

**FOR SALE** | 5,723 SF  
(DIVISIBLE)

**3 STORY HIGH-IMAGE RETAIL / OFFICE BUILDING**



**PRIME SHERMAN OAKS LOCATION | EXCELLENT OWNER-USER INVESTMENT OPPORTUNITY**

**13808 VENTURA BOULEVARD | SHERMAN OAKS, CA 91423**

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 **COLDWELL BANKER  
COMMERCIAL**

## PROPERTY FEATURES

-  Prime Owner/User or Investment Opportunity
-  5,723 SF | High-Image Office / Retail Building
-  Divisible
-  Well-Designed and Flexible Layouts
-  2 Large Storage Rooms with Roll Up Doors
-  Building Features Balconies & a Roof Top Patio
-  Excellent Visibility & Signage Opportunity
-  Thirteen (13) Surface Parking Spaces
-  Gated & Secured, Concrete Paved Parking
-  LAC2 Zoning (**Buyer to Verify**)



## PROPERTY AMENITIES

Ground Floor Retail Space 

2nd & 3rd Floors Private Offices 

Elevator Served 

Three (3) Sets of Staircases 

Built-in Cubicles 

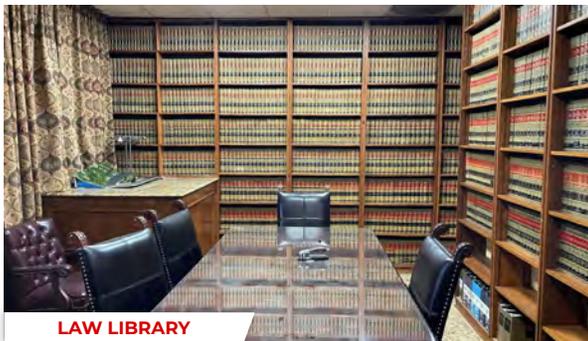
Conference Room 

Law Library 

Work/Kitchen Areas 

Three (3) Bathrooms 

Balconies / Roof-top Patio 



*\*This is a court-ordered partition sale through a Partition Referee. Sale is subject to court confirmation and overbid.*

# INTERIOR PHOTOS



## LOCATION HIGHLIGHTS



Prime Sherman Oaks Location



Strong Demographics



High Vehicle & Foot Traffic Counts



Adjacent to Affluent Neighborhoods



Minutes from Public Transportation & located between Matilija Avenue & Mammoth Avenue



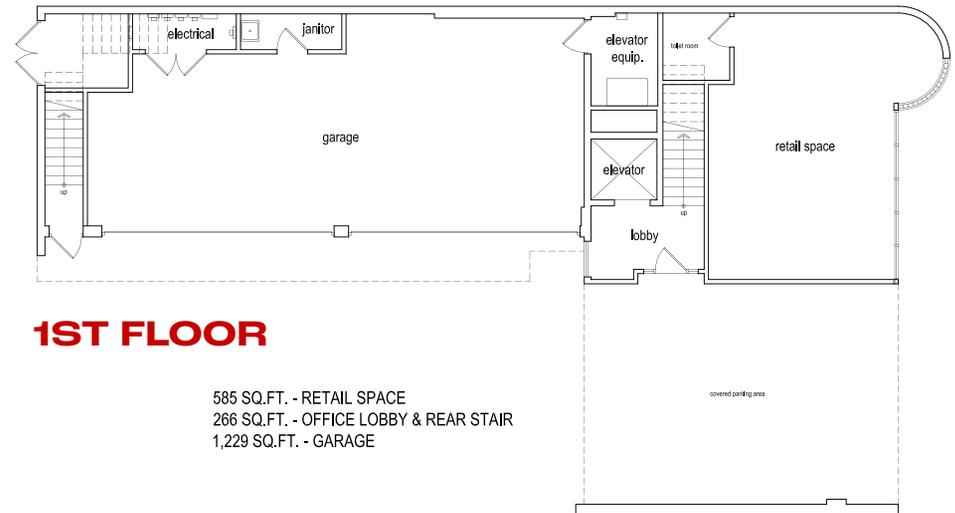
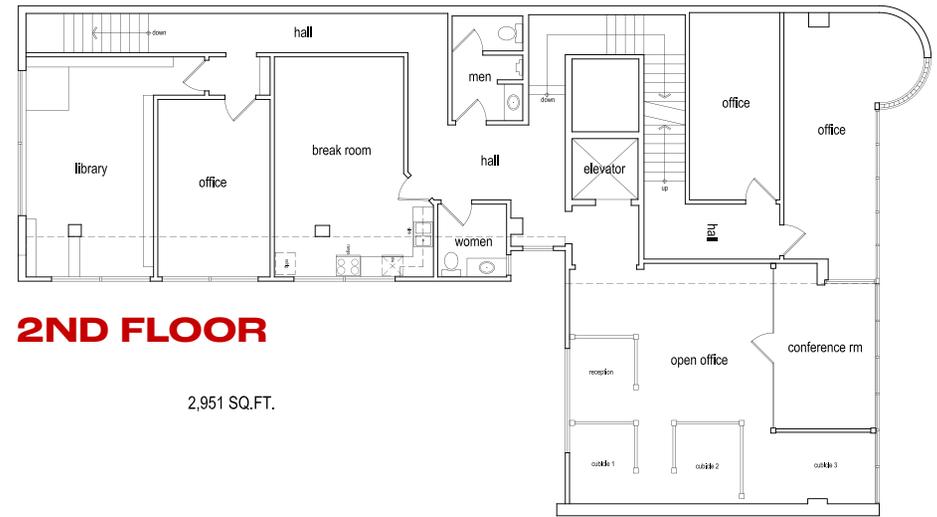
Close Proximity to Ralphs, IMT Metro ART & Shops, Hotels, Fitness, Daycare Centers, Local Amenities, and Restaurants



