



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	±3,440 RSF	Immediately	Virtual Tour on Pg.6
300	±4,268 RSF	Immediately	Virtual Tour on Pg.5
*600	±15,362 RSF	Immediately	Full Floor Virtual Tour on Pg.7

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

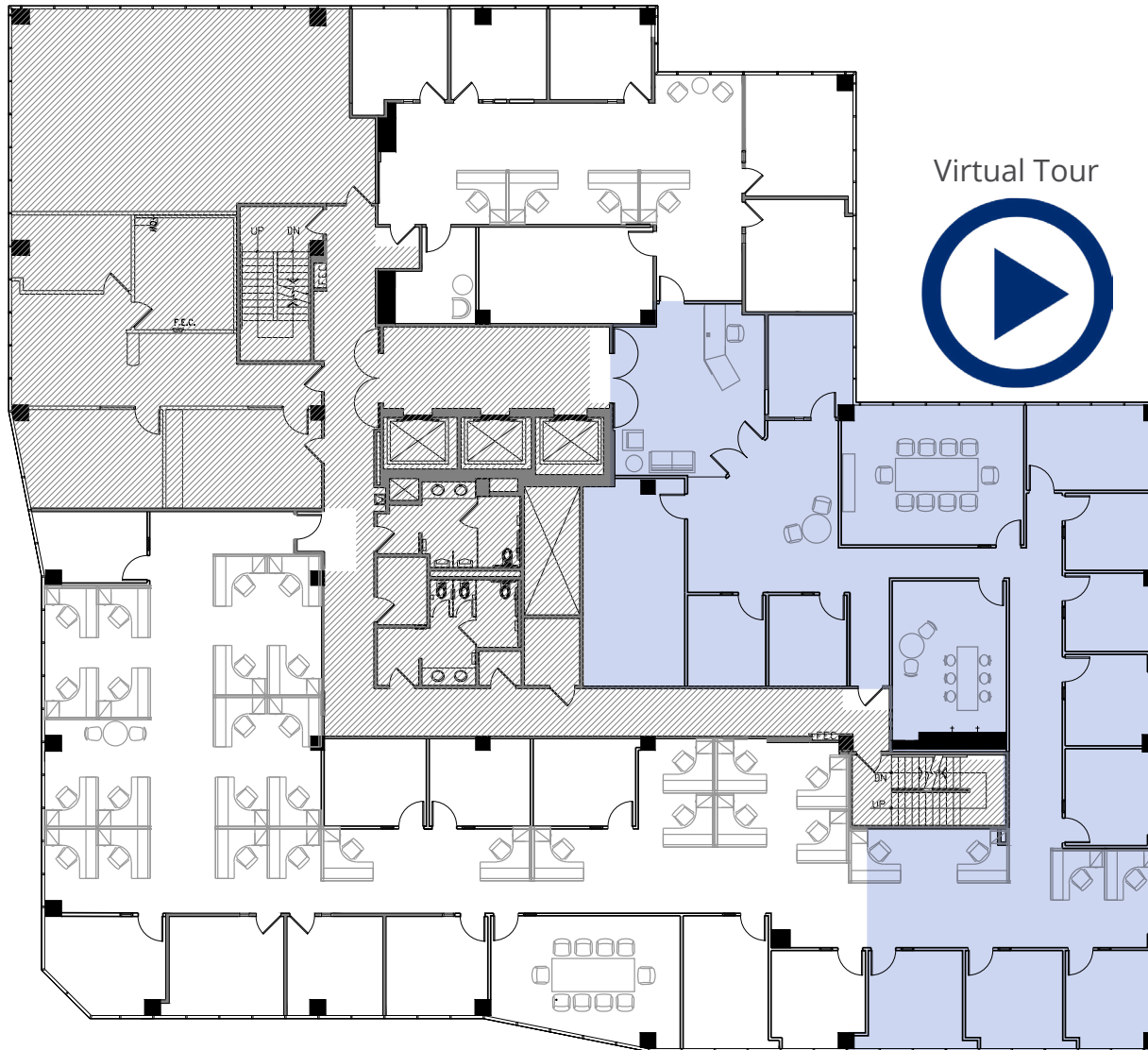


5000 Van Nuys Boulevard



3rd Floor Floor Plans

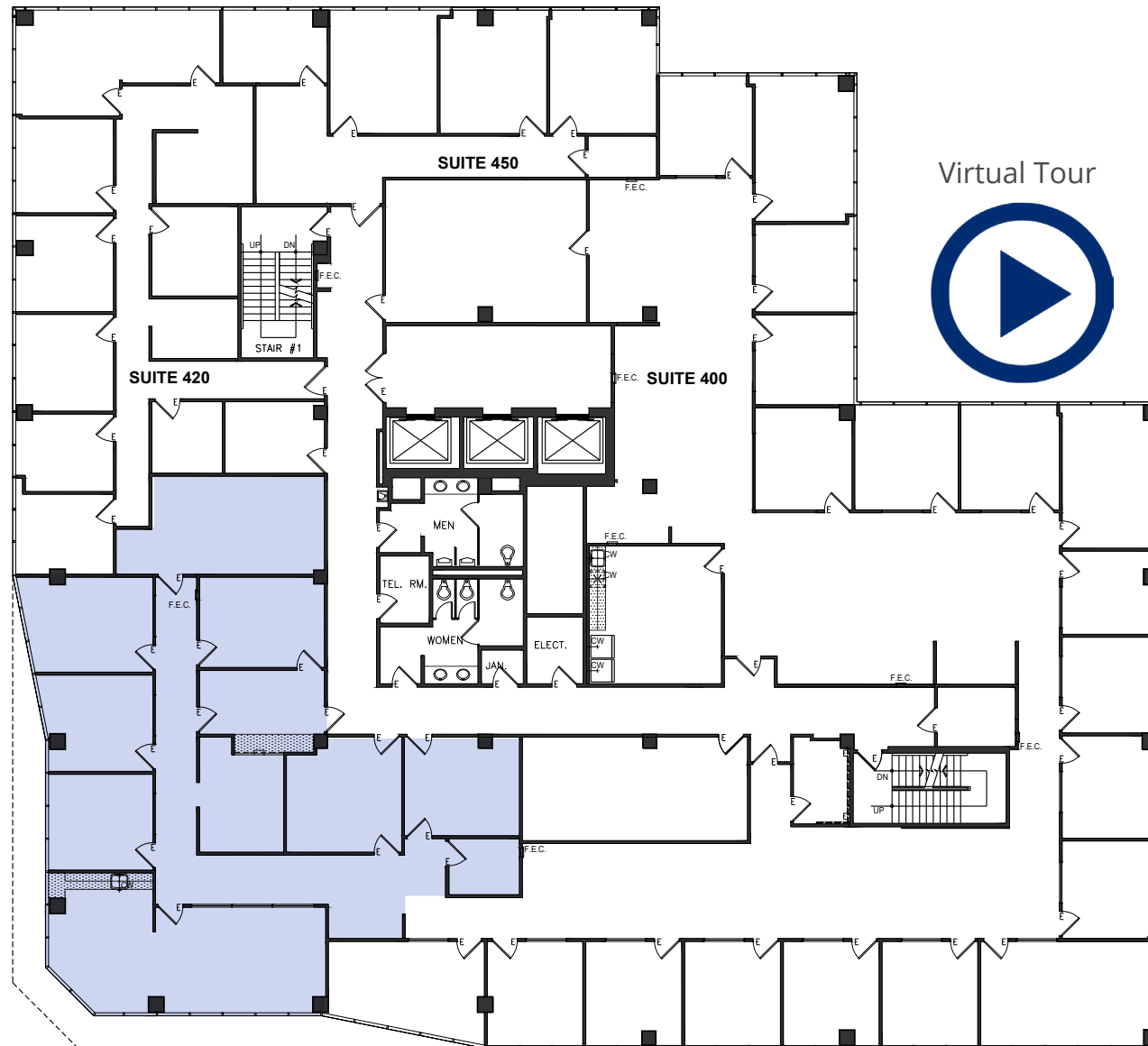
Suite 300 - 4,268 RSF



Virtual Tour

4th Floor Floor Plans

Suite 410 - 3,440 RSF



