



14052
-
14060
ventura blvd
sherman oaks

±1,000 - 2,100 SF

Retail Space Available
CUP for off-site sales in place

Join Sherman Oaks mainstay;
The Local Peasant!





property description

Pegasus is thrilled to present an exceptional leasing opportunity at 14052-14060 Ventura Boulevard, a premier retail corner in the heart of Sherman Oaks. The property offers exceptional visibility along Ventura Boulevard, anchored by a high-traffic intersection and a prominent, irreplaceable pylon sign just one minute from the 101 Freeway. The site benefits from strong daily traffic driven by the adjacent Ralphs, a top 6% performing location nationwide, with over 1.5 million visits in the past 12 months. Notably, the property offers an active CUP with Type-21 and Type-86 licenses for off-site full liquor sales as well as on-site tasting, which would otherwise likely take over a year for a tenant to obtain.

The bustling area features a vibrant mix of neighboring destinations, including The Local Peasant, Mendocino Farms, Bacari, Osteria La Buca, and Whole Foods, further enhancing its appeal as a go-to spot for daily needs and more. With its strategic location on Ventura Blvd, surrounded by very strong demographics, 14052-14060 Ventura Blvd is poised to attract substantial foot traffic and become a cornerstone of this thriving retail corridor.



property highlights

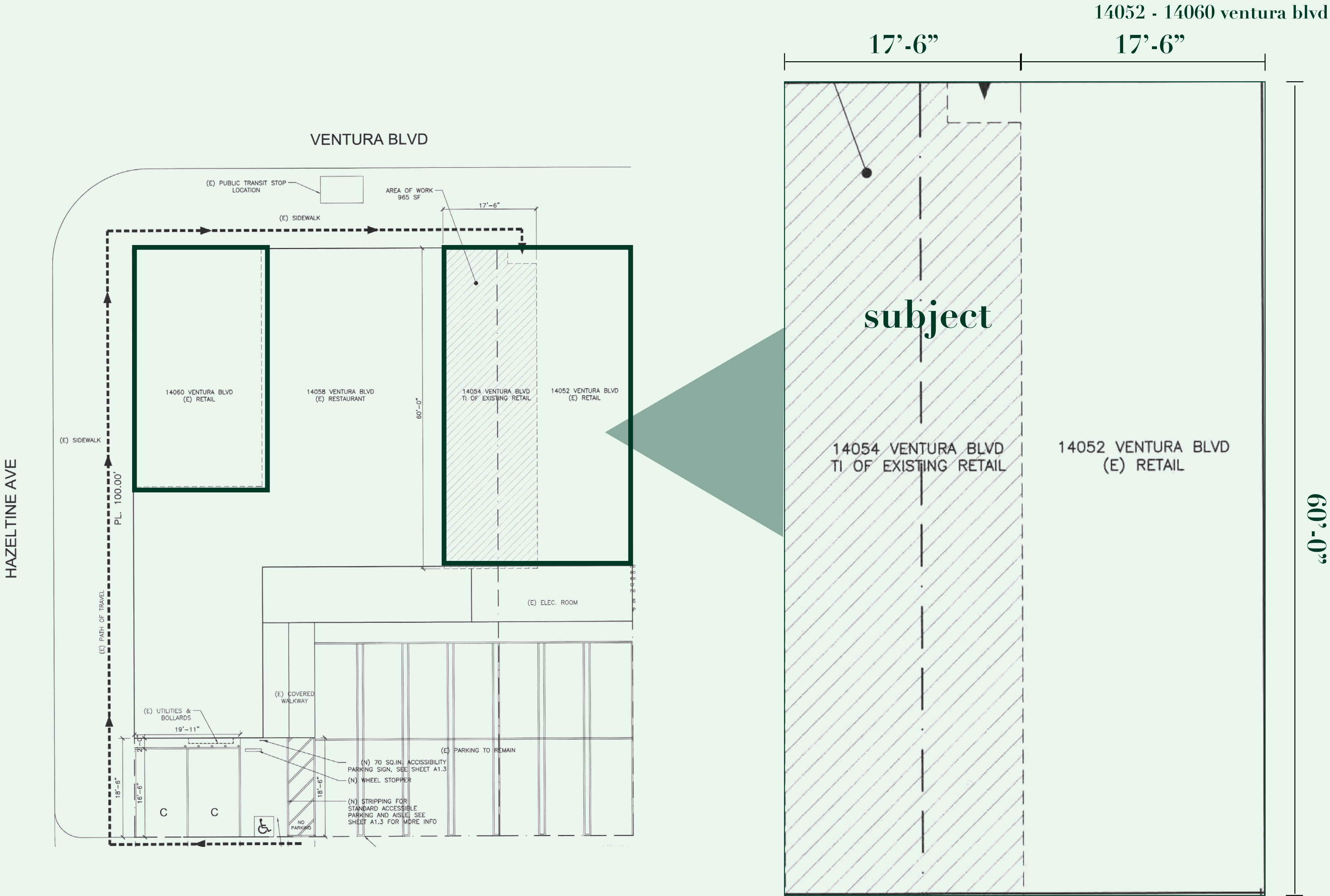
- **Prime Retail Location:** Situated at a high-visibility corner on Ventura Blvd, directly across from Ralphs (48,000 VPD at intersection).
- **Convenient Access:** Minutes away from the 101 Freeway, ensuring easy connectivity
- **Availability:** ± 1,000 - 2,100 SF
- **Active CUP:** Type 21 and Type 86 active licenses available for purchase
- **High Foot Traffic:** Located in a bustling area surrounded by popular destinations
- **Exceptional Demographics:** \$131,000 Average Household Income in 1-mile radius

subject





site plan





sherman oaks, california

The San Fernando Valley of greater Los Angeles is home to just under 2 million residents, and Sherman Oaks is the center of Valley life, both geographically and culturally. Sherman Oaks provides its residents with an urban living style, boasting lots of green spaces amongst a wide array of boutiques, restaurants and shopping areas tucked against the Santa Monica Mountains. The neighborhood evokes a feeling of “Old LA” from its broad boulevards and classic architecture, and has historically been home to many Hollywood celebrities.

Sherman Oaks has grown into a highly desirable neighborhood of 70,000 residents and boasts high-end residences and one of the highest concentrations of top LA schools. As a mature area historically inhabited by those over the age of 40, there has been a growing contingent of young, high-earning families that appreciate the more affordable living options and less hectic lifestyle available in the San Fernando Valley as compared to the Los Angeles basin.



demographics	1-mile	2-mile	3-mile
population	26,933	87,205	185,061
average household income	\$131,904	\$136,249	\$125,512
households	12,994	39,577	78,338



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