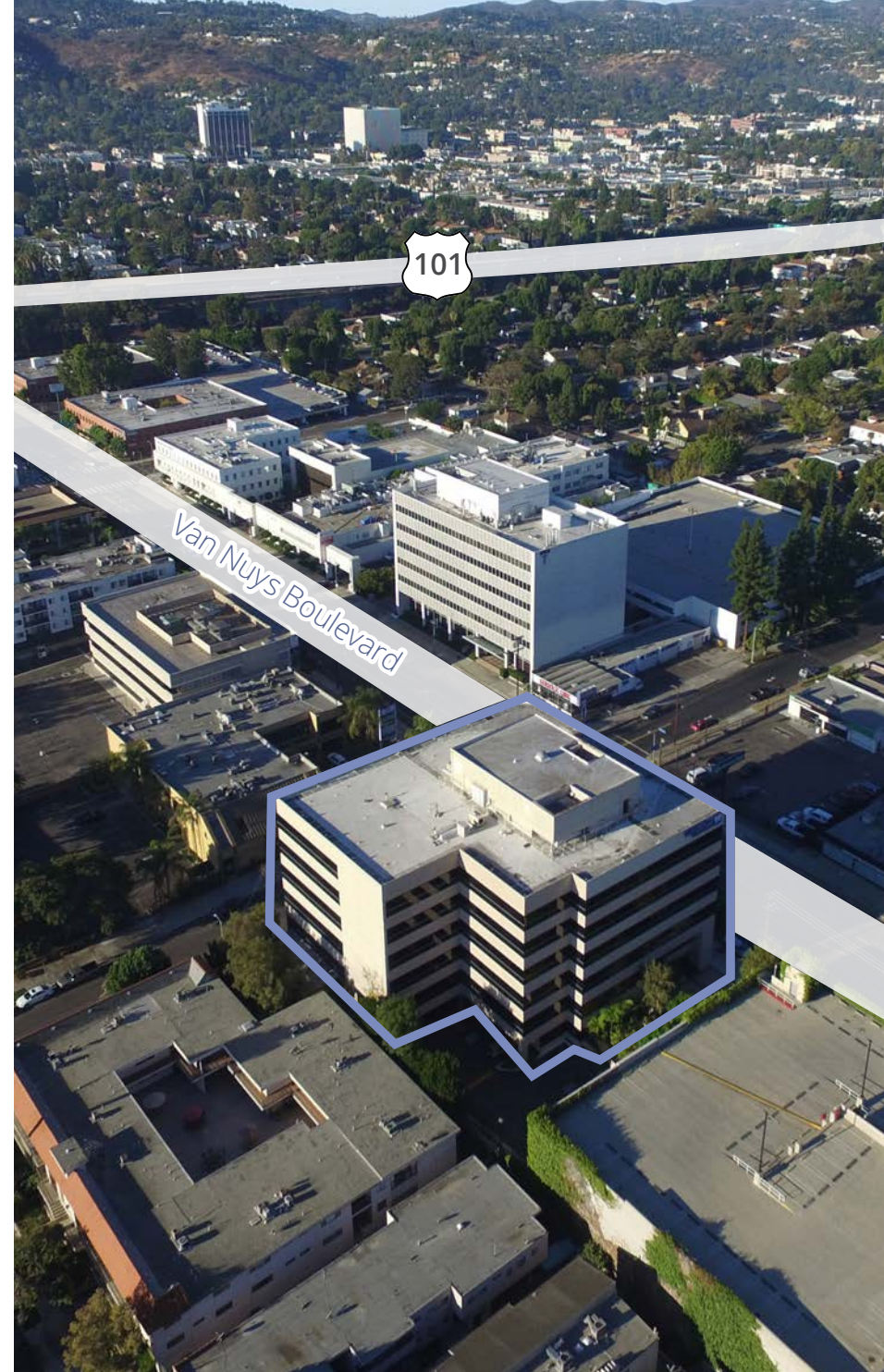
5000 Van Nuys Boulevard, Sherman Oaks CA

Owned and Managed by:



# Building Highlights

- Affordable Class “A” office building
- Recently renovated lobby and common areas
- On-site management and engineering
- Well landscaped common area courtyard
- Abundant 3 per 1,000 RSF parking in adjacent structure
- Convenient visitor parking
- On-site credit union & ATM
- Centrally located near Van Nuys Boulevard and the Ventura (101) freeway.



