



SHERMAN OAKS  
galleria

REGAL

Comerica Bank



Douglas  
Emmett

# SHERMAN OAKS GALLERIA

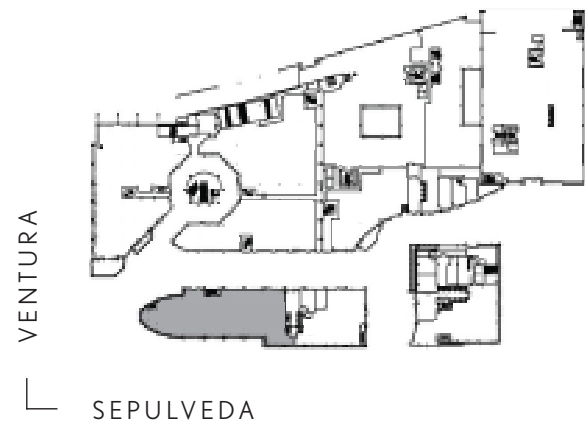
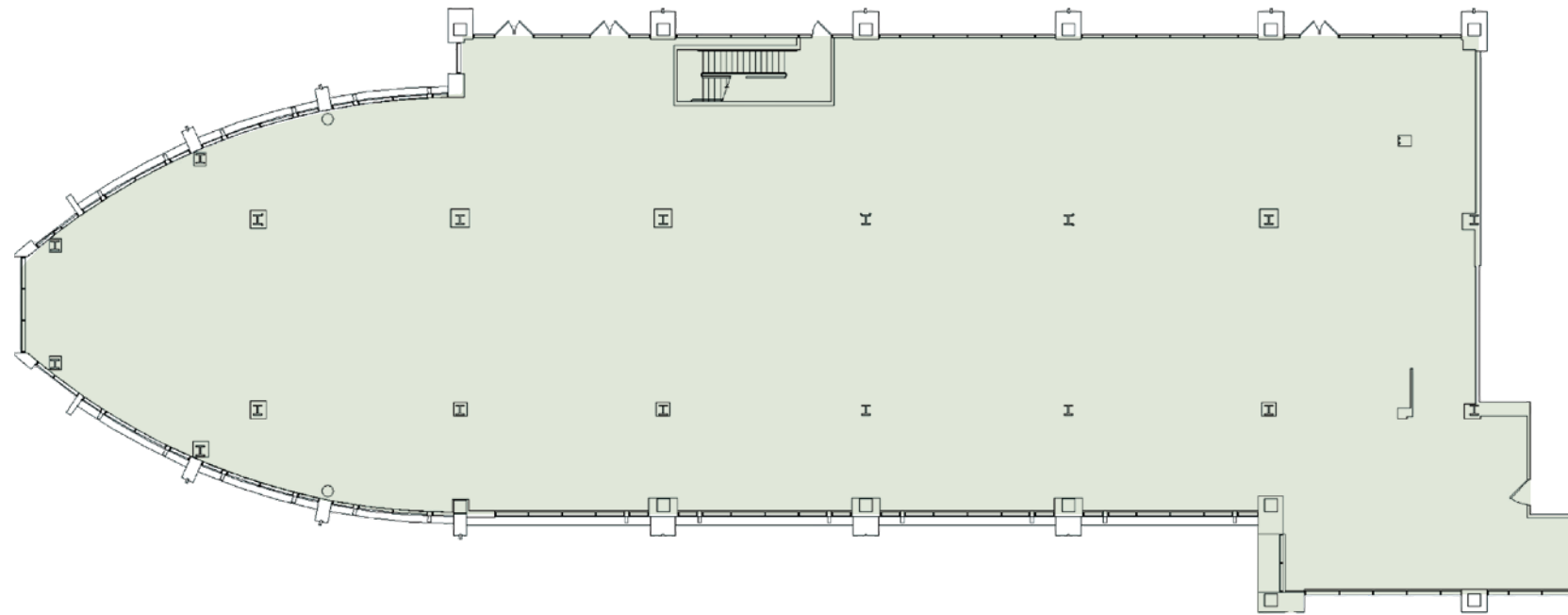
15301 VENTURA BLVD, SHERMAN OAKS, CA 91403

