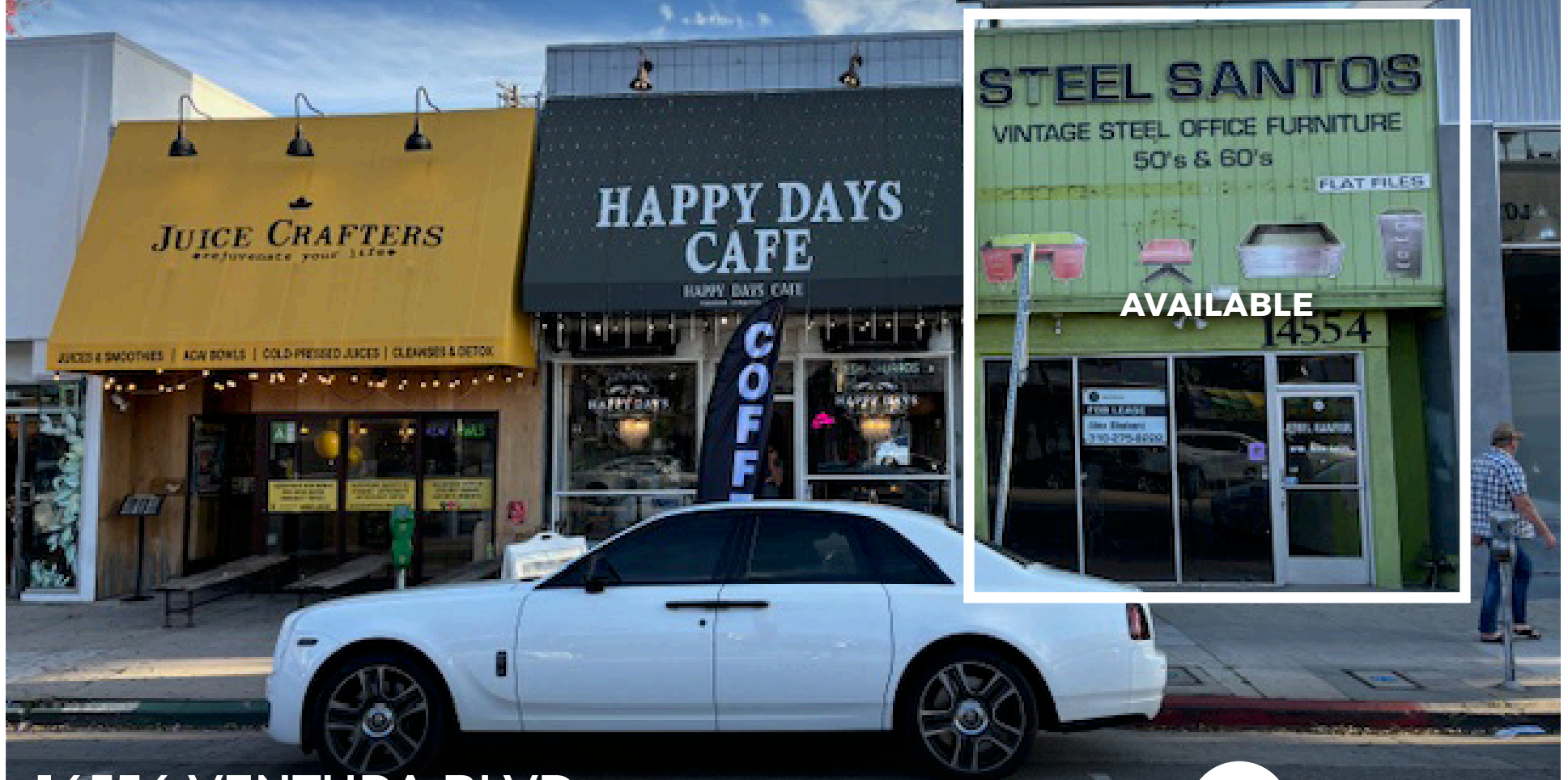


MAIN & MAIN RETAIL SPACE ON VENTURA BOULEVARD IN SHERMAN OAKS AVAILABLE FOR LEASE



14554 VENTURA BLVD
SHERMAN OAKS, CA 91403



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- STOREFRONT HAS GREAT VISIBILITY ON VENTURA BLVD
- SEEKING: NAIL SALON, HAIR SALON, MED SPA, SKIN CARE, PERSONAL TRAINING, YOGA, CELL PHONE, SMOKE SHOP
- ALL DAY WALKING TRAFFIC PLUS 53,000 CPD TRAFFIC COUNTS
- CO-TENANTS: JUICE CRAFTERS AND HAPPY DAYS CAFE
- SURROUNDED BY MAJOR RETAILERS INCLUDING MIDICI PIZZA, WELLS FARGO, DAVE'S HOT CHICKEN, CHIPOTLE, NOAH'S BAGEL, PANDA EXPRESS, BANK OF AMERICA, PAVILIONS, ANAJAK THAI, AND MORE
- EXTREMELY DENSE LOCATION WITH MULTI-MILLION DOLLAR HOMES AND HIGH PRICED APARTMENTS AND CONDOS SURROUNDING THE AREA