# Location Highlights

- Convenient access to the Ventura (101) and San Diego (405) freeways
- Situated minutes away from abundant restaurants, retail and shops located on Ventura Boulevard including Sherman Oaks Galleria
- Close proximity to the Van Nuys Courthouse and Metro Orange Line Stop
- Walking distance to Sherman Oaks Park
- Immediately adjacent to Sherman Oaks Hospital
- Reverse commute traffic pattern from West Los Angeles



# Availability

Suite #	Size	Available	Notes
410	±3,746 RSF	Immediately	<i>Virtual Tour on Pg.6</i>
300	±4,268 RSF	Immediately	<i>Virtual Tour on Pg.5</i>
*600	±15,362 RSF	Immediately	Full Floor <i>Virtual Tour on Pg.7</i>

*\*Building-Top Signage Available for the 6th floor*

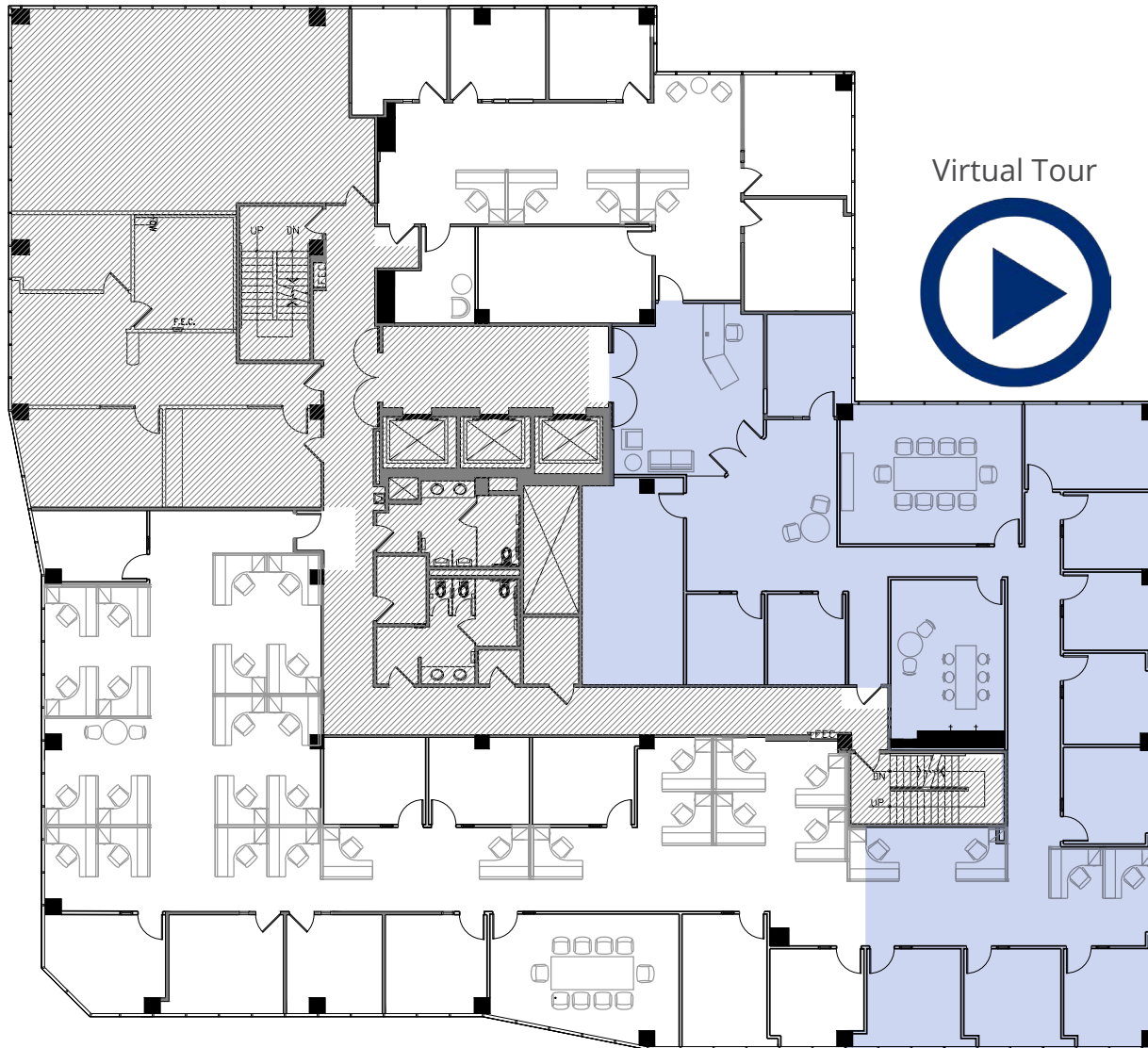


5000 Van Nuys Boulevard



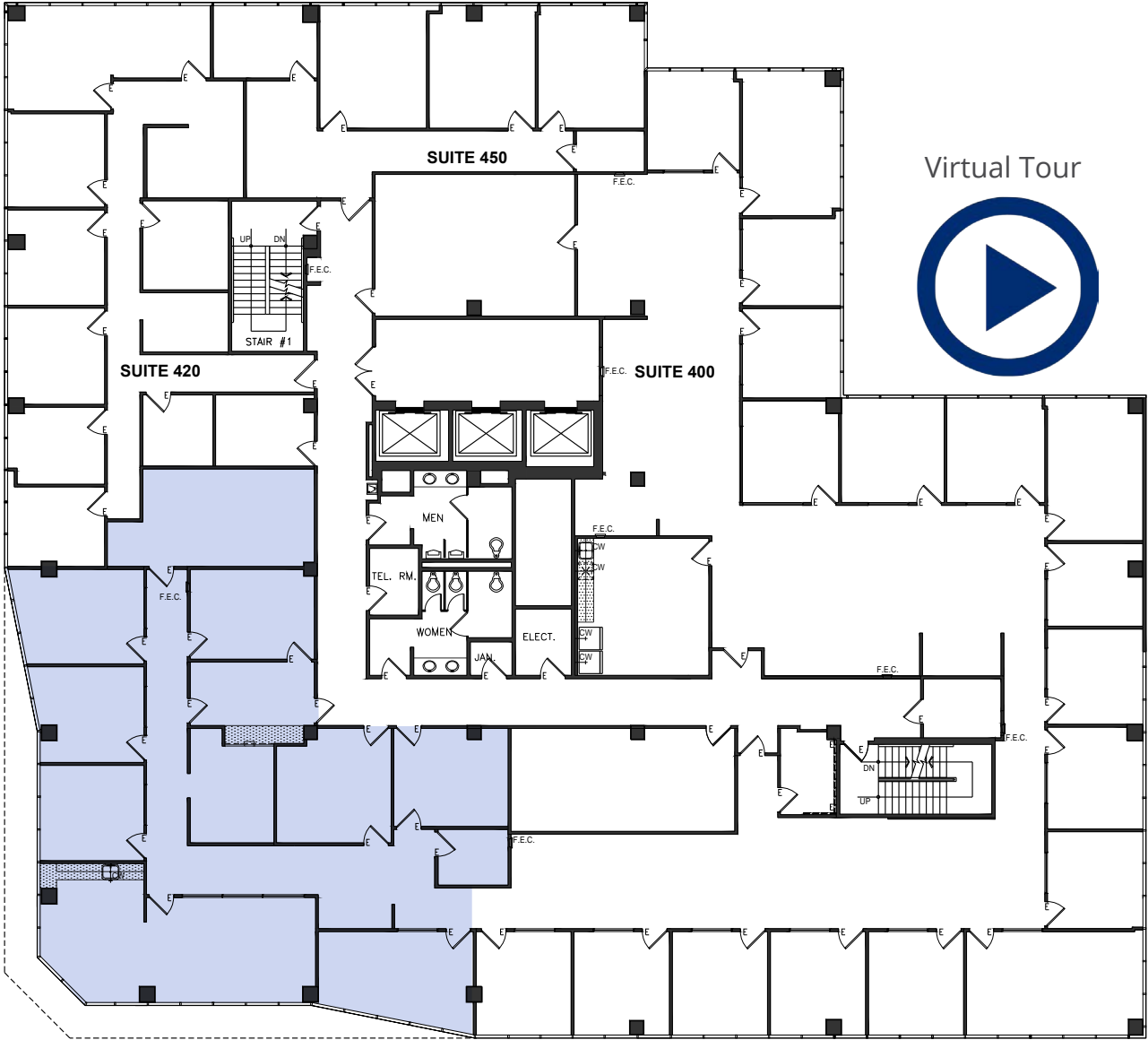
# 3rd Floor Floor Plans

Suite 300 - 4,268 RSF



# 4th Floor Floor Plans

Suite 410 - 3,746 RSF