# RETAIL FOR LEASE



# FOR LEASE SHERMAN OAKS GALLERIA

SUITE P-23 | 16,195 RSF



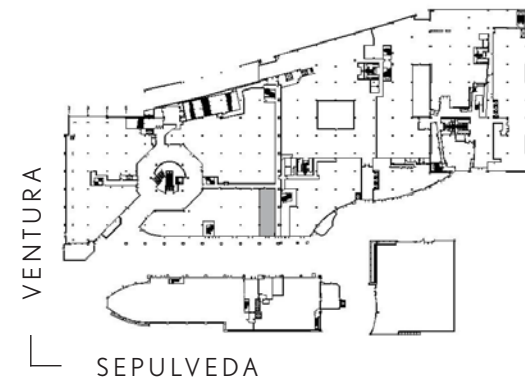
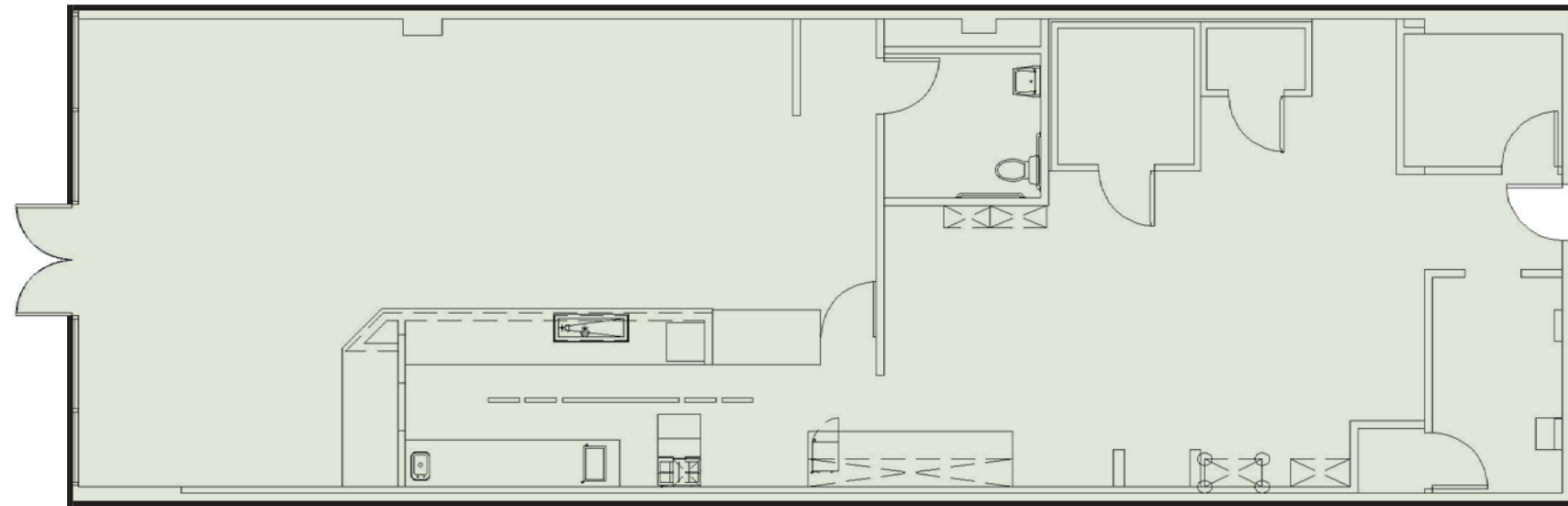
- Access to Freight Elevator
- Former Use: Furniture Store
- High Visibility Signage Opportunity
- Floor to Ceiling Windows Throughout
- Approx. 75 Feet of Frontage on Ventura Boulevard
- Approx. 192 Feet of Frontage on Sepulveda Boulevard

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# FOR LEASE SHERMAN OAKS GALLERIA

