



# OAKS PLAZA SHOPPING CENTER

*Prime pad space available in Trader Joe's anchored center directly across from Westfield Fashion Square.*

**±3,200 SF**  
SPACE AVAILABLE

14101-14111 RIVERSIDE DR, SHERMAN OAKS, CA 91423

**km** Kidder Mathews

# OAKS PLAZA SHOPPING CENTER

*Oaks Plaza Shopping Center is strategically located at the signalized intersection of Riverside Dr & Hazeltine Ave in Sherman Oaks.*

Anchored by Trader Joe's, the center is positioned caddy-corner to Westfield Fashion Square and directly across the street from Citrus Commons, a newly constructed mixed-use development. Approximately 3,200 square feet are available in the highly visible pad building, which features co-tenants such as Farm Boy and Sweat Houzz. This space offers outstanding exposure on the hard corner, with multiple signage opportunities on three sides of the building. Tenants will benefit from the prime Sherman Oaks location, excellent local demographics, and strong co-tenancy.

## HIGHLIGHTS

High identity pad location

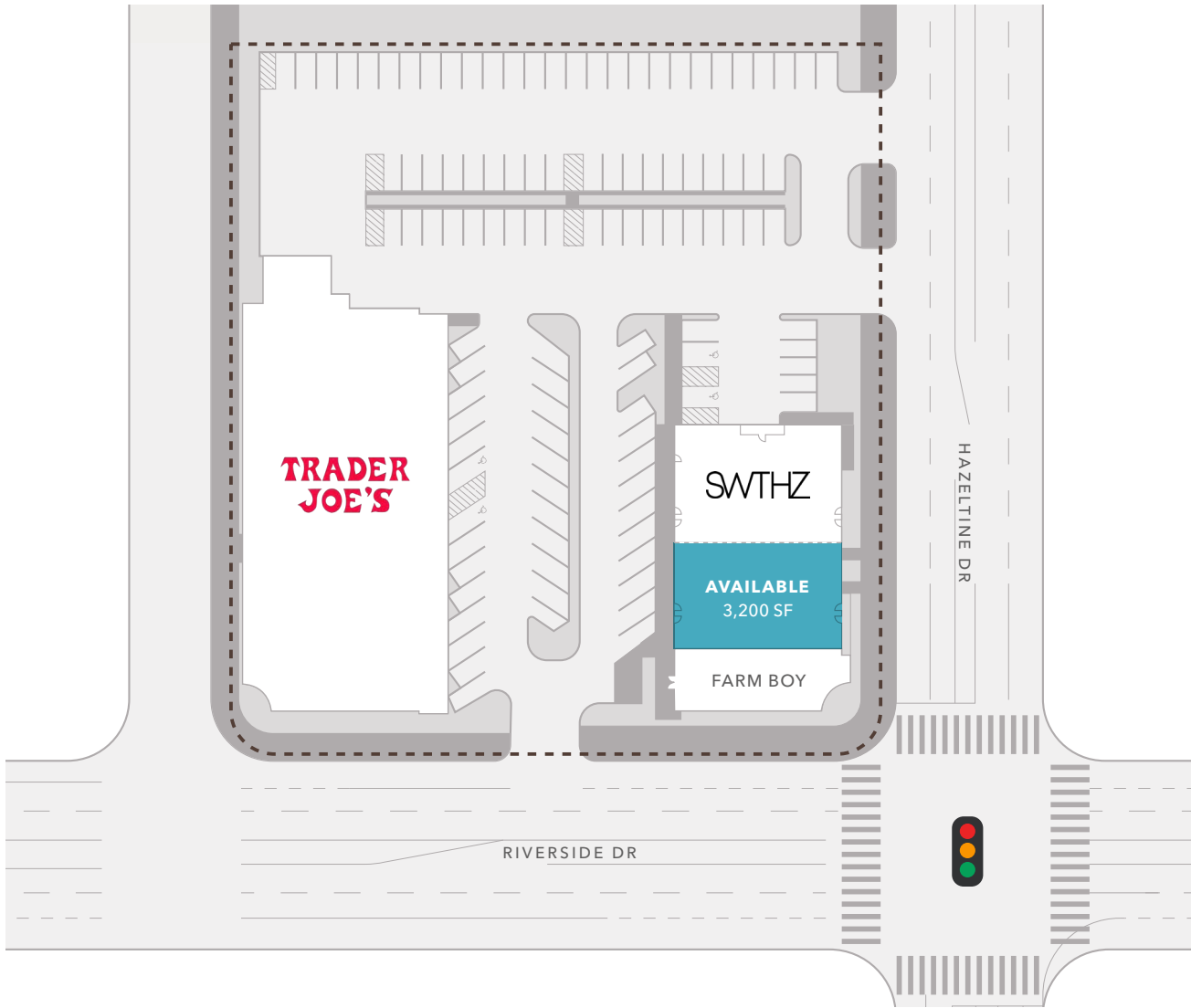
Signage available on 3 sides of the building