Quick Access to the 101, 134, & 405 Freeways



# FLOOR PLANS



## BUILDING SPECIFICATIONS

Gross Leasable Area	5,723 SF
Parcel Size	5,501 SF
Floor Plates	3
Storage/Garage	2 Large Storage Rooms with Roll Up Doors
Occupancy	Ground level occupied by a short-term tenant 2nd & 3rd Floors Vacant
Construction Type	Frame & Stucco
Year Built	1990
Zoning	LAC2 ( <i>buyer to verify</i> )
Interim Use	General Office & Retail

## AREA OVERVIEW

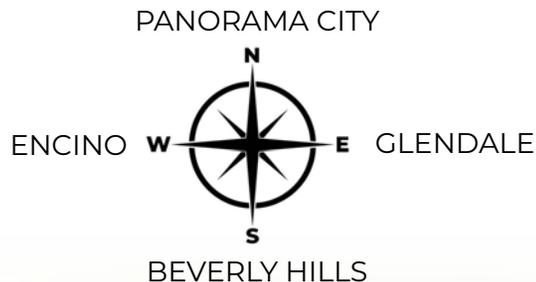
### CITY OF SHERMAN OAKS

Sherman Oaks is one of the most sought-out affluent neighborhoods in the San Fernando Valley, with upscale amenities and conveniences, and vintage charm. Centered in between Studio City and Encino and bordered by the 101 and 405 freeways, it features a pair of high-end shopping malls, including Westfield Sherman Oaks Fashion Square and Sherman Oaks Galleria. Ventura Boulevard, the area's main commercial street, is located one block north with all amenities, entertainment, grocery, and trendy charming cafes. Sherman Oaks Fashion Square is a 900,000 square foot regional mall located at Riverside and Hazeltine Avenue and anchored by Macy's and Bloomingdale's. The Sherman Oaks Galleria, an open-air lifestyle center includes 700,000 square feet of Class "A" office space surrounding 300,000 square feet of retail, namely the ArcLight Cinemas.

The area is characterized by a diverse mix of contiguous businesses located along Ventura Boulevard- an 18 mile thoroughfare connecting hundreds of businesses in an area with close proximity to West Los Angeles, Studio City, Burbank, Hollywood, and Downtown Los Angeles. Sherman Oaks frequently utilized for film and television shooting, and Sherman Oaks landmarks are historically featured in multiple prominent film and television productions syndicated in local and national media.

With an average age of 35, Sherman Oaks is one of the most affluent apartment and residential markets in the Valley and boasts an occupancy rate for apartments of 97% with very little new multifamily product and high barriers to entry. Demographics reflect highly educated and well employed residents with an average household income of approximately \$126,000/year.

### SURROUNDING NEIGHBORHOODS



### EXCELLENT NEARBY AMENITIES

This Valley enclave is known for its retail scene, with three main malls to choose from including the open-air Galleria. Local dining institutions—like Robbie Mac's Pizza and The Local Peasant—line Ventura Avenue, providing residents with just enough to keep them busy in this quiet town.



### PARKS & RECREATION

Van Nuys Sherman Oaks Recreation Center is perfect for families, parties and groups of people who want to spend the day outdoors. There is a baseball diamond, soccer field, outdoor workout equipment, picnic tables, football field, indoor gym, tennis courts, volleyball courts, jogging path, pool, and playgrounds for both big and little kids.