SUITE P-13 | 2,077 RSF



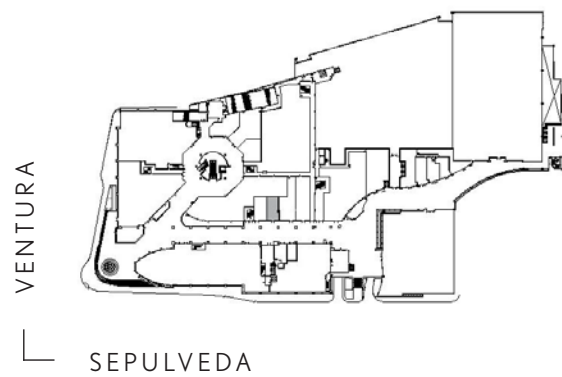
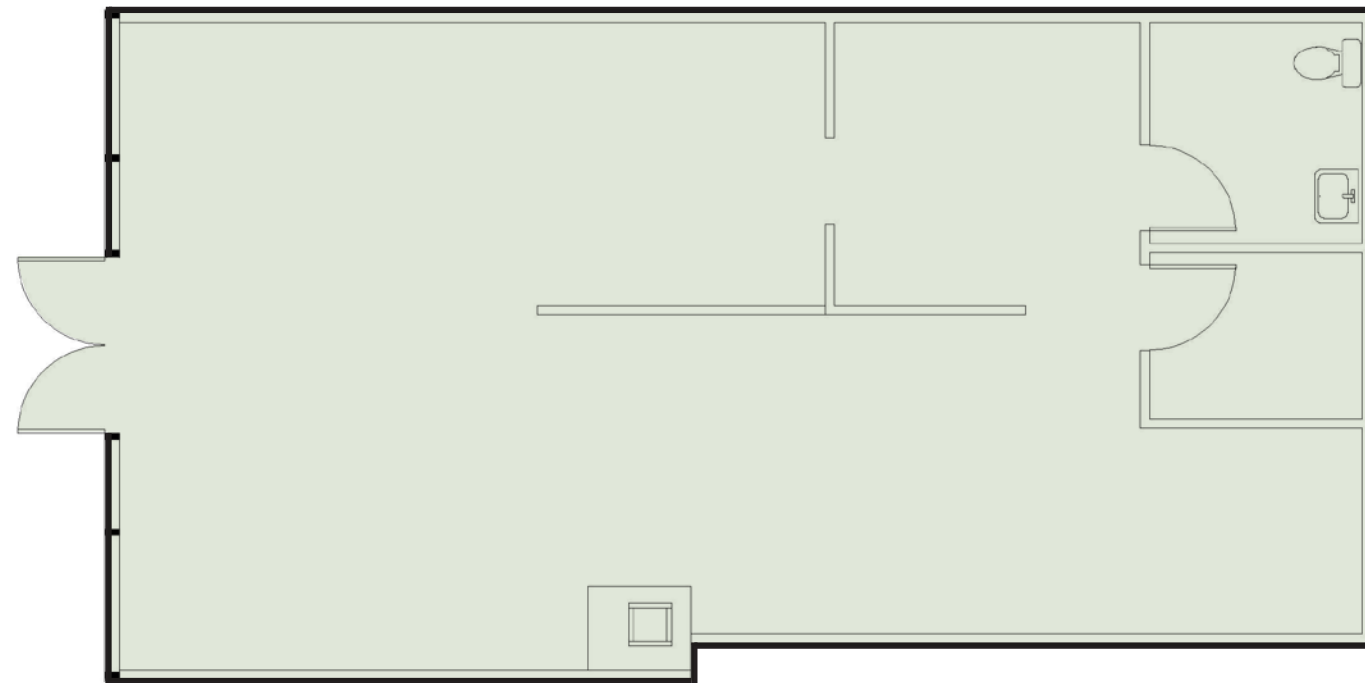
- Former Use: Sandwich Shop
- Existing Equipment: Walk-In Refrigerator & Freezer, Two (2) Hoods, Proofing & Baking Oven.

