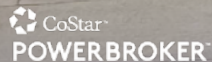




COMMERCIAL
REAL ESTATE
the sign of a profitable property

SHERMAN OAKS CREATIVE FLEX BUILDING FOR LEASE OR SALE

FORMER ADDISON POOLS INC HEADQUARTERS
4363 Woodman Ave., Sherman Oaks, CA 91423



DEAN CUTLER
(818) 514-0633 | dcutler@illicre.com
DRE#00907933



5945 CANOGA AVENUE - WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - WWW.ILICRE.COM - DRE #01834124

PROPERTY OVERVIEW

This modernized creative flex property in Sherman Oaks offers a versatile layout suitable for a variety of uses. The building features high ceilings, custom-designed bathrooms (5) and one with a shower. The space is extremely divisible, allowing flexibility for different business needs or potential multi-tenant configurations.

Located in a prime area of Sherman Oaks with direct access to the 101 Freeway at Woodman Avenue, the property offers excellent visibility and prominent signage opportunities. Gated concrete parking area enhances security and convenience. With its adaptable design and standout location, this property is ideal for businesses seeking a high-exposure, customizable space in the heart of the south San Fernando Valley.

SIZE

± 5,000 SF RBA | ± 0.179 AC LOT

**LEASE
RATE**

\$2.95 PSF MG

**SALE
PRICE**

\$ 4,200,000

PROPERTY DETAILS

Address	4363 Woodman Ave., Sherman Oaks, CA 91423
APN	2271-018-017
Stories	1
Year Built	1969
Zoning	LA C-2
Stories	2
Tenancy	Multi
Parking	8 Spaces



