

4553  
VAN NUYS  
BLVD

BUSINESS NAME HERE

SHERMAN OAKS, CA

Retail / Showroom Space **For Lease**

 WESTCORD

# Property Overview

# 4553 VAN NUYS BLVD



Located on one of the most active retail corridors in the San Fernando Valley, this  $\pm 2,340$  SF retail/showroom space offers unmatched visibility and signage along Van Nuys Boulevard.

The space features a front showroom with a warehouse storage and a roll-up door in the rear, making it ideal for boutique retail, wellness, or showroom concepts.

Co-tenanted by Johnson Fitness & Wellness Store, the building sits directly across from a Gelson's and Best Buy-anchored shopping center, surrounded by a strong mix of neighborhood retail and service businesses.

**5,640 SF**  
GLA

**$\pm 2,340$  SF**  
Available

**1960**  
Year Built

**LA-C2**  
Zoning

**40,000+ CPD**  
Traffic



## Retail / Showroom For Lease



**2,340 SF**  
Size



**Retail/Showroom**  
Type



**\$3.25 / SF**  
Price



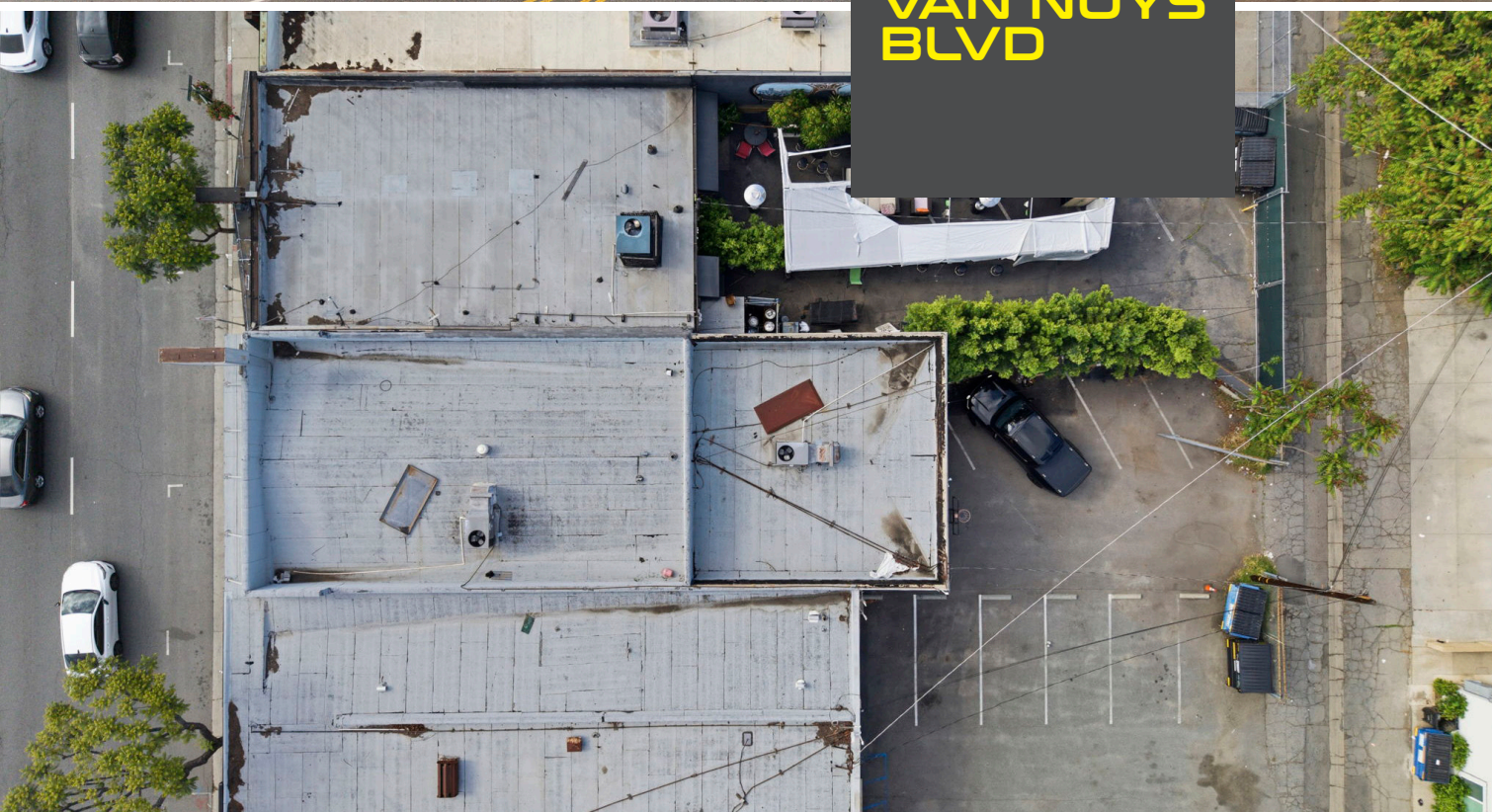
**Negotiable**  
Term

### Notes

- Front showroom + back warehouse
- Roll-up door in rear
- ±5 rear parking spaces
- LA-C2 zoning (retail, service, office)
- High visibility Van Nuys Blvd signage
- Co-tenant: Johnson Fitness
- 40,000+ CPD on Van Nuys Blvd



4553  
VAN NUYS  
BLVD



# Surrounding Area

# 4553 VAN NUYS BLVD



VENTURA FWY

GELSON'S

BEST BUY

4553  
VAN NUYS  
BLVD

VAN NUYS BLVD

# Surrounding Tenants

**4553  
VAN NUYS  
BLVD**

