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# SHERMAN OAKS GALLERIA

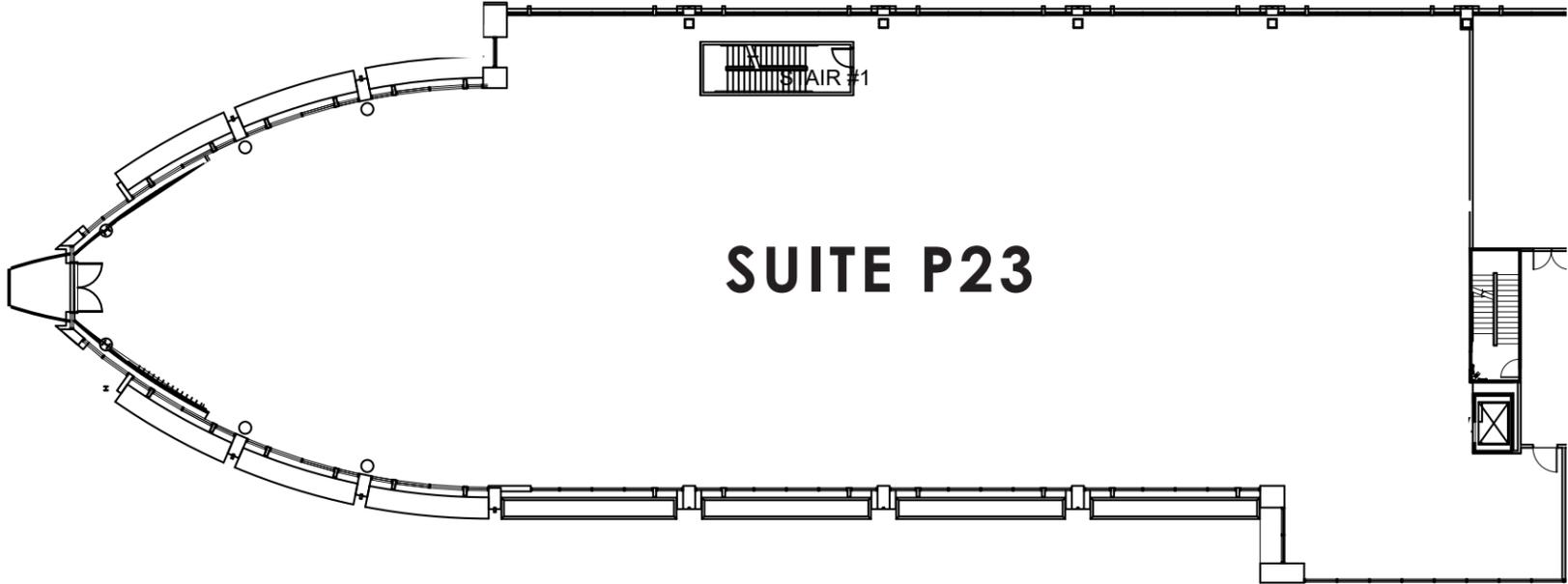
15301 VENTURA BLVD, SHERMAN OAKS, CA 91403