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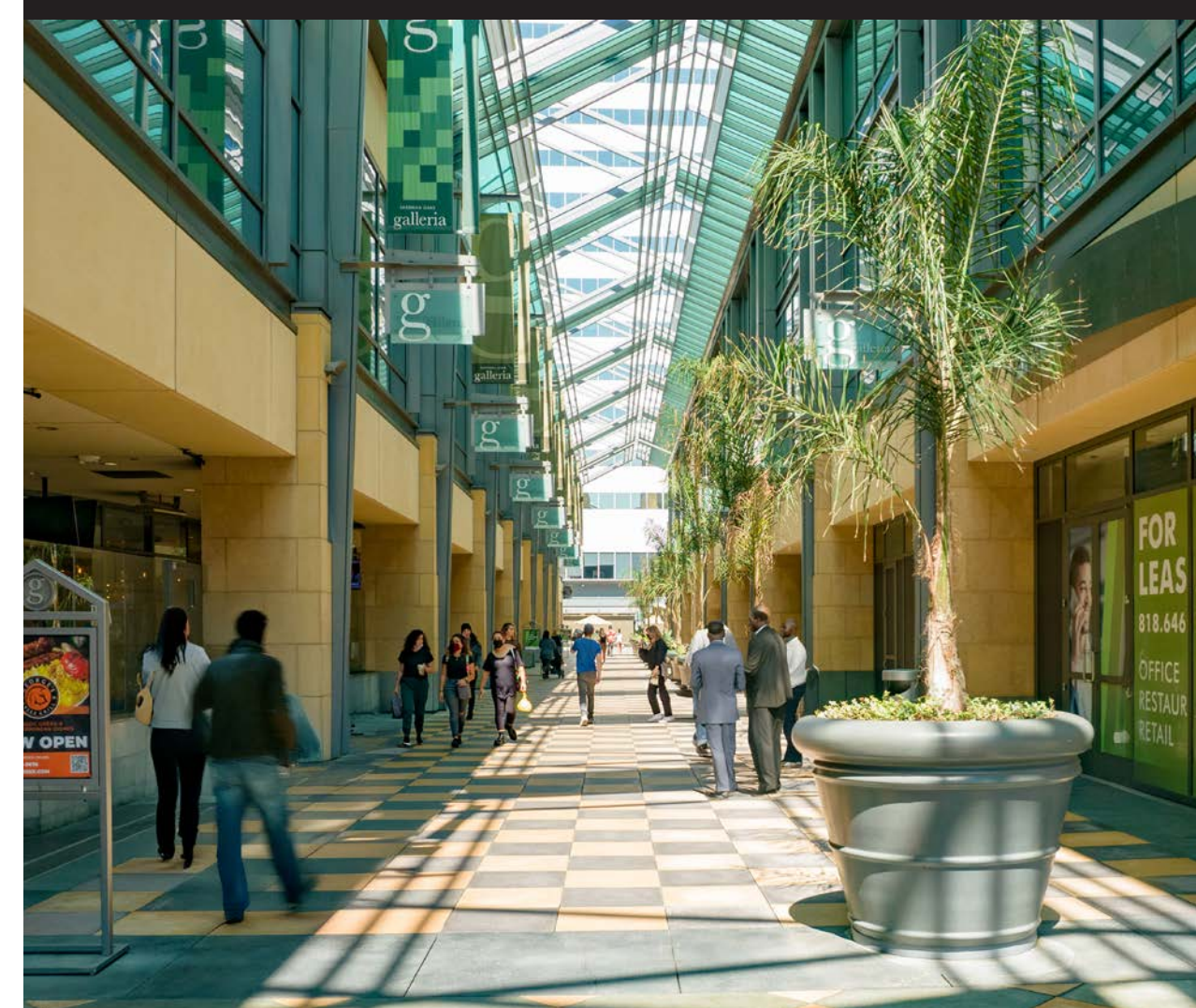


# FOR LEASE SHERMAN OAKS GALLERIA

SUITE P-9 | 972 RSF



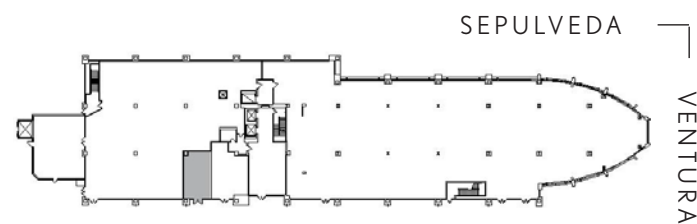
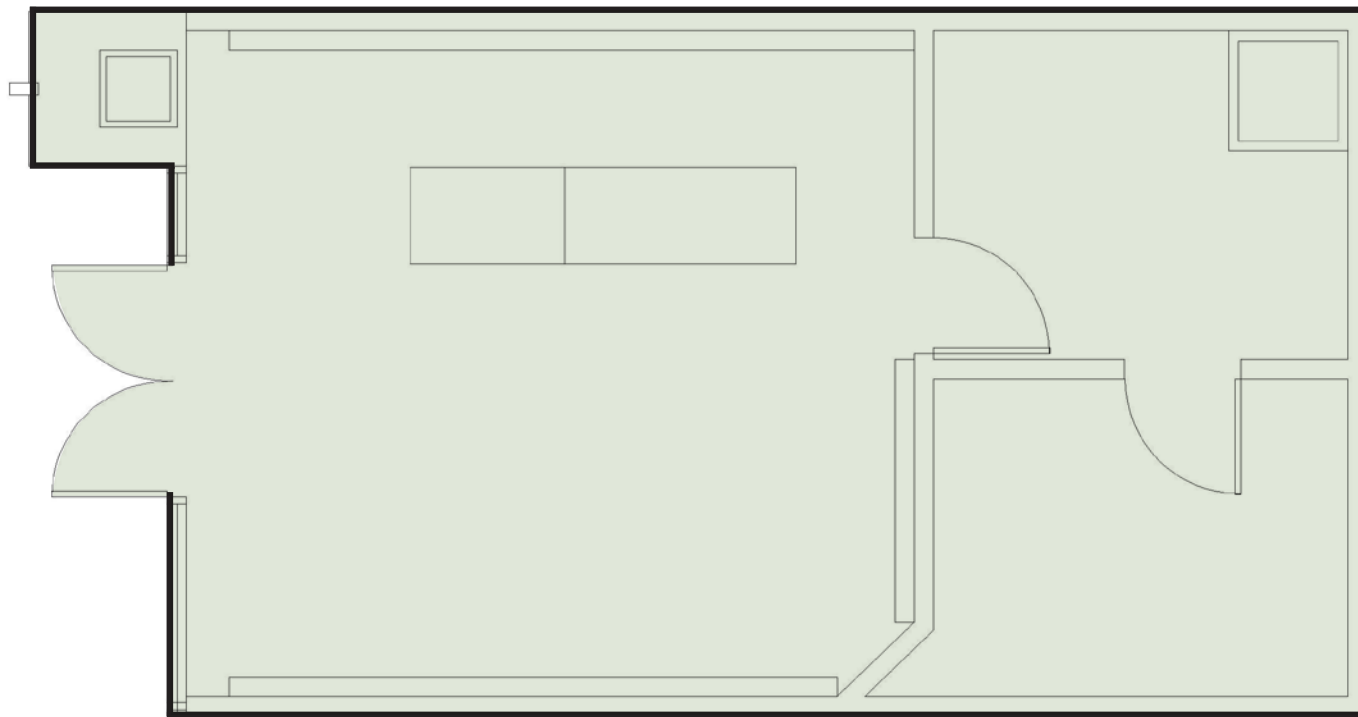
- Open Layout
- Tile Flooring Throughout
- Former Use: Barbershop