### QUALITY OF LIFE

Like any neighborhood in LA, you have a mix of great food, location, and weather. The neighborhoods are very nice to walk around in and have different types of architecture. Some houses even have those small local library boxes. There is a decent amount of traffic during rush hour so be mindful of that.

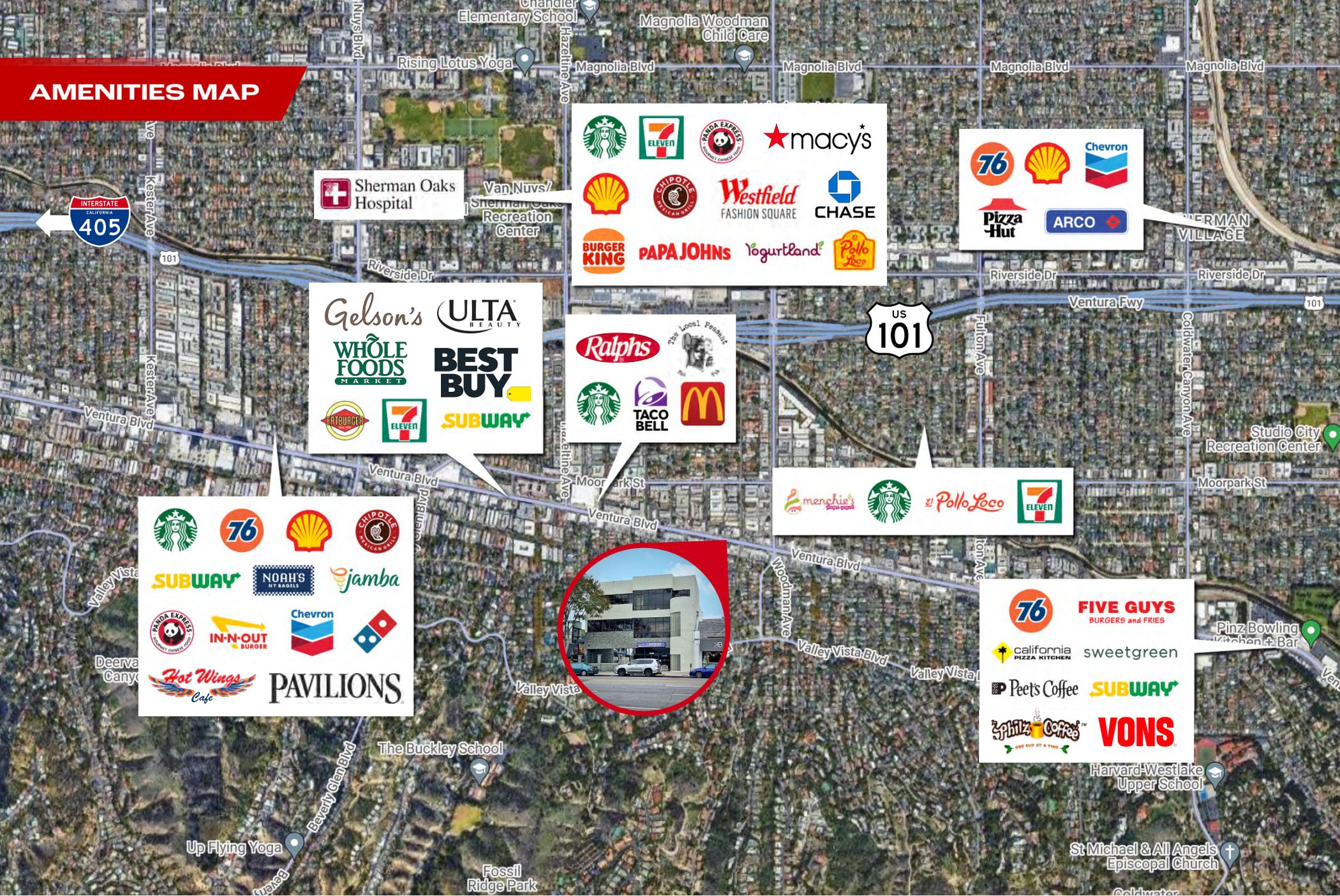


### TRANSPORTATION & FREEWAY ACCESS

The bus journey time between Los Angeles and Sherman Oaks is around 30 min and covers a distance of around 15 miles. Operated by LA DOT, the Los Angeles to Sherman Oaks bus service departs from Broadway & Temple St and arrives in 101 Hwy & Van Nuys Blvd. Typically 60 buses run weekly, although weekend and holiday schedules can vary so check in advance.