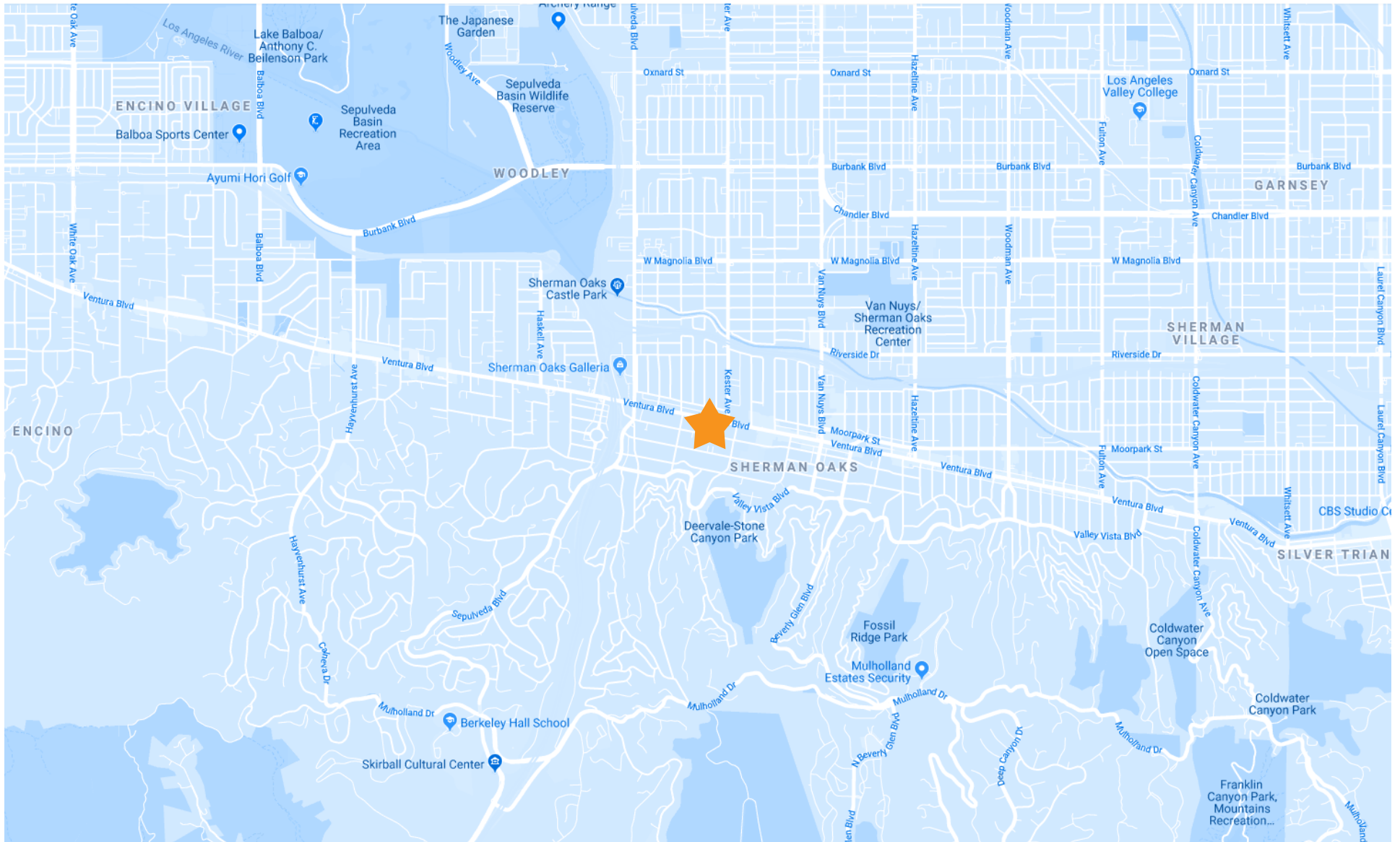
SPACE SIZE

±983 SF

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.