# RESTAURANT/RETAIL SPACES FOR LEASE

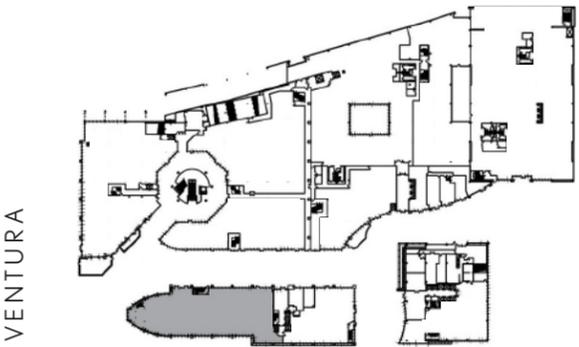


# OPPORTUNITIES

SOG-RETAIL BUILDING | SHERMAN OAKS/ENCINO



**SUITE P23**



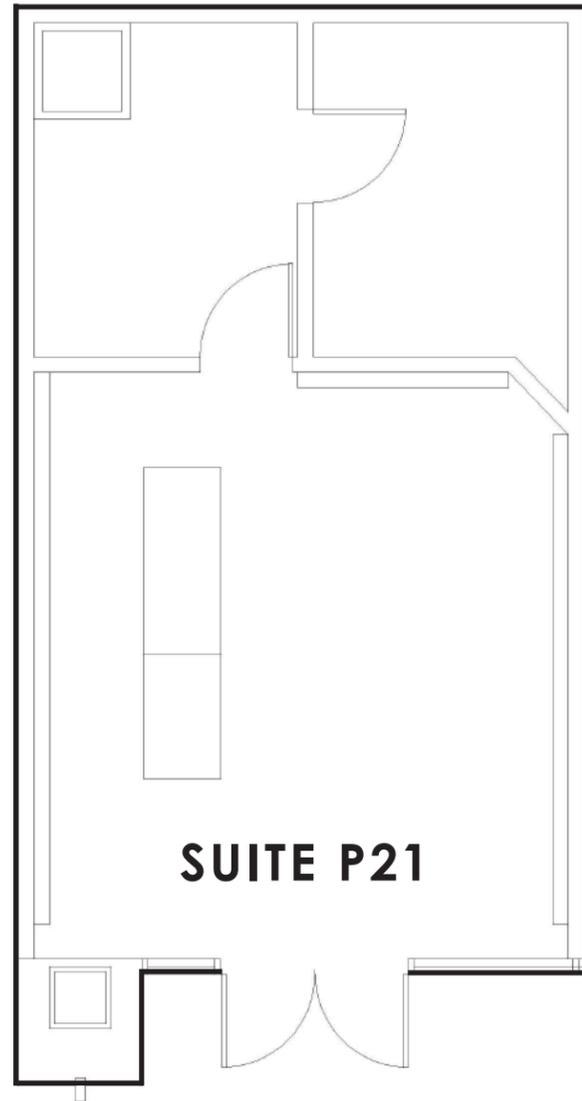
VENTURA  
SEPULVEDA

- 16,195 square feet
- Former Use: Furniture Store
- Access to Freight Elevator
- High Visibility Signage Opportunity
- Floor to ceiling windows lining 75% of space
- Approx. 75 feet of frontage on Ventura Boulevard
- Approx. 192 feet of frontage on Sepulveda Boulevard