Ample surface parking

Ideal for medical, retail, wellness, and services businesses



# SITE PLAN



*3,200 SF*

SPACE AVAILABLE

*CALL AGENT*

LEASE RATE

*+109*

PARKING SPACES

Sherman Oaks offers a vibrant and dynamic community for tenants and business owners seeking retail space. With its thriving daytime population and upscale consumer base, this area provides ample opportunities for businesses to engage with a diverse and affluent customer demographic. The well-established local economy and distinct lifestyle appeal make Sherman Oaks a compelling choice for businesses looking to establish or expand their presence in a bustling urban environment.



**67K**  
2025  
Total Population



**\$113K**  
Median  
Household  
Income



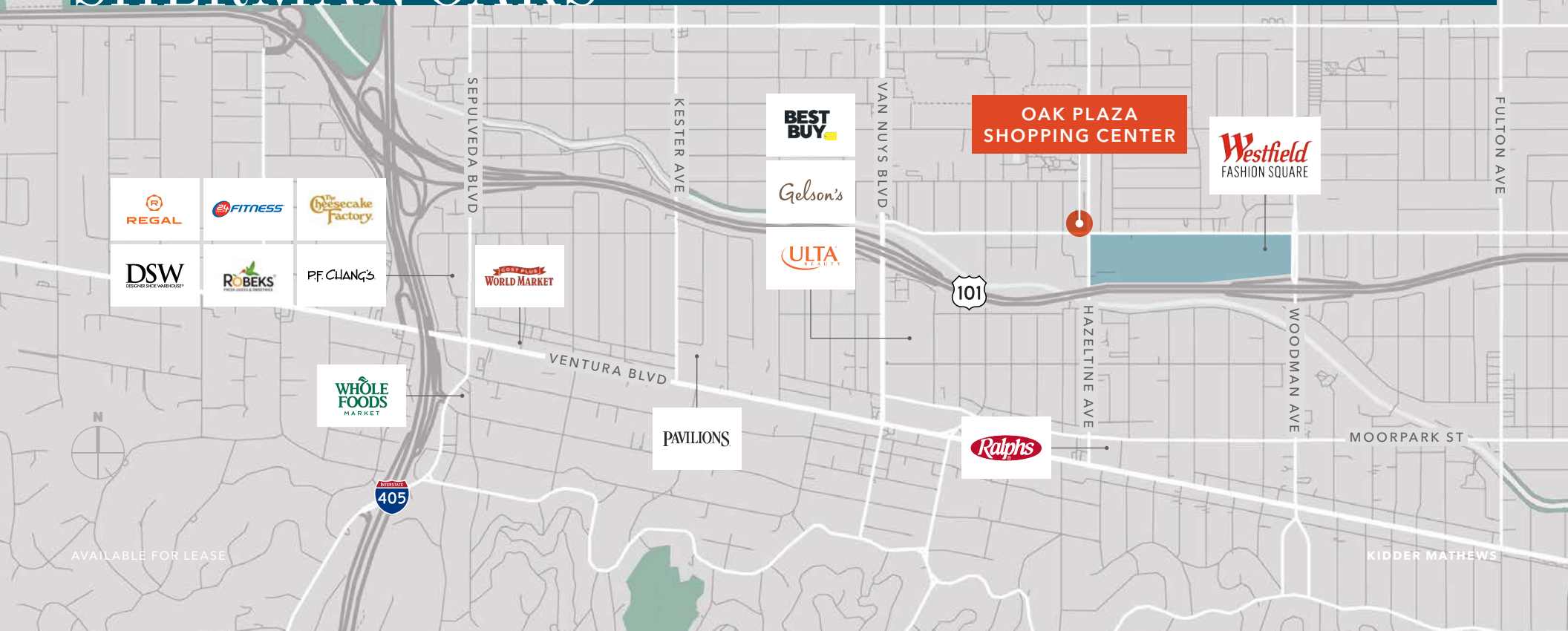
**\$11.7B**  
Avg. Annual  
Household  
Retail Spending