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# FOR LEASE SHERMAN OAKS GALLERIA

SUITE P-21 | 545 RSF



- Open Layout
- Former Use: Cell Phone Store
- Vinyl Plank Flooring Throughout

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# PROPERTY HIGHLIGHTS

- Flagship ±16,195 SF retail opportunity on the corner of Sepulveda Blvd. and Ventura Blvd.
- Built-in customer base from on-site and neighboring office and residential projects: 3,200 employees on site with 20,000 employees within one mile.
- Highly desirable proximity to 405 and 101 Freeways with over 538,000 cars per day and favorable access at intersection of LA-dominating Sepulveda & Ventura Blvds.
- 5,000+ visitors per day drawing from an origin population of over 1.2M, primarily within 3-5 miles of the center.
- Consistent pedestrian traffic throughout the day from 24 Hour Fitness, 16-screen Regal Cinemas, and restaurants.
- Tesla Charging Stations On-site.
- On-site building management and 24-hour security personnel
- Ample Parking: 3,425 onsite spaces with 2,380 dedicated for visitors.



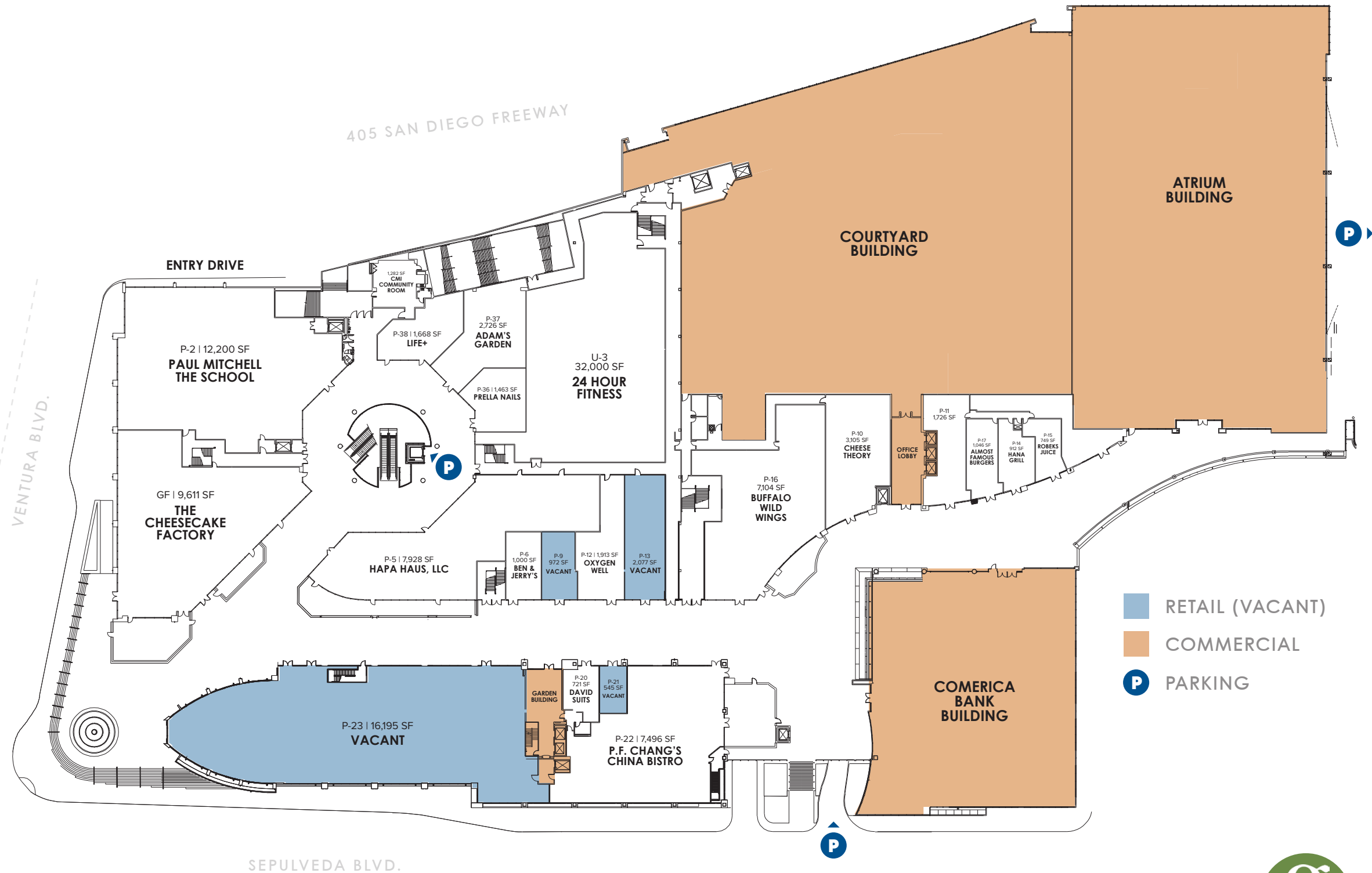
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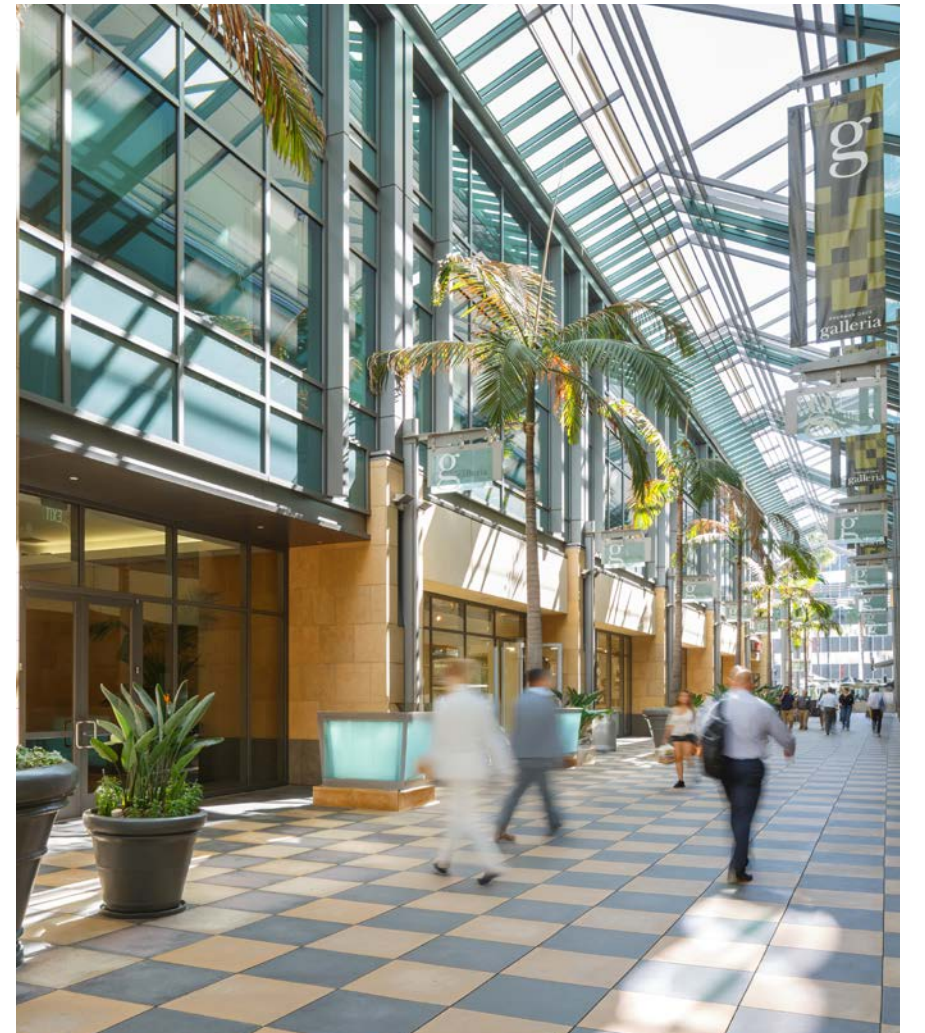
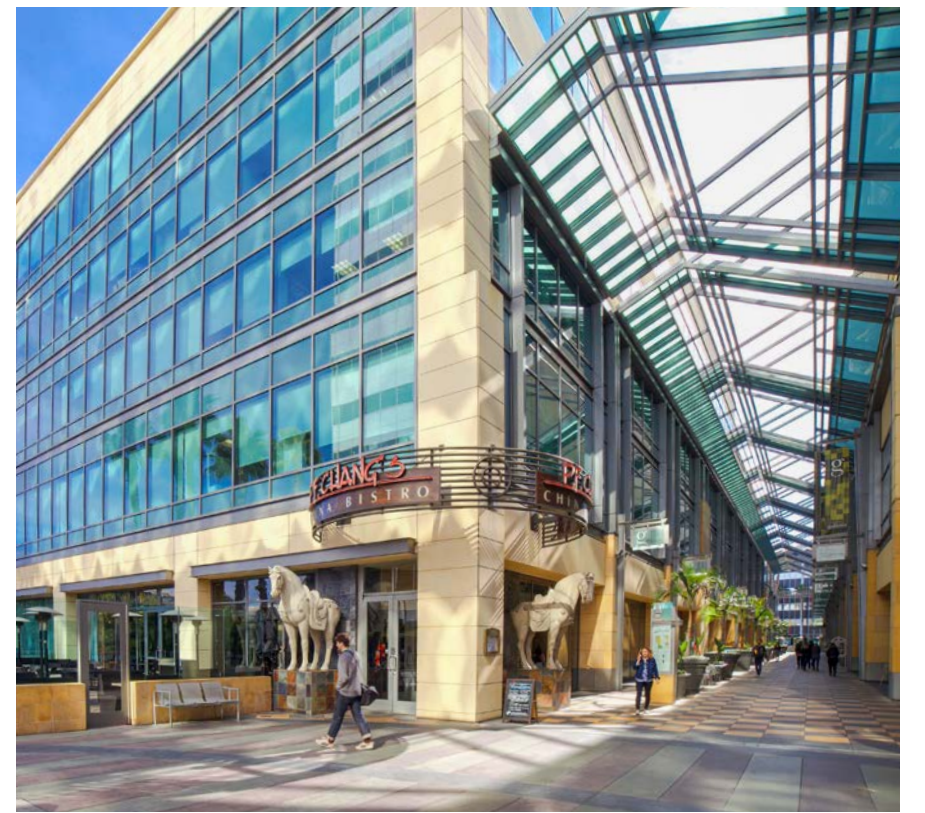
# GROUND FLOOR TENANTS