## **VAN NUYS BLVD – INLINE RETAIL**

- Johnson Fitness & Wellness (co-tenant)
- The Crabby Crab
- Kinza Sushi
- Domino's
- Four Seasons Custom Clothing
- CKG Design & Construction
- Dragon Fly Cycle
- Hot Wings Cafe
- Olivia Tratoria
- The Barrel Tavern

## **SHERMAN OAKS COLLECTION – SHOPPING CENTER**

- Gelson's (grocer anchor)
- Best Buy
- LensCrafters
- Ulta Beauty
- Starbucks
- Luna Grill
- Health Nut
- Quench Juice Bar
- Afters Ice Cream
- Carbon Health
- FedEx
- Berger Lounge
- Go Glow

# DEMOGRAPHICS SHERMAN OAKS

Demographics	2 mile	5 mile	10 mile
Population	93,119	532,936	2,189,001
Households	41,294	206,080	850,182
Average Household Income	\$139,788	\$119,342	\$125,639
Median Household Income	\$106,506	\$86,321	\$92,940
Median Age	41.7	40.2	39.9

VAN NUYS BLVD

40,000+

CARS PER DAY

EL COCKTAILS  
SPORTS BAR

**BUSINESS NAME HERE**

TREADMILL

HAPPY HOUR  
at THE BARREL!  
3-5PM  
\$5  
DRAFT

**WE'RE REFRESHING  
OUR LA STORES!**

Rock Attack Los Angeles,  
10770 Wilshire Blvd.  
Van Nuys, CA 91411

Rock Attack Pasadena,  
1010 E Colorado Blvd.  
Pasadena, CA 91106

Rock Attack Orange County,  
10010 Canyon Blvd.  
Irvine, CA 92618

WE'RE OPEN! WE'RE HERE! DON'T MISS US!

**TRICKATTACK**

PELTON

Osaki

**4553  
VAN NUYS  
BLVD**

**Jack Greenbaum**

Associate

DRE: #02251295

T 805 497-4557 - 229

M 818 406-0840

jack@westcord.com

**Drew Principe**

Vice President

DRE #02154853

T 805 497 4557 - 254

M 805 796 2887

drew@westcord.com



WESTCORD.COM



**WESTCORD**