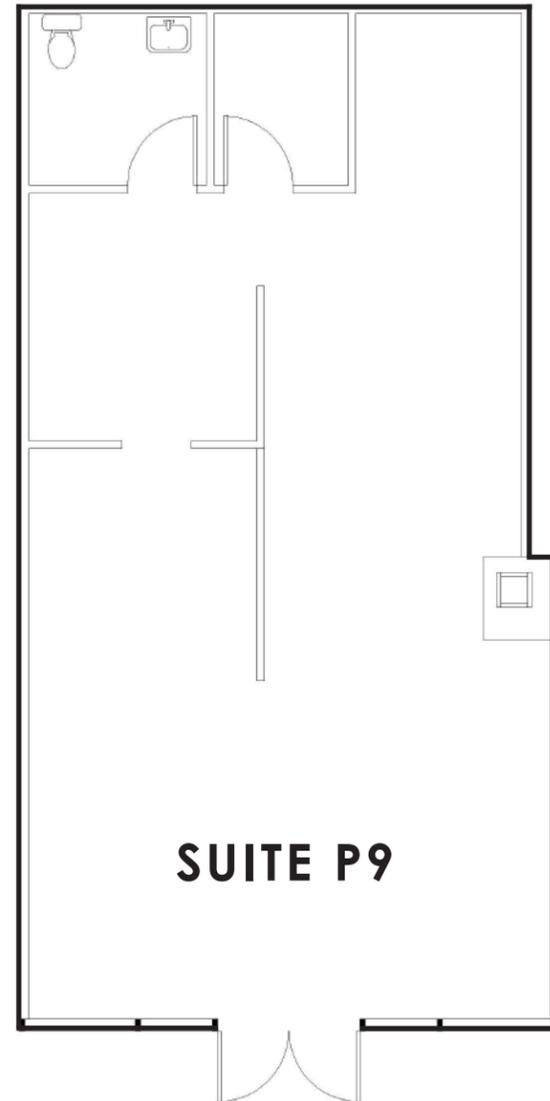


# OPPORTUNITIES

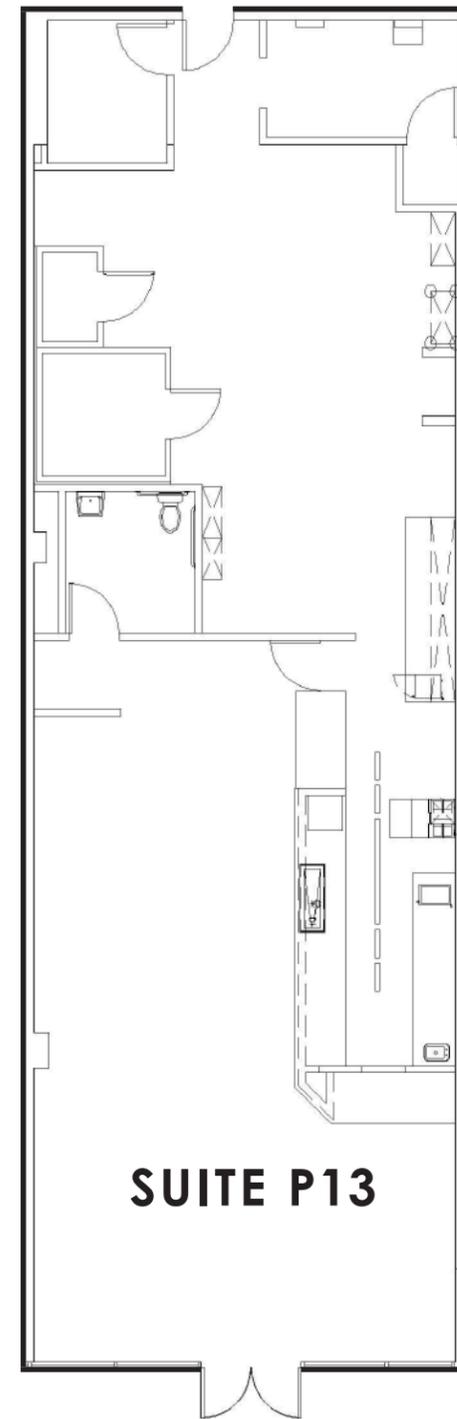
SOG-RETAIL BUILDING | SHERMAN OAKS/ENCINO



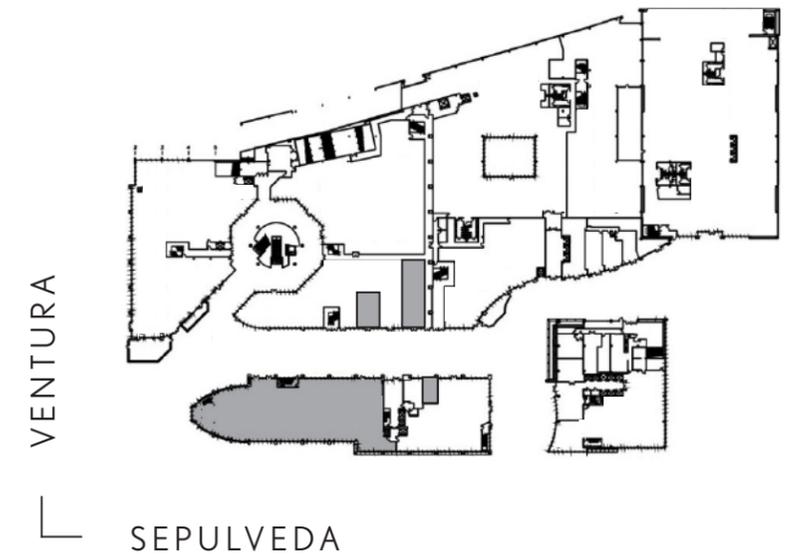
- 545 square feet
- Former Use: Cell phone store



- 972 square feet
- Former Use: Barbershop



- 2,077 square feet
- Former Use: Sandwich Shop
- 2 walk in coolers, 3 commercial sink stations, floor drain, water heater