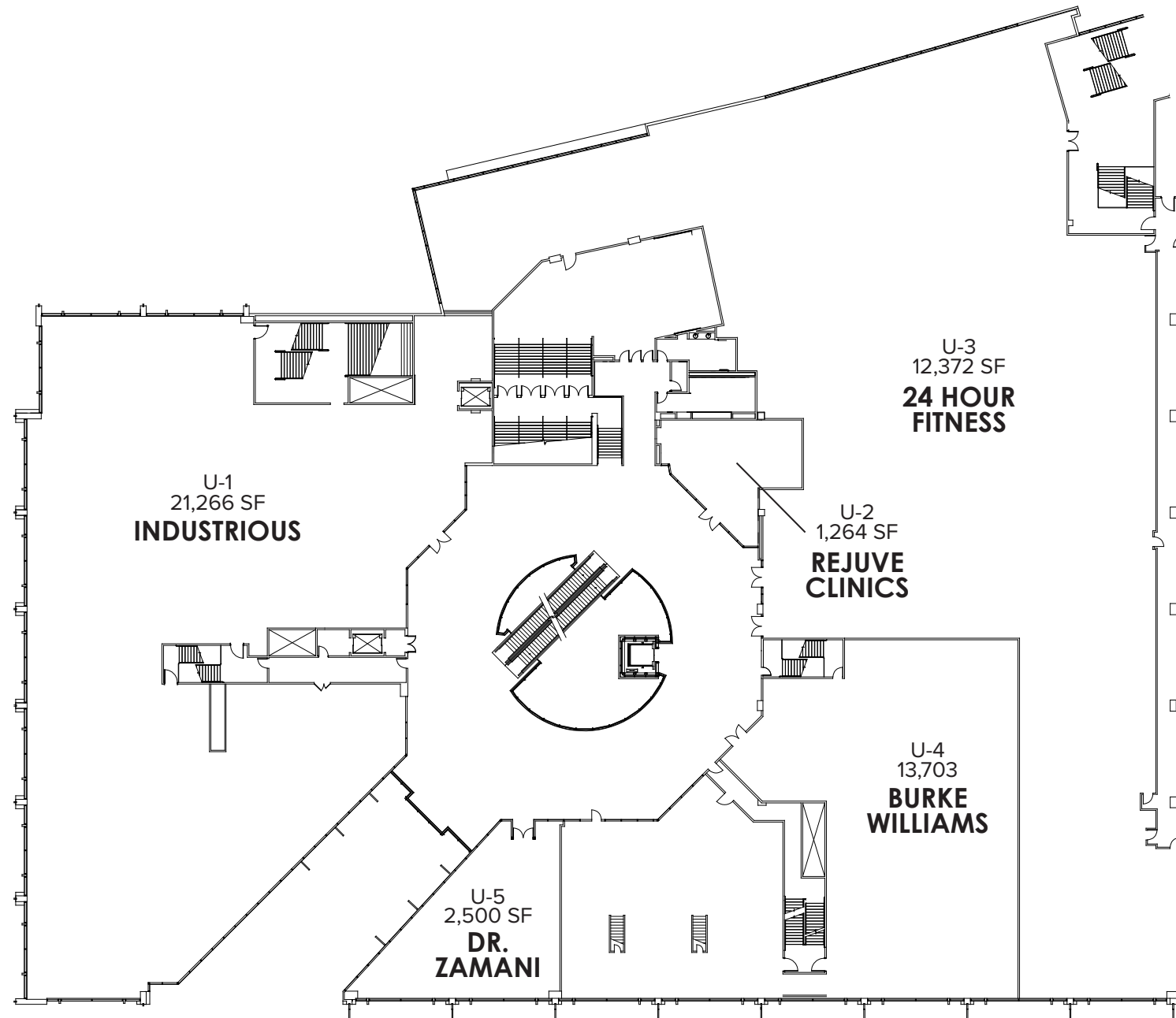
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# SECOND FLOOR TENANTS



