



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*

## RETAIL SHOWROOM/FLEX SPACE AVAILABLE IN SHERMAN OAKS' BEST BLOCK WITH TREMENDOUS FOOT TRAFFIC

13830-13832 Ventura Blvd., Sherman Oaks, CA 91335



**COMMERCIAL  
REAL ESTATE**

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DRE#00907933

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RETAIL FLEX SPACE  
SHERMAN OAKS

# PROPERTY FEATURES

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## APPROX. 1,250-4,000 SF

RETAIL FLEX SPACE AVAILABLE

- ✓ Currently occupied by Arte Fina Furniture\*
- ✓ 50 feet of frontage on Ventura Blvd with excellent fascia signage and roof top blade sign
- ✓ Six parking spaces available in the rear, along with additional street parking
- ✓ Located in a high-income area, ideal for attracting affluent customers
- ✓ Adjacent to Mark's Garden, Sweet Butter, and Pizanna

\*Please Do Not Disturb Tenant

## AREA AMENITIES

- ✓ Conveniently located near the 101 and 405 Freeways, with public transportation options readily available
- ✓ Situated on Ventura Blvd, one of Sherman Oaks' most vibrant and sought-after commercial corridors
- ✓ Close to top-rated public and private schools, making the area attractive to families and ensuring a steady local customer base

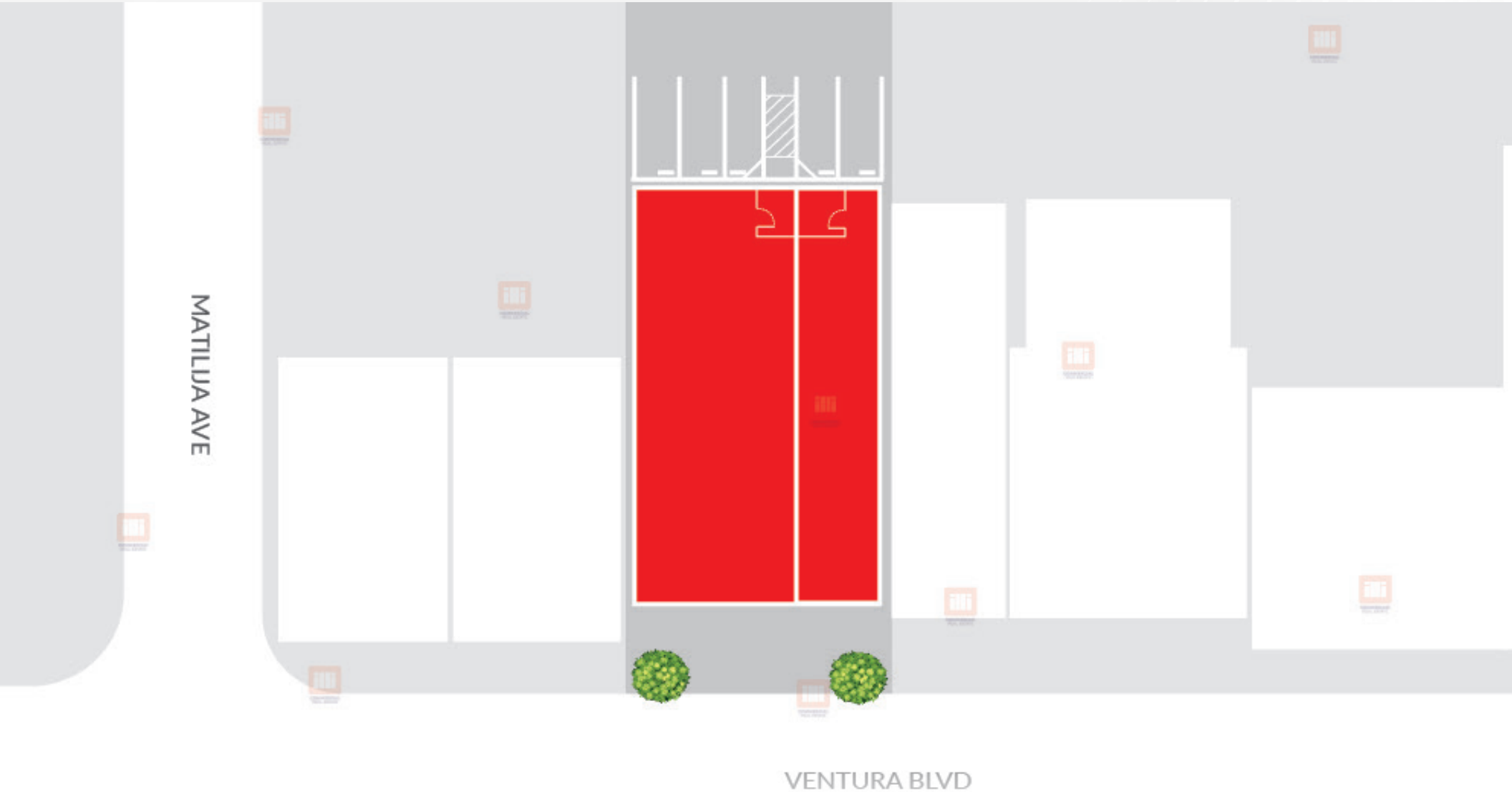


— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	25,294	183,192	502,675
Avg. HH Income	\$135,376	\$125,052	\$112,236
Daytime Pop	22,048	156,962	428,434
Traffic Count	± 24,772 CPD ON VENTURA BLVD		

RETAIL FLEX SPACE  
SHERMAN OAKS

# SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





**AVAILABLE**



**AERIAL MAP**





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