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# PROPERTY HIGHLIGHTS

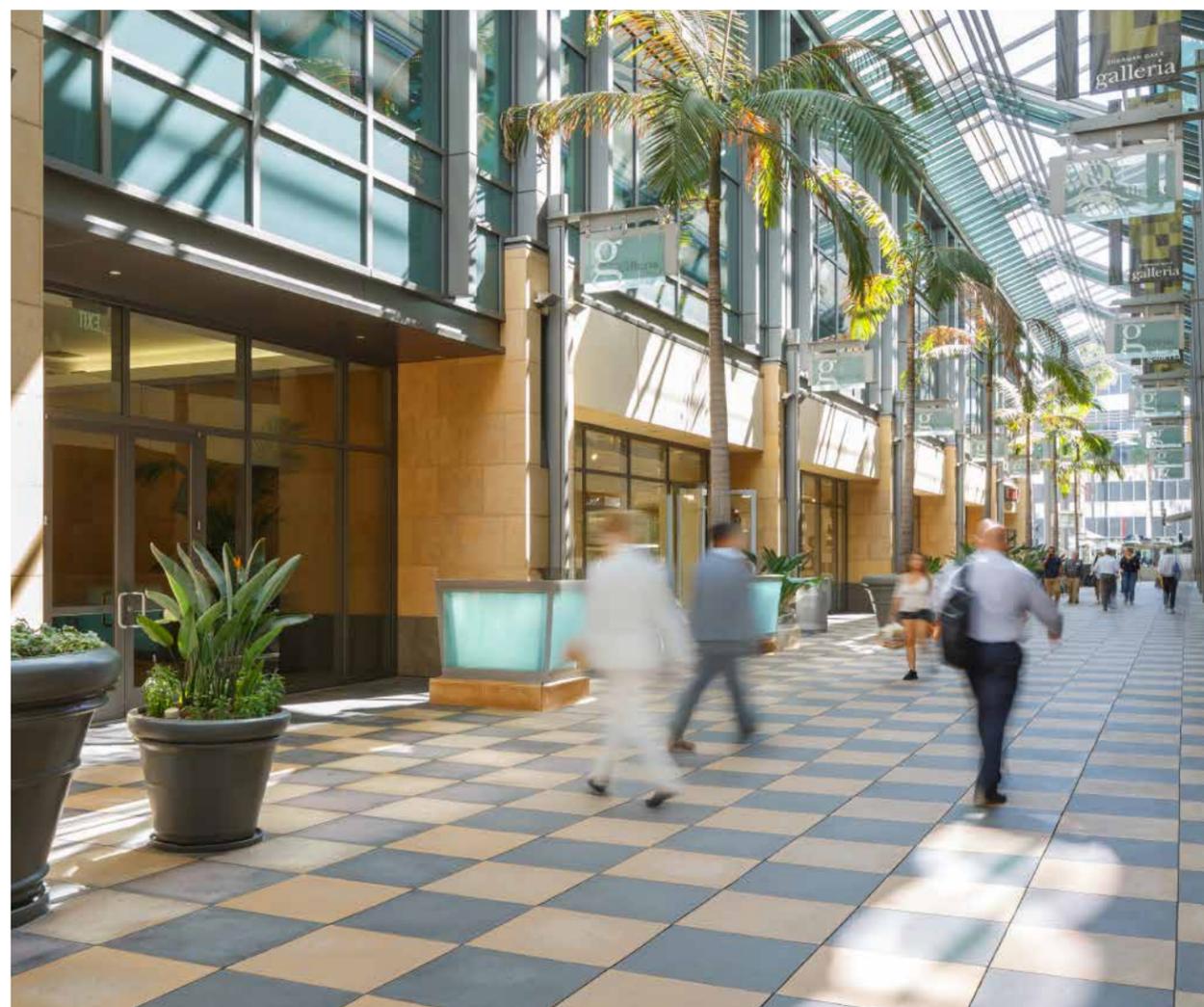
- Flagship ±16,195 SF retail opportunity on the corner of Sepulveda Blvd. and Ventura Blvd.
- Built-in customer base from on-site and neighboring office and residential projects: 3,200 employees on site with 20,000 employees within one mile.
- Highly desirable proximity to 405 and 101 Freeways with over 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