Virtual Tour



# 6th Floor Floor Plans

Suite 600 - 15,362 RSF



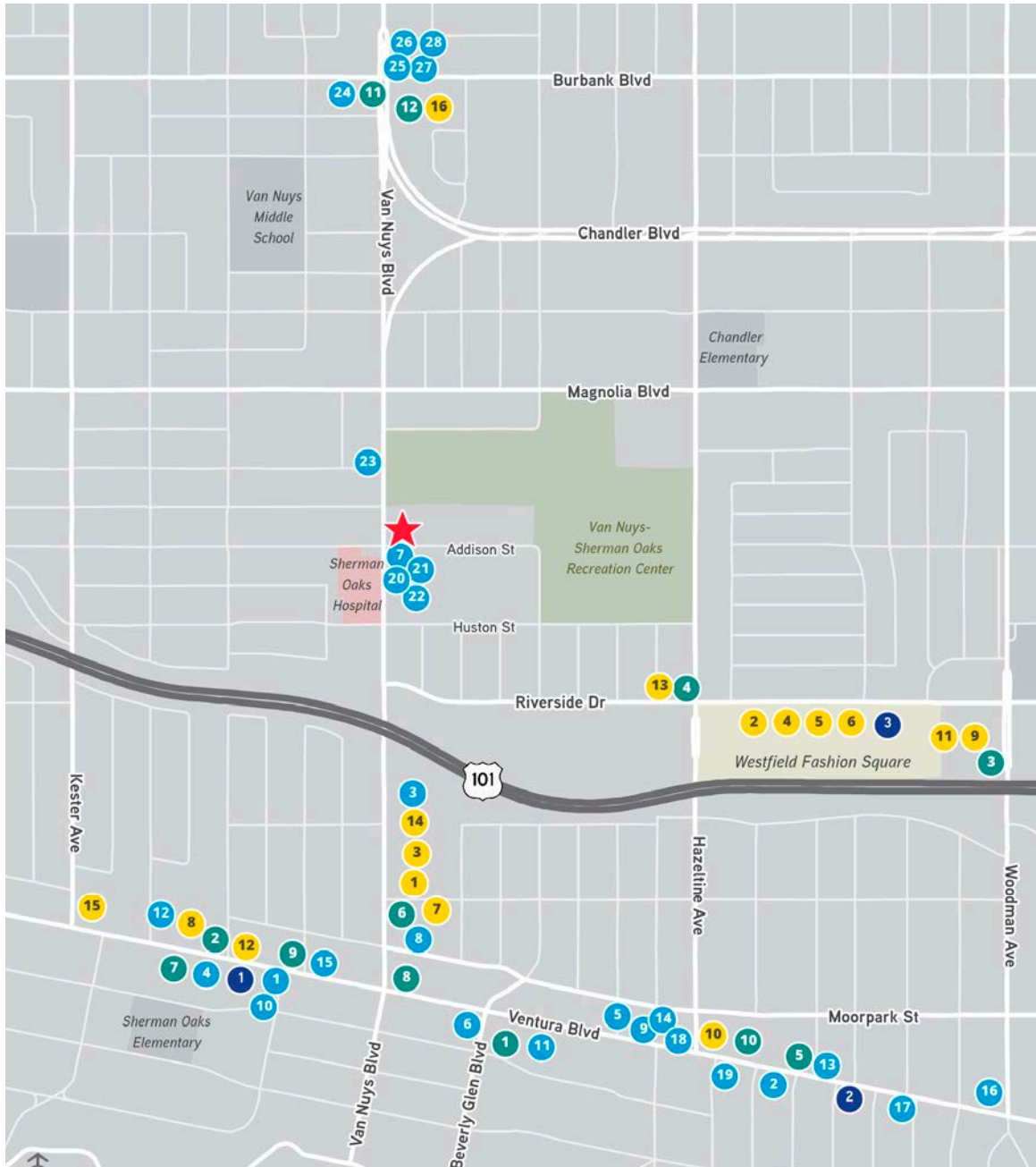
Virtual Tour



## Space Notes:

- Full Floor Penthouse Opportunity
- Highly Improved Space
- Building-Top Signage Available
- Secured Elevator Access
- Outstanding Unobstructed Views

# Amenities



## Dining

- 1 Baja Fresh
- 2 Bamboo Cuisine
- 3 Burger Lounge
- 4 Chipotle
- 5 El Torito
- 6 Fatburger
- 7 Flame Broiler
- 8 In-N-Out
- 9 Islands Restaurants
- 10 Jamba Juice
- 11 Marco's Pizza
- 12 Marie Callender's
- 13 McDonald's
- 14 Mendocino Farms
- 15 Panda Express
- 16 Petit Trois le Valley
- 17 Sweet Butter Kitchen
- 18 Taco Bell
- 19 The Local Peasant
- 20 Yogurtland
- 21 Papa John's
- 22 Subway
- 23 Burger King
- 24 KFC
- 25 Chipotle
- 26 Panda Express
- 27 Jersey Mike's
- 28 Starbucks

## Shopping

- 1 Best Buy
- 2 Bloomingdale's
- 3 Gelson's Markets
- 4 H&M
- 5 Macy's
- 6 Old Navy