ADDITIONAL PHOTOS



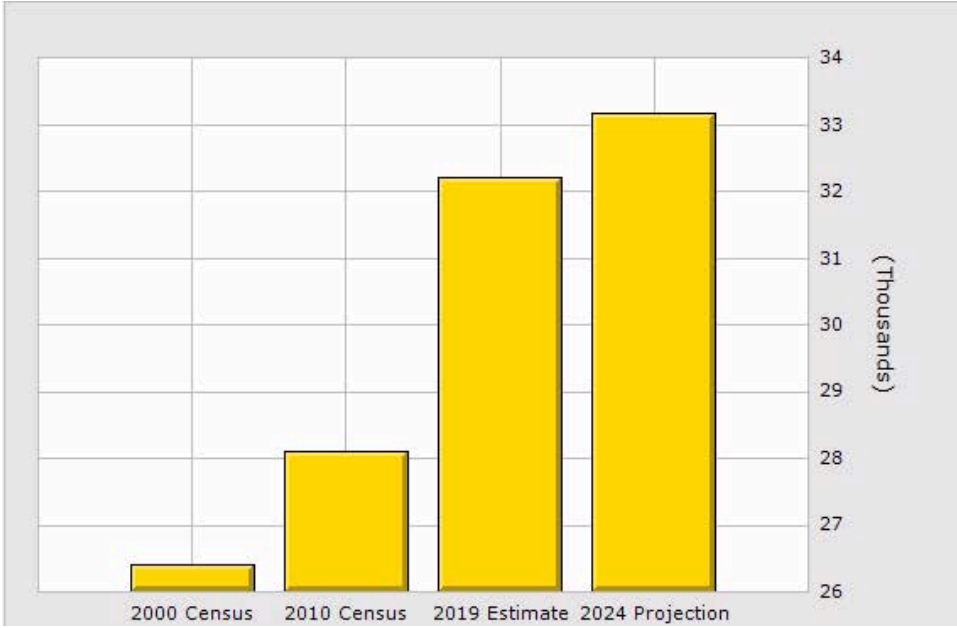
MAP



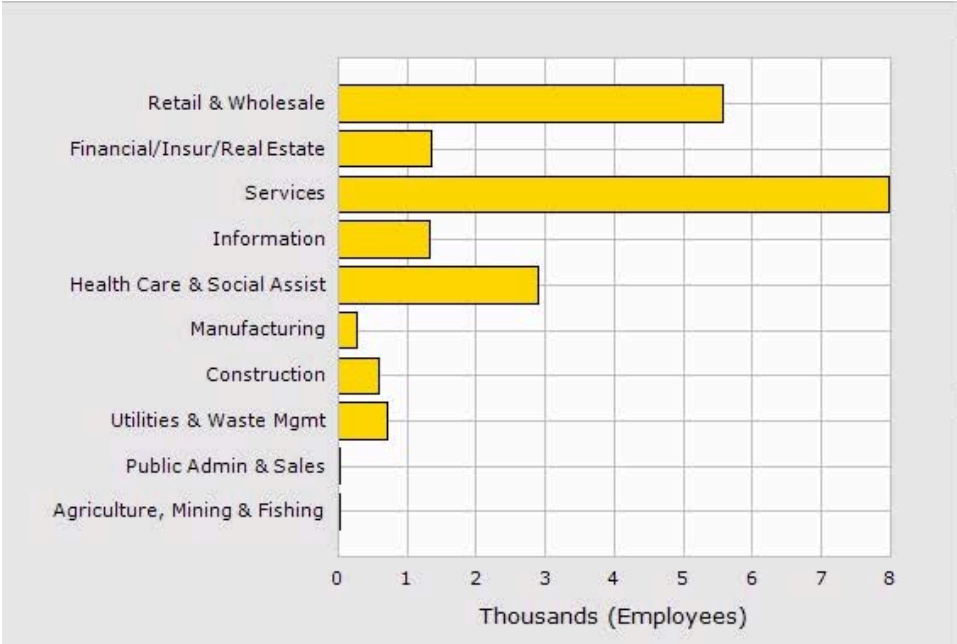
AERIAL



PARKING AERIAL



Population	1 Mile	2 Mile	3 Mile
2019 Total Population:	32,213	82,559	169,833
2024 Population:	33,173	83,792	172,369
Pop Growth 2019-2024:	2.98%	1.49%	1.49%
Average Age:	40.40	40.90	40.10
Households			
2019 Total Households:	15,617	37,991	69,460
HH Growth 2019-2024:	2.48%	1.11%	1.12%
Median Household Inc:	\$84,479	\$89,968	\$81,011
Avg Household Size:	2.00	2.10	2.40
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$899,826	\$883,548	\$889,706
Median Year Built:	1970	1964	1964



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DEMOGRAPHICS



COMMERCIAL
ASSET GROUP



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