PROPERTY PHOTOS



BUILDING FOR LEASE OR SALE

PROPERTY PHOTOS



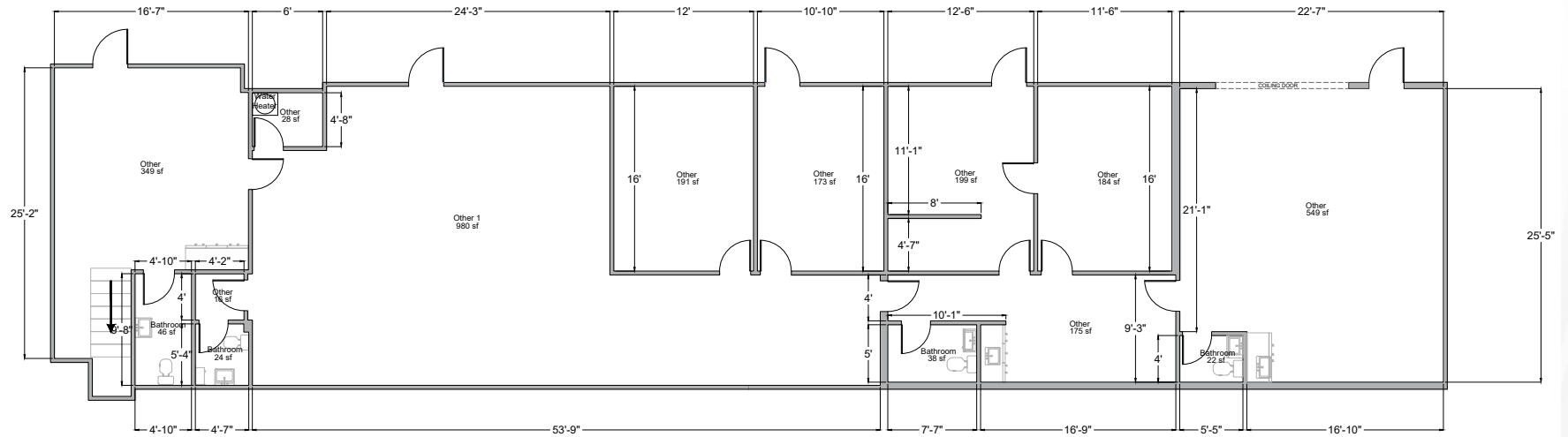
BUILDING FOR LEASE OR SALE

PROPERTY PHOTOS



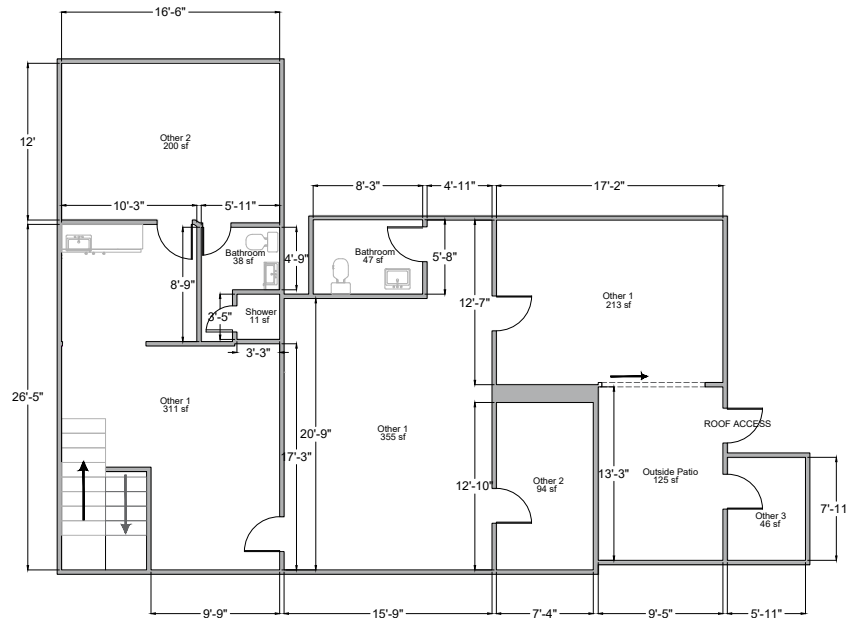
FLOOR PLAN

WOODMAN AVE.



1 GROUND FLOOR PLAN
SP1.0

1/4" = 1'-0"





Ralphs

BEST
BUY

EREWHON

Gelson's



GUESS

PETCO



EQUINOX

Lemonade

Peet's Coffee



STAPLES



CASA
VEGA



VONS

BARNES
& NOBLE

Westfield

AERIAL MAP

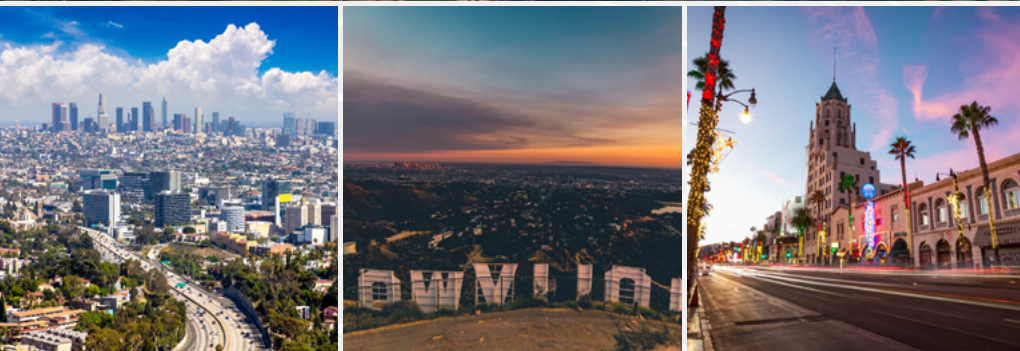
LOCATION OVERVIEW

Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



LOCATION OVERVIEW

Eastern San Fernando Valley

VALLEY GLEN

Located in the San Fernando Valley, Valley Glen boasts excellent connectivity via the 101 and 170 freeways and a vibrant community anchored by Los Angeles Valley College. The area's ongoing revitalization is attracting new businesses and development, creating a dynamic environment for growth.