- 7 Pacific Theatres
- 8 Party City
- 9 PetSmart
- 10 Ralphs
- 11 Ross
- 12 T.J. Maxx
- 13 Trader Joe's
- 14 ULTA
- 15 Pavilions
- 16 Ralphs

## Banks

- 1 Banc of California
- 2 Bank of America
- 3 Bank of America
- 4 Chase Bank
- 5 Chase Bank
- 6 Citibank
- 7 Commercial Bank of California
- 8 U.S. Bank
- 9 Wells Fargo
- 10 Wells Fargo
- 11 Chase Bank
- 12 U.S. Bank

## Fitness

- 1 Barry's Bootcamp
- 2 CorePower Yoga
- 3 Orangetheory



# Market Overview

5000 Van Nuys Blvd, Sherman Oaks, California, 91403  
1 mile radius

## Household & population characteristics



**\$107,149**

Median household income

**\$1,135,587**

Median home value

**33.8%**

Owner occupied housing units



**39.2**

Median age



**51.7%**

Female population



**39.3%**

% Married (age 15 or older)

## Annual lifestyle spending



**\$4,136**

Travel



**\$34**

Tickets to Movies



**\$110**

Theatre/Operas/Concerts



**\$90**

Admission to Sports Events



**\$13**

Online Gaming Services

## Households & population



**37,406**

Current total population



**37,220**

5 Year total population



**18,180**

Current total households



**18,570**

5 year total households

## Education



No high school diploma



**11%**

High school graduate



**22%**

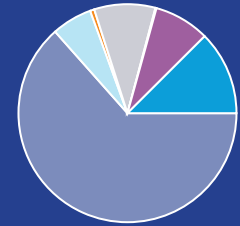
Some college



**63%**

Bachelor's/graduate/prof degree

## Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

## Business



**2,751**

Total businesses



**17,728**

Total employees

## Annual household spending



**\$3,256**

Apparel & Services



**\$388**

Computers & Hardware



**\$5,411**

Eating Out



**\$9,727**

Groceries



**\$8,587**

Health Care

## Employment



**84%**

White collar



**8%**

Blue collar



**8%**

Services

**6.6%**

Unemployment rate

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