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**BURKE WILLIAMS**



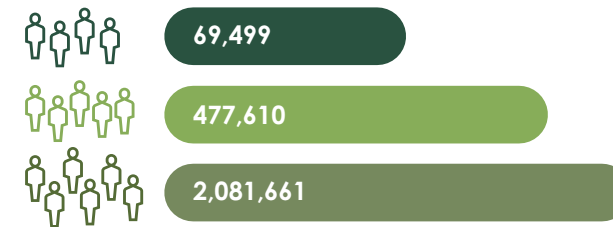
**24 HOUR FITNESS**

# VICINITY MAP

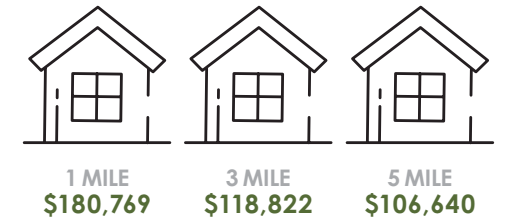


**MIXED-USE PROJECT  
COMING SOON**

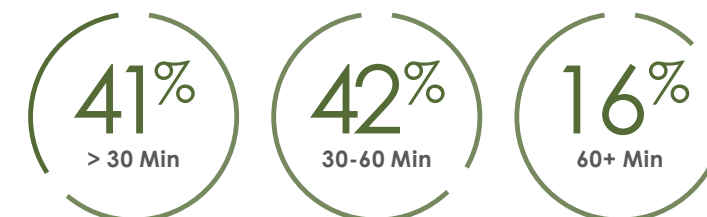
### 2026 POPULATION PER MILE RADIUS (2,5,&10 MILES):



### AVERAGE HOUSEHOLD INCOME:



### AVERAGE COMMUTE TIME (2 MILE RADIUS)





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S

The Cheesecake Factory

galleria



SHERMAN OAK

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