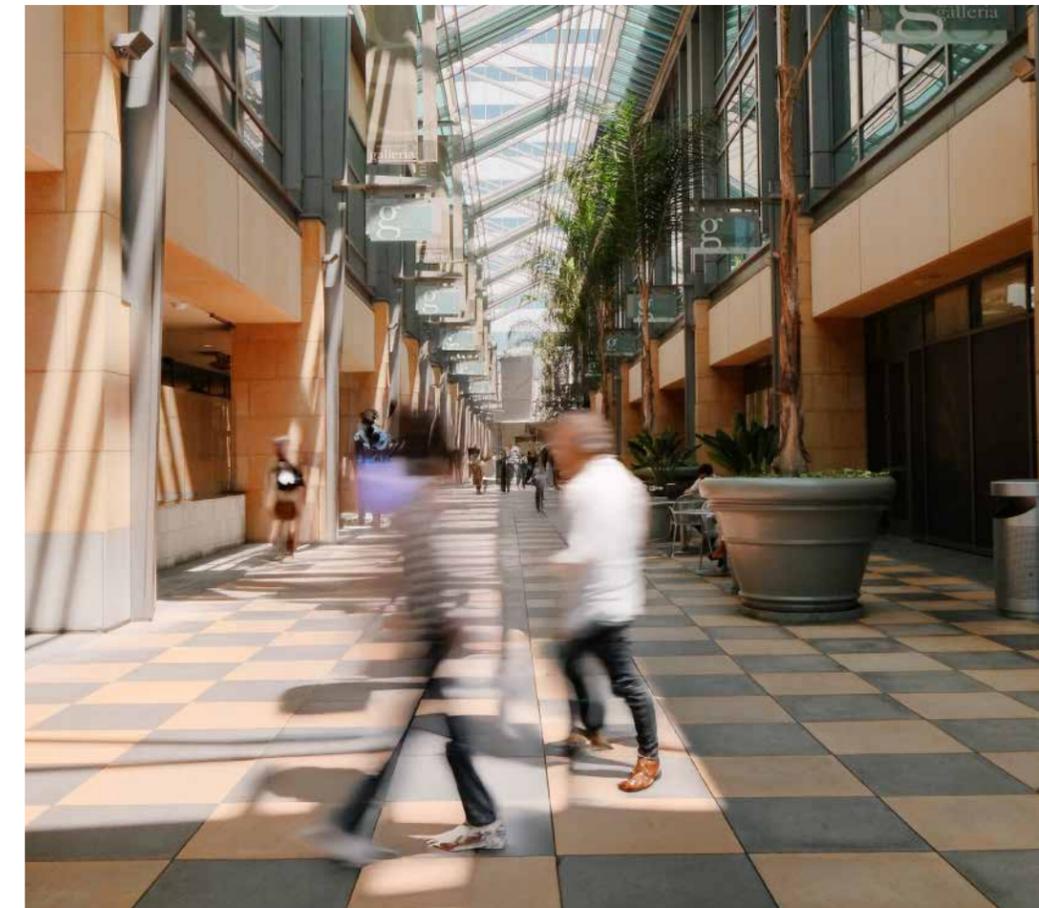


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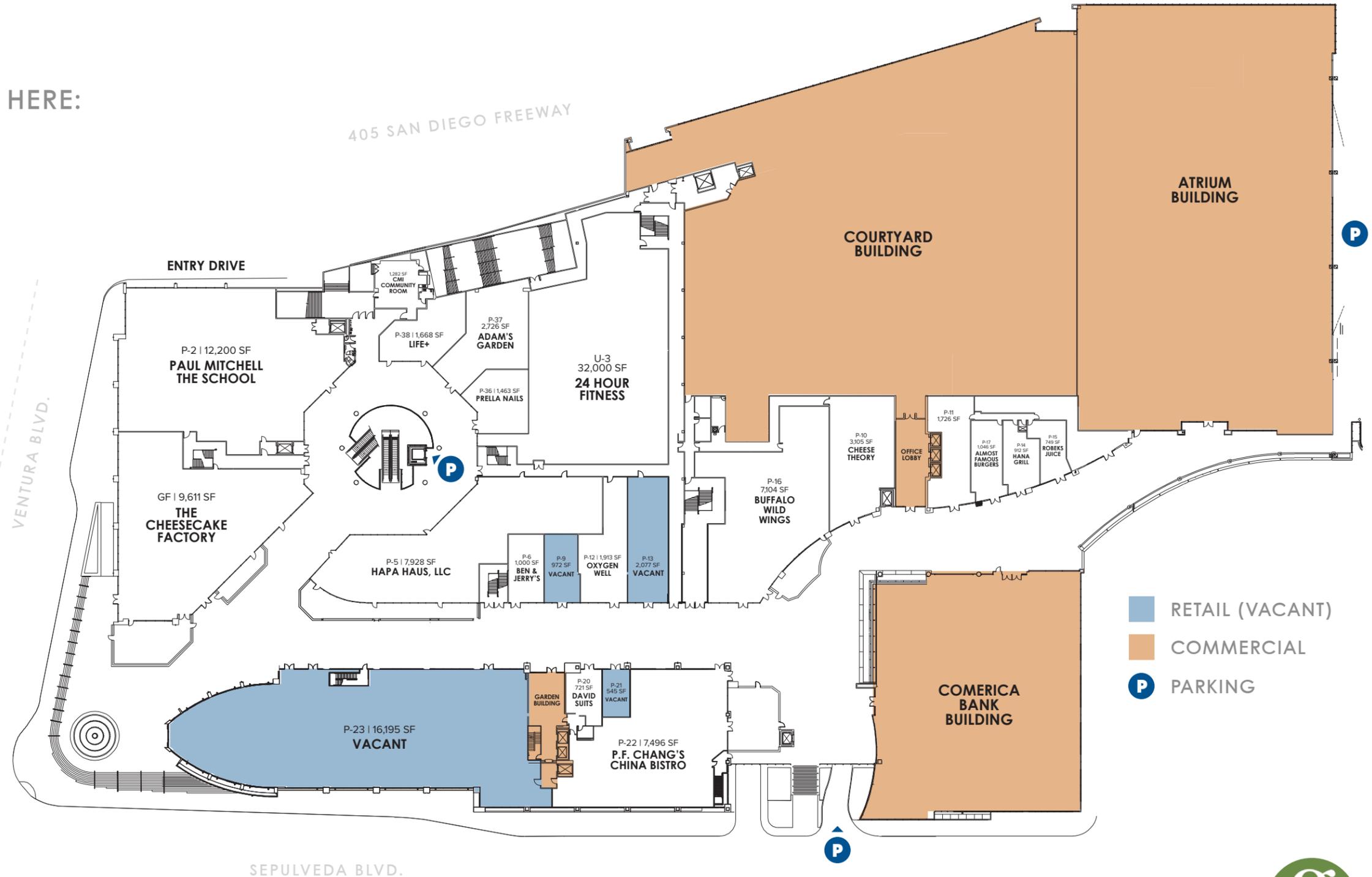






