



COMMERCIAL  
REAL ESTATE  
*the sign of a profitable property*



VENTURA FWY

AVAILABLE 

WOODMAN AVE

RIVERSIDE DR



# WOODMAN RIVERSIDE

4720-22 Woodman Ave, Sherman Oaks, CA 91423



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# PROPERTY FEATURES

4720-22 Woodman Ave, Sherman Oaks, CA 91423



## APPROX. 4,117 SF

SECOND GENERATION RESTAURANT AVAILABLE

- ✓ Open seating floor plan, kitchen, storage, and 2 restrooms
- ✓ Seating capacity (occupant load): Restaurant: 90
- ✓ Bar area: Seats 23
- ✓ Fully built-out kitchen, hood, walk in cooler, and freezer, dry storage and more
- ✓ No key money

## AREA AMENITIES

- ✓ High density of commercial buildings in the immediate vicinity
- ✓ High residential density and additional new multifamily projects in the area
- ✓ Near schools, places of worship, financial services, restaurants, shopping, and entertainment
- ✓ Adjacent to the 101 freeway & near 405 freeway

## RENTAL RATE

±4,117 SF | \$ 2.75 PSF + \$ 0.35 PSF NNN PER MONTH

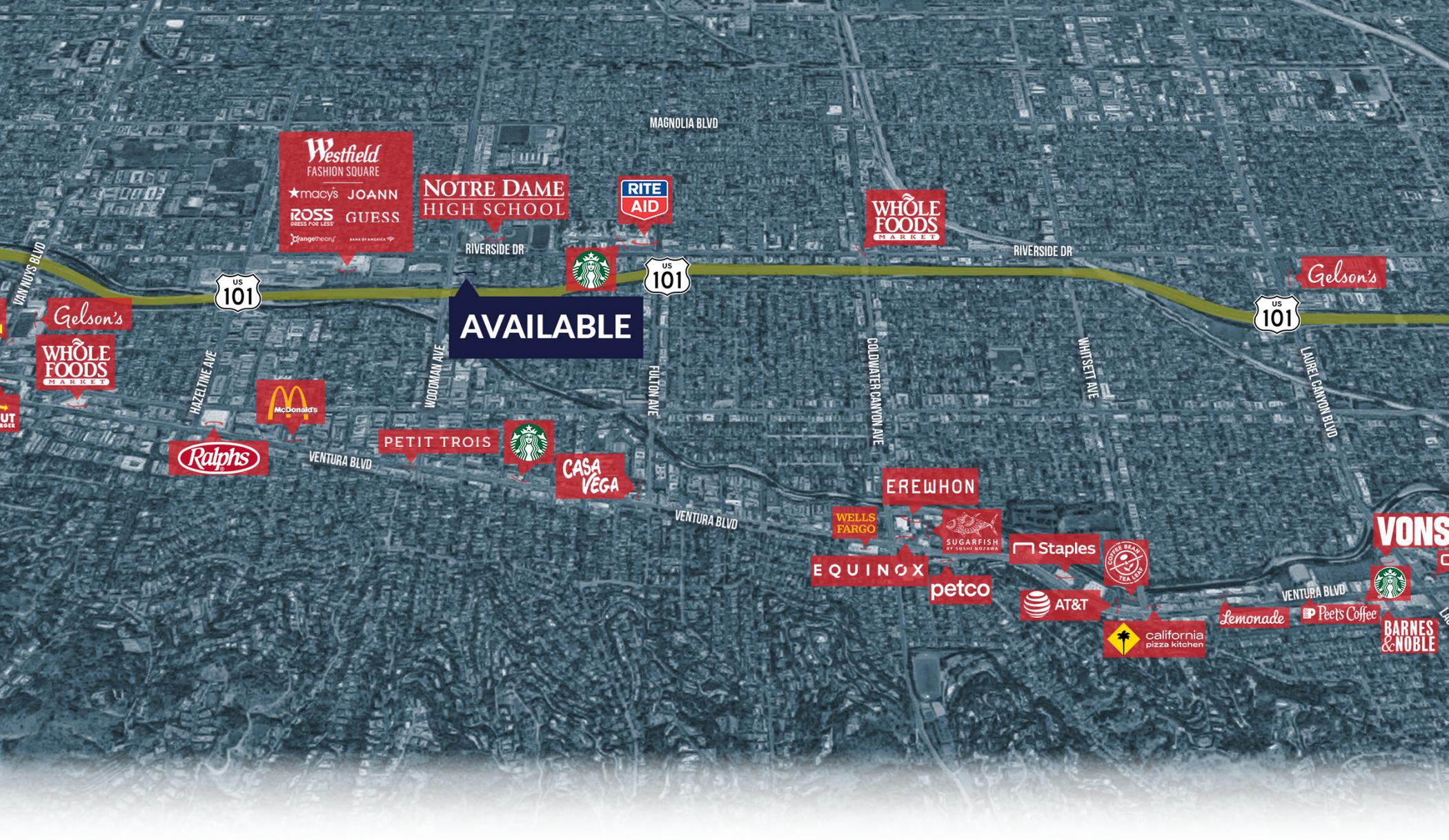
— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	30,744	222,737	548,910
 Avg. HH Income	\$128,756	\$117,732	\$108,780
 Daytime Pop	34,242	231,779	554,548
 Traffic Count	± 39,498 CPD ON WOODMAN AVE & VENTURA FWY		

RESTAURANT SPACE  
SHERMAN OAKS, CA

# INTERIOR PHOTOS

4720-22 Woodman Ave, Sherman Oaks, CA 91423





AVAILABLE



AERIAL MAP



**COMMERCIAL  
REAL ESTATE**

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