NORTH HOLLYWOOD

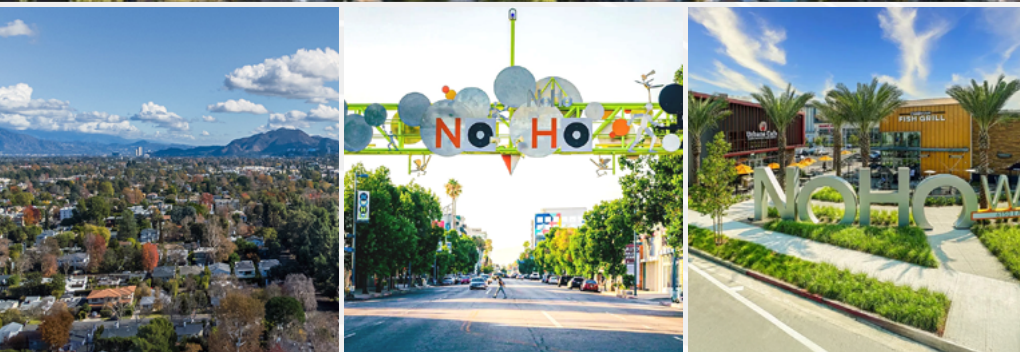
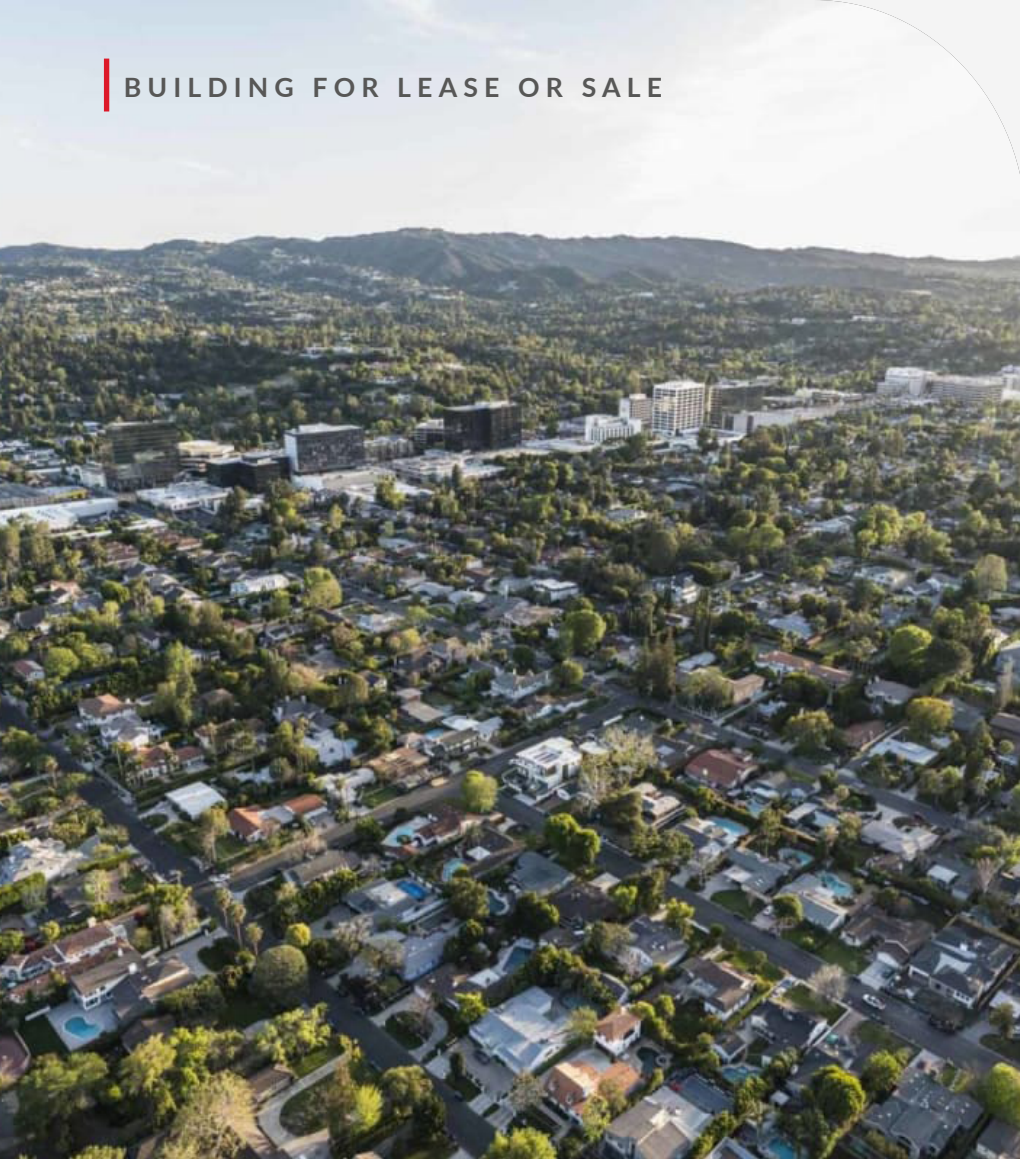
Situated in the heart of the San Fernando Valley, North Hollywood offers businesses access to a dense and growing population base. The neighborhood has over \$1 billion in mixed-use development projects in the pipeline, surrounding Metro's subway and rapid transit hubs.

STUDIO CITY

Studio City stands out as an exceptional location. Nestled in the South Eastern San Fernando Valley of the bustling Los Angeles metropolitan area, it offers businesses access to a broad and affluent customer base, renowned for its entertainment industry presence. The neighborhood's vibrant cultural scene, including restaurants, shops, and recreational facilities, fosters a dynamic atmosphere conducive to business growth.

SHERMAN OAKS

Located in the South San Fernando Valley, Sherman Oaks stands as a beacon of upscale living and lucrative investment opportunities. This affluent neighborhood, renowned for its tree-lined streets, upscale residences, and vibrant commercial scene, offers an ideal setting for those seeking a strategic investment in the dynamic Southern California real estate market.



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	24,166	181,104	523,221
Daytime Population	20,083	150,055	429,671
Avg HH Income	\$132,240	\$123,008	\$112,387
Avg HH Size	2.00	2.30	2.50
Median Home Price	\$1,053,343	\$1,008,288	\$891,544

TRAFFIC COUNTS	WOODMAN AVE	MOORPARK AVE
Cars per Day	±15,314	±16,182



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