# GROUND FLOOR TENANTS

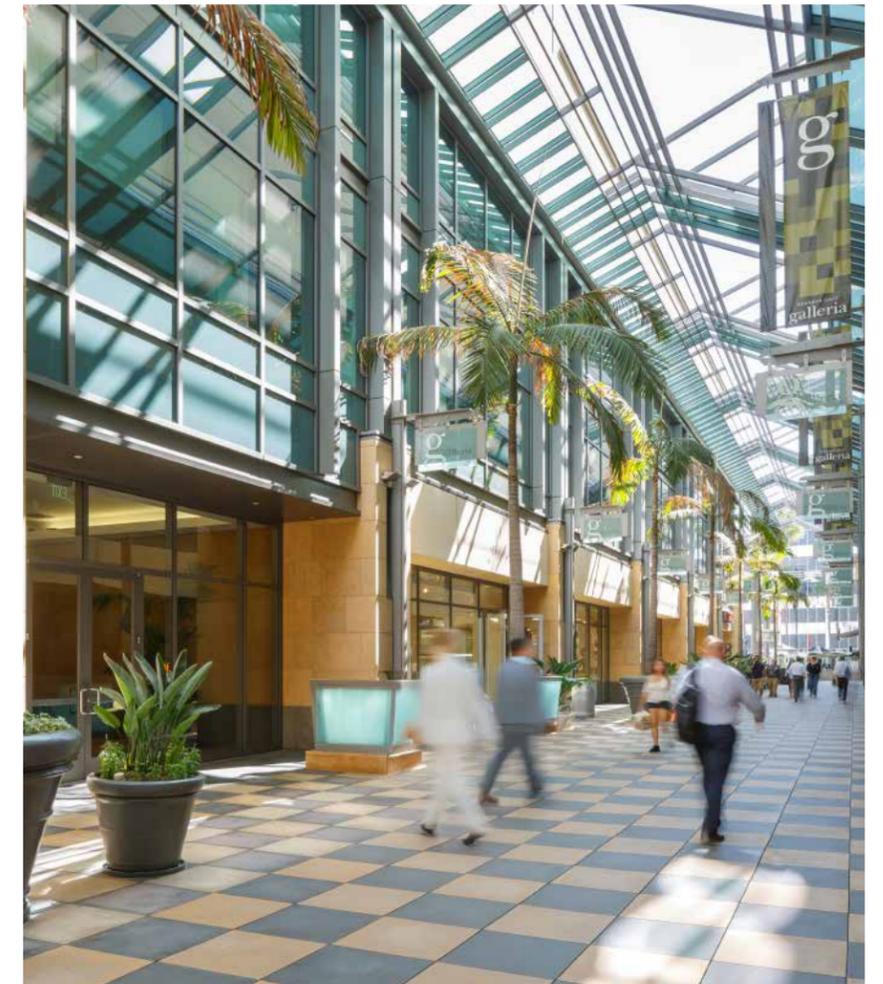
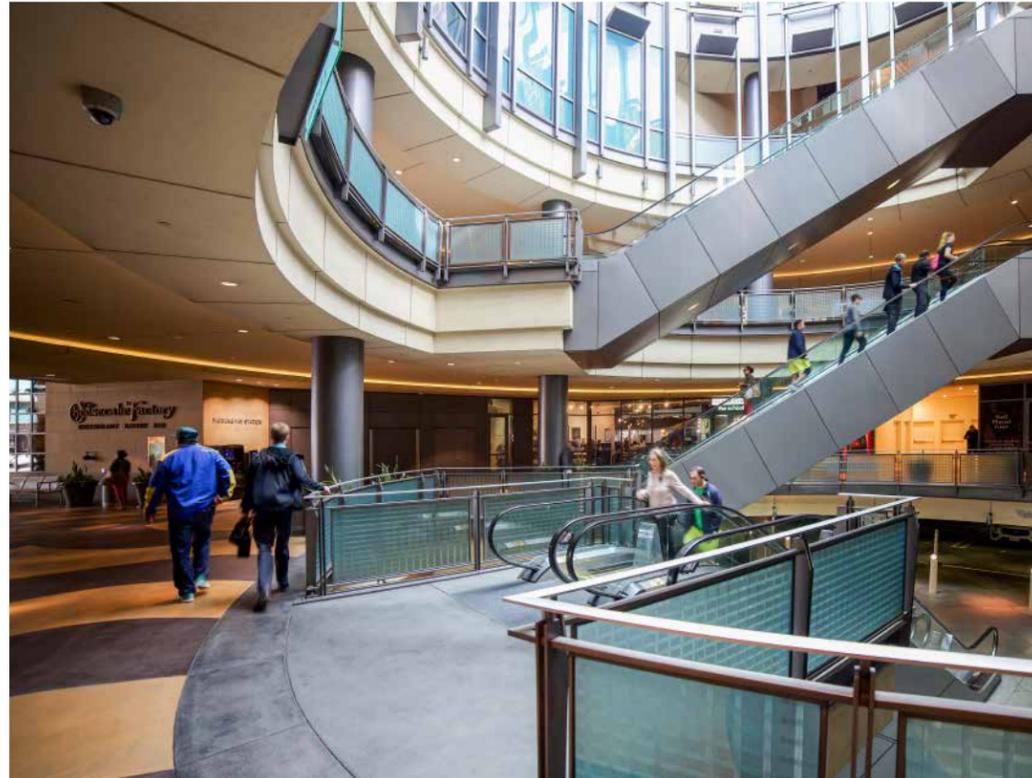