# AMENITIES MAP



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# DEMOGRAPHIC DATA



## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	23,545	178,749	489,203
Estimated Households	12,172	81,224	200,144



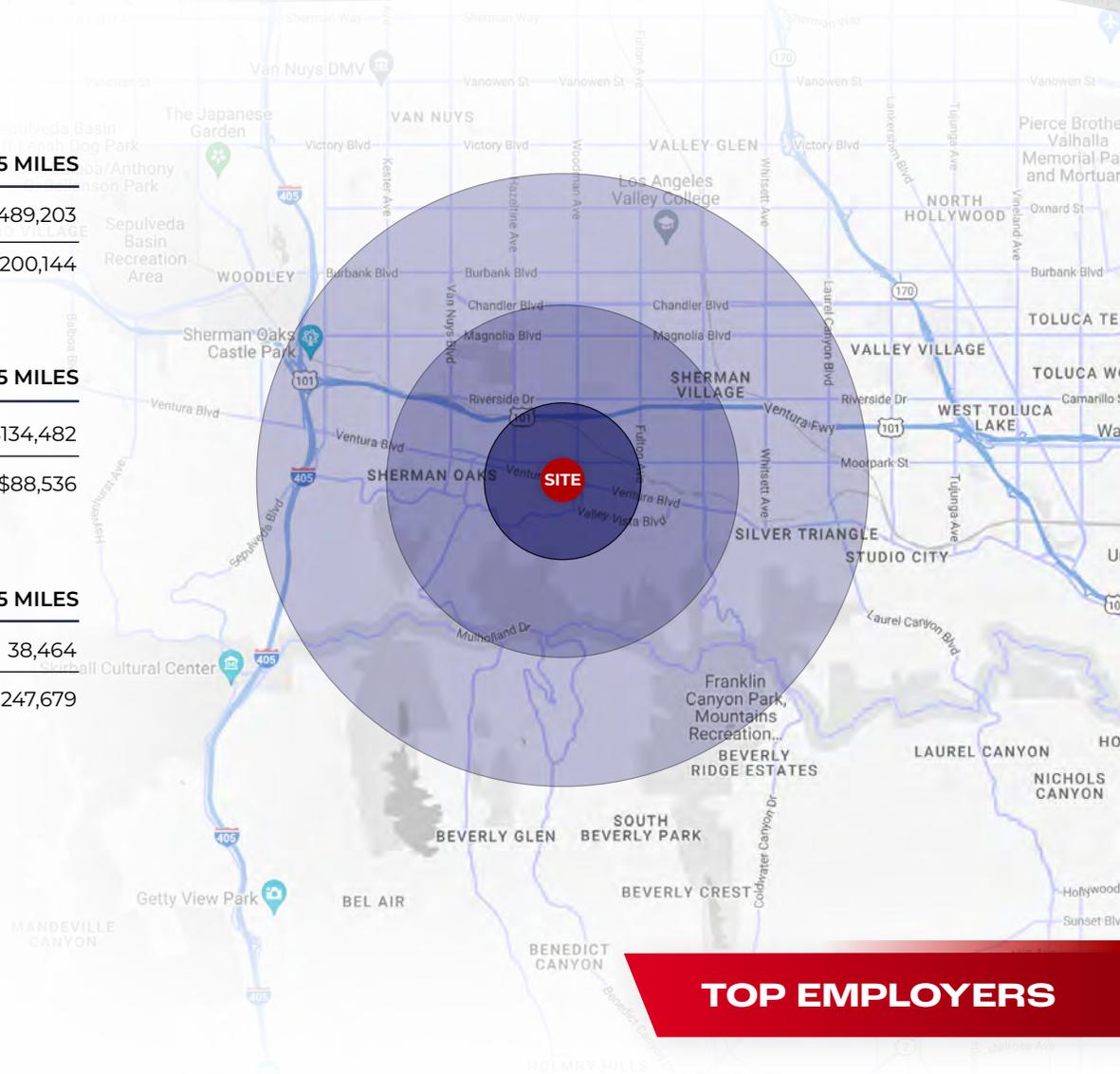
## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$162,507	\$153,093	\$134,482
Median Household Income	\$104,753	\$98,795	\$88,536



## DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	3,068	17,403	38,464
Total Employees	15,730	105,711	247,679



## DRIVE TIMES

### DESTINATIONS

- Panorama Mall (approx 1.2m away)
- Van Nuys Airport (approx 2.3m away)
- West Los Angeles
- Downtown Los Angeles
- Los Angeles Intl. Airport
- Port of Los Angeles
- Port of Long Beach

### DISTANCE

- 5 Minute Drive
- 5 Minute Drive
- 20 Minute Drive
- 25 Minute Drive
- 30 Minute Drive
- 45 Minute Drive
- 45 Minute Drive

## TOP EMPLOYERS



# FOR SALE

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