**\$1.2M**  
Median  
Home Value

# SHERMAN OAKS

Data sourced from Realtors Property Resource



# OAKS PLAZA SHOPPING CENTER



Image Source: Uniball-Rodamco-Westfield



Image Source: Uniball-Rodamco-Westfield

# WESTFIELD FASHION SQUARE

Westfield Fashion Square is a prominent regional mall in Sherman Oaks featuring major anchors Bloomingdale's and Macy's alongside popular retailers like Apple, Sephora, and H&M. The center offers diverse dining, fitness options, and modern amenities serving as a premier shopping destination in the San Fernando Valley. The center has evolved to meet modern consumer demands with diverse dining options ranging from Kura Revolving Sushi Bar to Panini Kabob Grill, alongside contemporary lifestyle amenities including Orangetheory Fitness and a Tesla Motors showroom. With its strategic location on Riverside Drive and strong tenant mix spanning fashion, beauty, technology, and dining, Westfield Fashion Square continues to serve as a vital retail and social hub for the Sherman Oaks community and surrounding San Fernando Valley neighborhoods.

## PREMIER TENANTS



bloomingdales



★ macy's

SEPHORA



H&M

TESLA

# SHERMAN OAKS CONSUMER PROFILES



## TRENDSETTERS

% OF HOUSEHOLDS	10,471 (32.5%)
AVG. HOUSEHOLD SIZE	2.18
MEDIAN AGE	37.4
HOMEOWNERSHIP	26%
% WITH BACHELOR'S OR HIGHER	52%

Prefer digital payment services and online transactions, including ride share and food delivery. Tend to purchase organic and natural products and adhere to specific diets such as veganism.