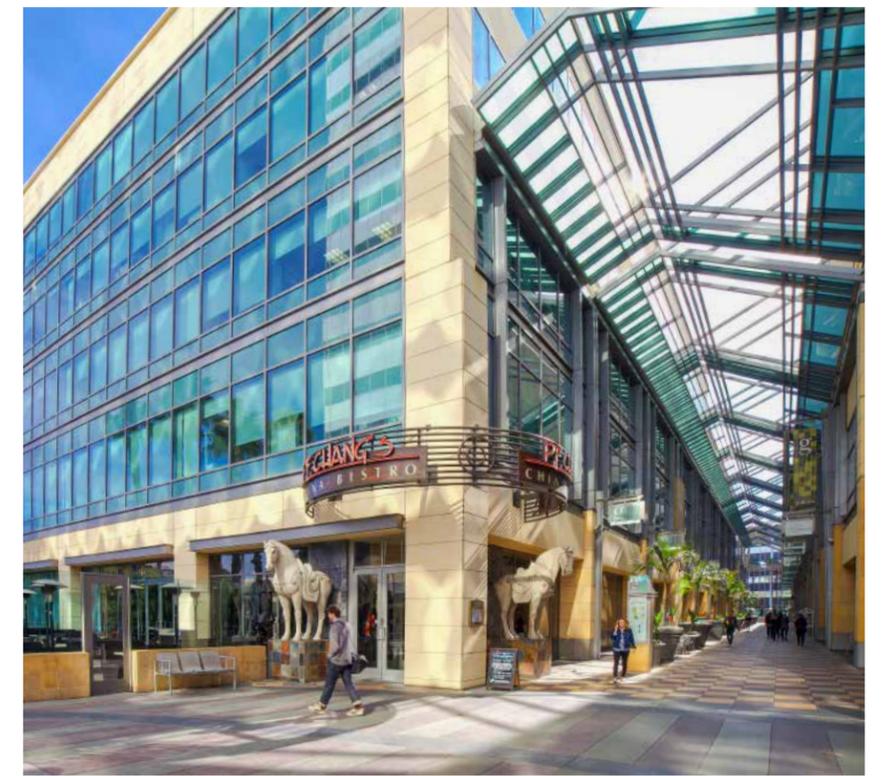
YOUR BRAND BELONGS HERE:



