

13812

**VENTURA BLVD**

SHERMAN OAKS, CA



**FOR LEASE**

**1,105 SF**

\$4.15 PSF / NNN

AVAILABLE AUGUST 1, 2026

**LOCATION HIGHLIGHTS**



**HEAVY FOOT TRAFFIC**



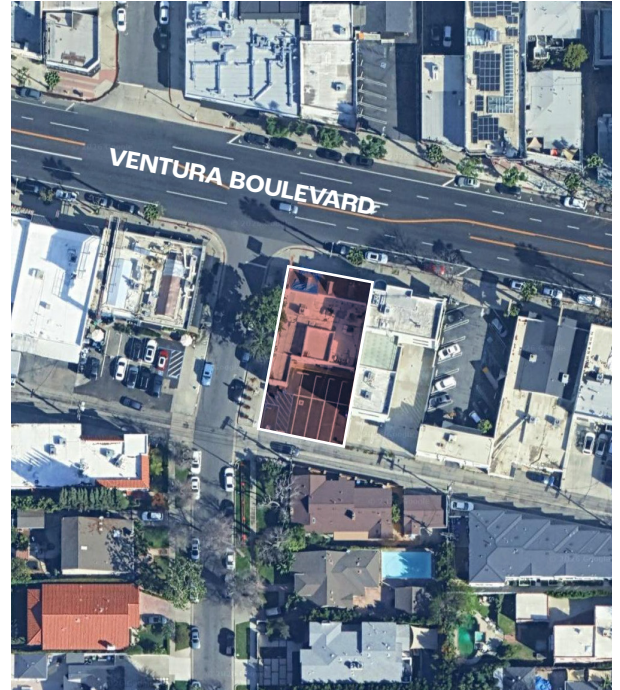
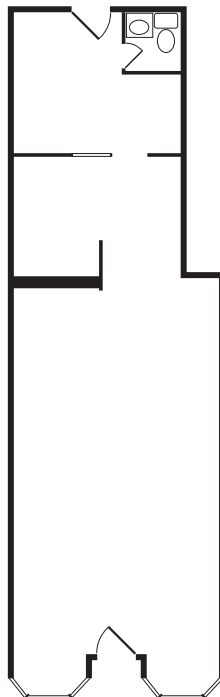
**LOCATED IN THE HEART OF SHERMAN OAKS**



**MANY RESTAURANTS WITHIN WALKING DISTANCE**



**REAR PARKING & ALONG VENTURA BOULEVARD**



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