## URBAN CHIC

% OF HOUSEHOLDS	7,732 (24.0%)
AVG. HOUSEHOLD SIZE	2.38
MEDIAN AGE	41.9
HOMEOWNERSHIP	63%
% WITH BACHELOR'S OR HIGHER	69%

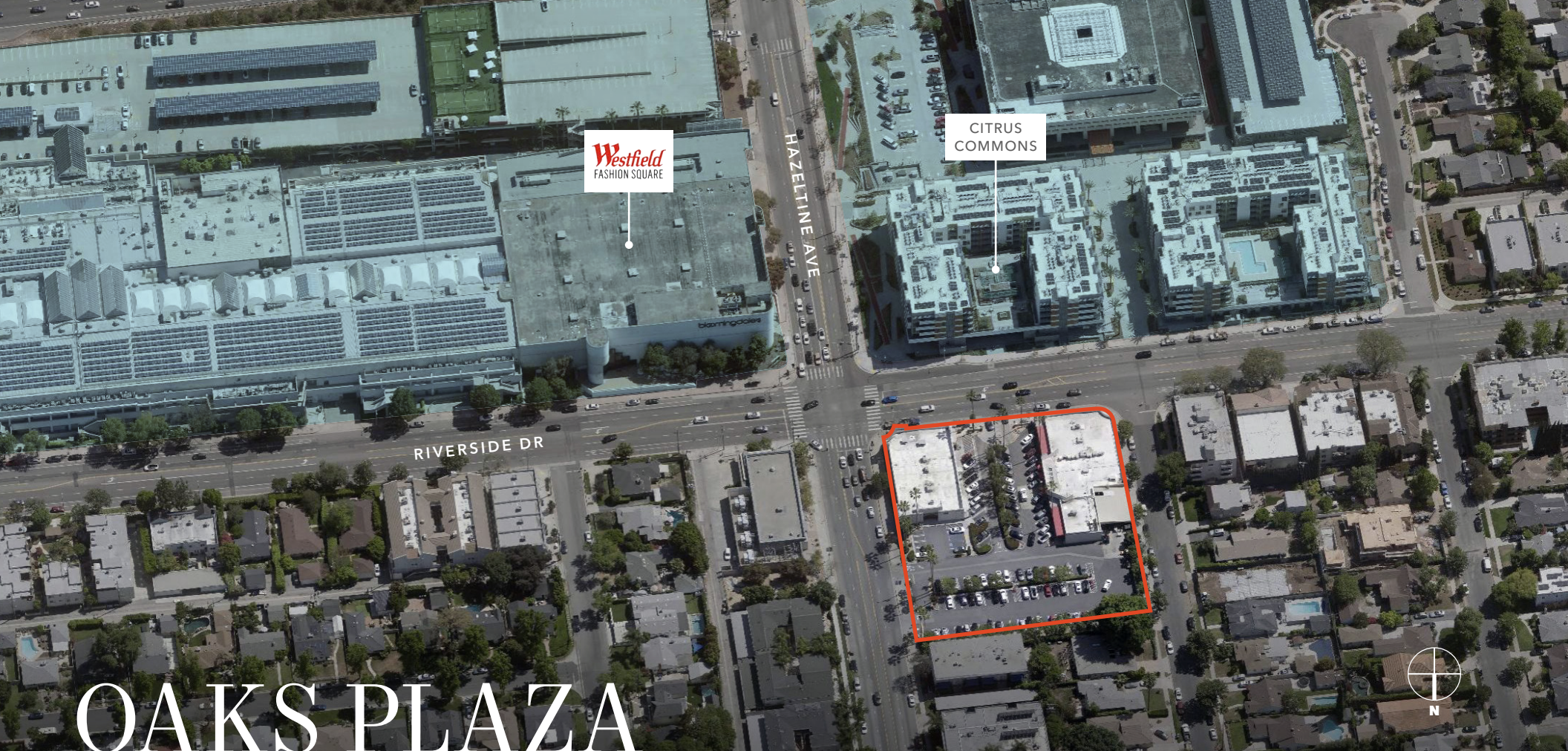
Typically have multiple credit cards that offer airline miles, which they use for frequent travel. Tend to invest in various assets including valuable homes and 401(k) retirement plans.



## LAPTOPS & LATTES

% OF HOUSEHOLDS	7,598 (23.5%)
AVG. HOUSEHOLD SIZE	1.95
MEDIAN AGE	36.2
HOMEOWNERSHIP	36%
% WITH BACHELOR'S OR HIGHER	79%

Tend to shop online for clothing, groceries, home essentials, and other household goods. Residents spend money on travel, entertainment, fine dining, and fashion.



Westfield  
FASHION SQUARE

CITRUS  
COMMONS

HAZELTINE AVE

RIVERSIDE DR



# OAKS PLAZA SHOPPING CENTER

*Exclusively  
leased by*

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