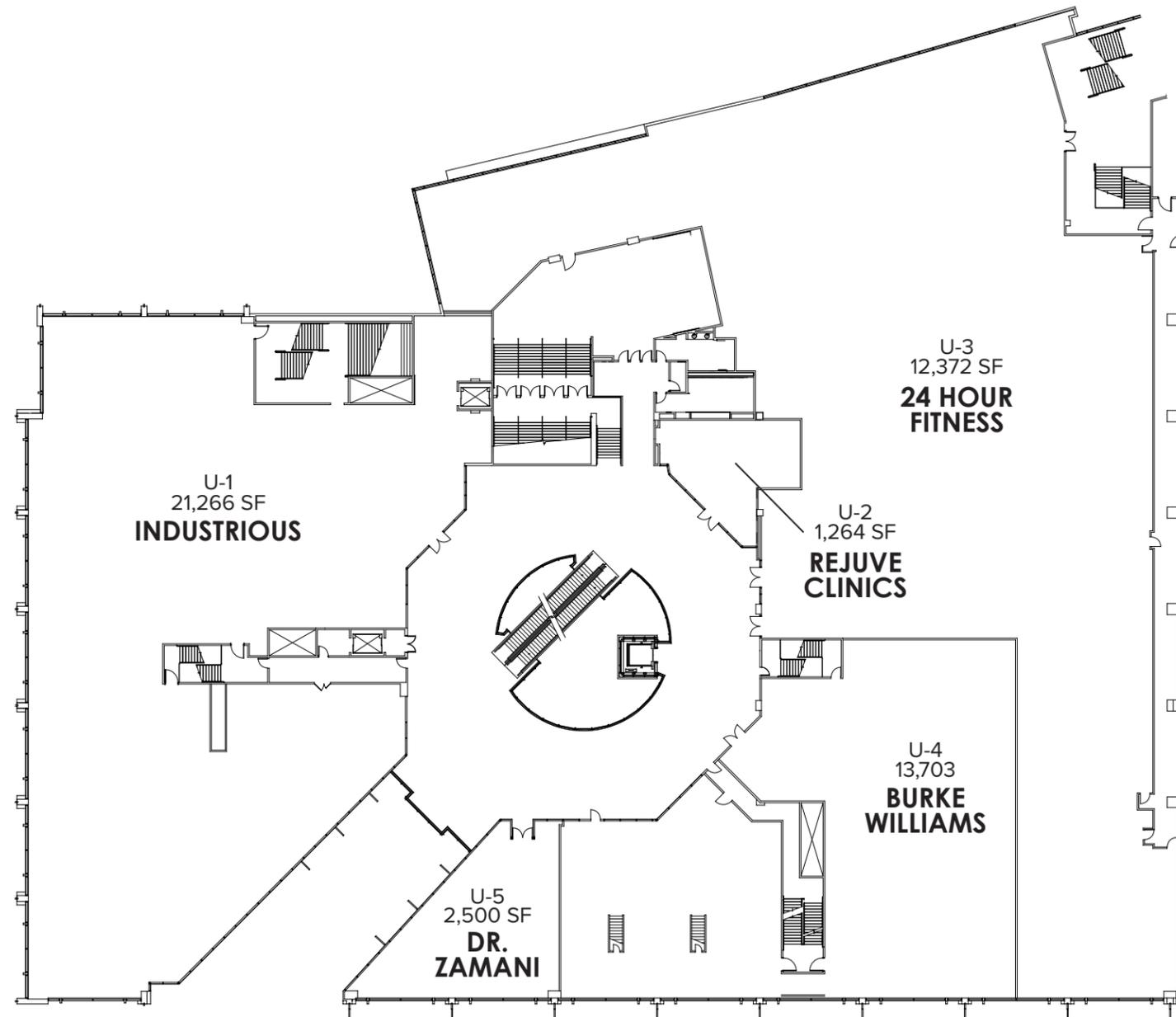
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# SECOND FLOOR TENANTS



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**BURKE WILLIAMS**

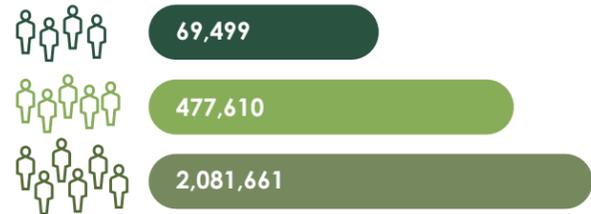


**24 HOUR FITNESS**

# VICINITY MAP



## 2026 POPULATION PER MILE RADIUS (2.5, & 10 MILES):



## AVERAGE HOUSEHOLD INCOME:



## AVERAGE COMMUTE TIME (2 MILE RADIUS)





Comerica Bank

Comerica Bank

S

The Cheesecake Factory

SHERMAN OAK

*galleria*

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