



OFFERING MEMORANDUM FOR SALE

4925 Sepulveda Blvd & 15300 Morrison Street

Sherman Oaks / Los Angeles, CA, Two-Story Retail / Office Building



COLDWELL BANKER REALTY

1,818 SF

TOTAL BUILDING

1,218 SF

GROUND FLOOR

600 SF

2ND FLR + DECK

3,586 SF

LOT SIZE

66,000

DAILY TRAFFIC

7

PARKING SPACES

Asking Price: **Undisclosed, Please Call for Pricing**

Excellent Owner-User Opportunity

Occupancy: Vacant, Available Now

Kidder Mathews and Coldwell Banker Realty, Exclusive Offering
Confidential Offering Memorandum

Overview

Kidder Mathews and Coldwell Banker Realty are pleased to present 4925 Sepulveda Blvd & 15300 Morrison Street, a two-story retail/office building situated on a high-visibility corner in the Sherman Oaks submarket of Los Angeles. The offering represents an excellent owner-user opportunity, as the property is currently vacant and available for immediate occupancy.

The building totals approximately 1,818 SF across two stories. The ground floor is approximately 1,218 SF and the second floor is approximately 600 SF. The building sits on a 3,586 SF lot with exceptional exposure and frontage along Sepulveda Blvd, directly at the off-ramp of the 101 Freeway onto Sepulveda Blvd. The corridor sees approximately 66,000 vehicles daily, providing outstanding branding and signage visibility for a future owner-occupant or investor.

The second floor includes a usable deck of approximately 600 SF, ideal for outdoor seating, break space, or additional amenity area. The site also includes seven (7) on-site parking spaces, two 20' x 8' metal storage containers, and an additional wood storage unit, giving a buyer a rare and valuable combination of amenities in this dense, high-traffic submarket.

With its rare corner visibility, freeway-adjacent location, and flexible two-story layout, this asset is well suited for a wide range of retail, office, or professional service uses. This is a unique opportunity to acquire a well-located, vacant, freeway-visible asset in one of Los Angeles's most heavily trafficked commercial corridors.

Property Facts

Address	4925 Sepulveda Blvd & 15300 Morrison St, Los Angeles, CA
Total Building Size	1,818 SF
Ground Floor	Approx. 1,218 SF
Second Floor	Approx. 600 SF
Second Floor Deck	Approx. 600 SF (usable outdoor deck)
Lot Size	3,586 SF
Stories	2
Daily Traffic Count	Approximately 66,000 vehicles
Occupancy	Vacant, Available Now
Parking	7 on-site spaces
Storage	Two 20' x 8' metal storage containers plus a wood storage unit
Price	Undisclosed, Please Call for Pricing
Opportunity Type	Owner-User or Investment

Investment Highlights

- High-visibility corner location with exceptional exposure and frontage along Sepulveda Blvd
- Positioned directly at the 101 Freeway off-ramp onto Sepulveda Blvd
- Approximately 66,000 vehicles pass the site daily
- Excellent owner-user opportunity, as the property is currently vacant and available for immediate occupancy
- Two-story retail/office building offering flexible use for owner-user or investor
- Approx. 1,218 SF ground floor plus approx. 600 SF second floor
- Second-floor usable deck of approximately 600 SF
- Seven (7) on-site parking spaces
- Two 20' x 8' metal storage containers plus a wood storage unit on-site
- 1,818 SF total building on a 3,586 SF lot
- Rare corner-visibility asset in a dense, high-traffic Sherman Oaks/Los Angeles submarket

Location Overview

The property is located in the Sherman Oaks submarket of the San Fernando Valley, fronting Sepulveda Blvd at its interchange with the Ventura Freeway (US-101). This position provides direct freeway visibility and access, placing the site within convenient reach of the greater San Fernando Valley and the broader Los Angeles metropolitan area.







On-site parking (7 spaces) and secured, gated storage yard. Two 20' x 8' metal storage containers and a wood storage unit are located on-site.



Second-floor usable deck, approximately 600 SF.



ADDITIONAL INTERIOR PHOTOS

4925 Sepulveda Blvd & 15300 Morrison Street, Los Angeles, CA



Second-floor and ground-floor interiors, virtually staged. Staged images are for illustrative purposes only.



Rear entrance with storage lockers and the secured, gated storage yard.



Additional storage area, framed and ready for build-out.

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Confidentiality & Disclaimer

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