6th Floor Floor Plans

Suite 600 - 15,362 RSF



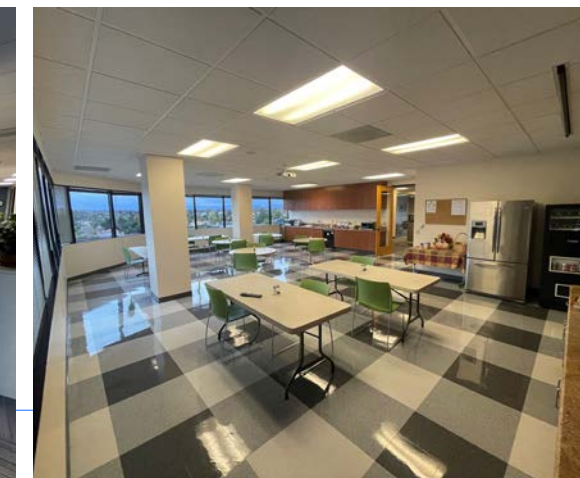
Virtual Tour



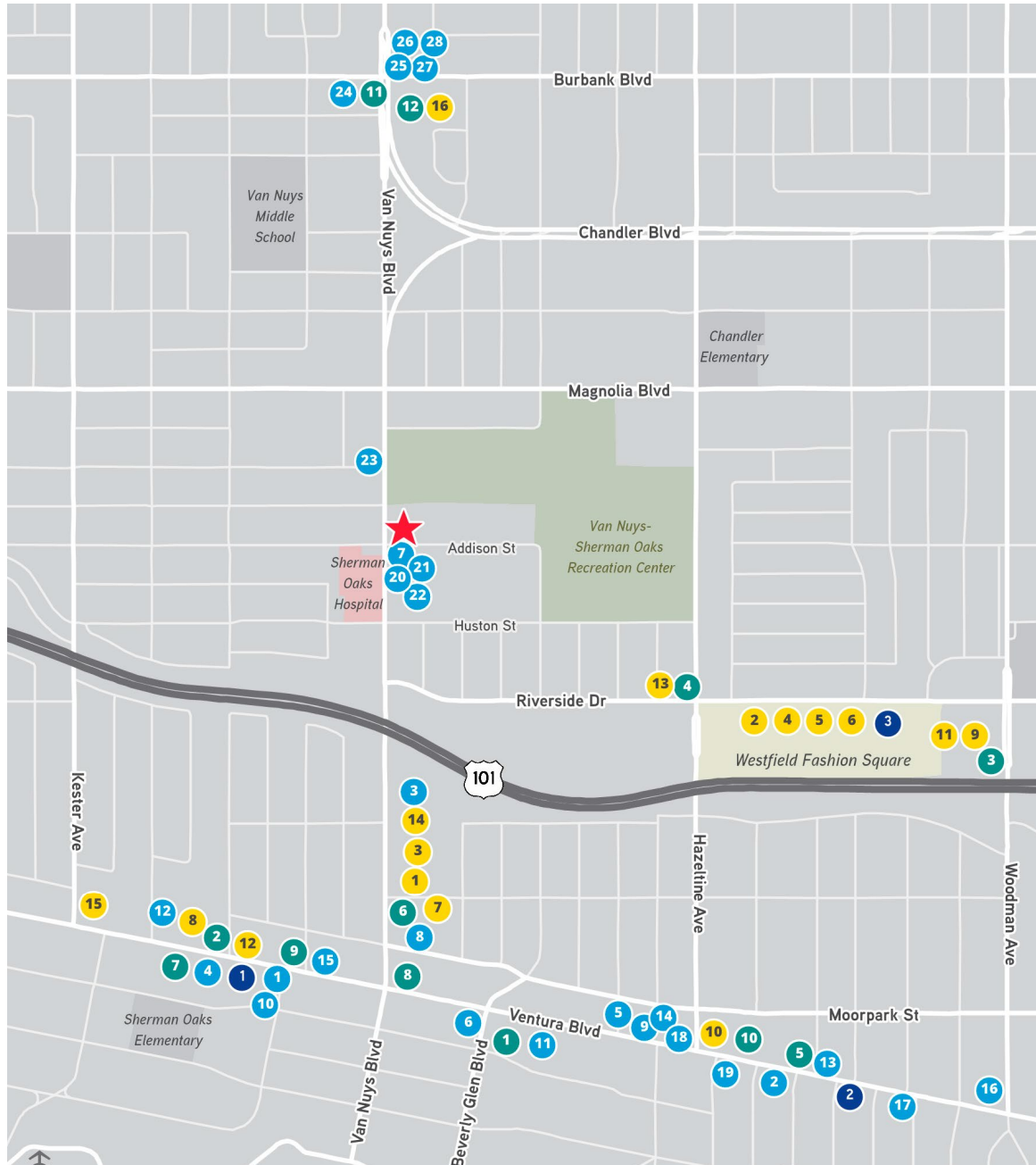
Space Notes:

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

Suite 600



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

Fitness

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

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



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

3%

No high school diploma



11%

High school graduate



22%

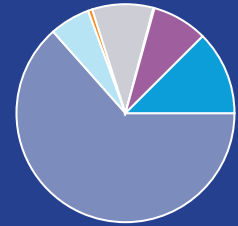
Some college



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

Employment



84%

White collar



8%

Blue collar



8%

Services

6.6%

Unemployment rate

Annual household spending



\$3,256

Apparel & Services



\$388

Computers & Hardware



\$5,411

Eating Out



\$9,727

Groceries



\$8,587

Health Care

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