

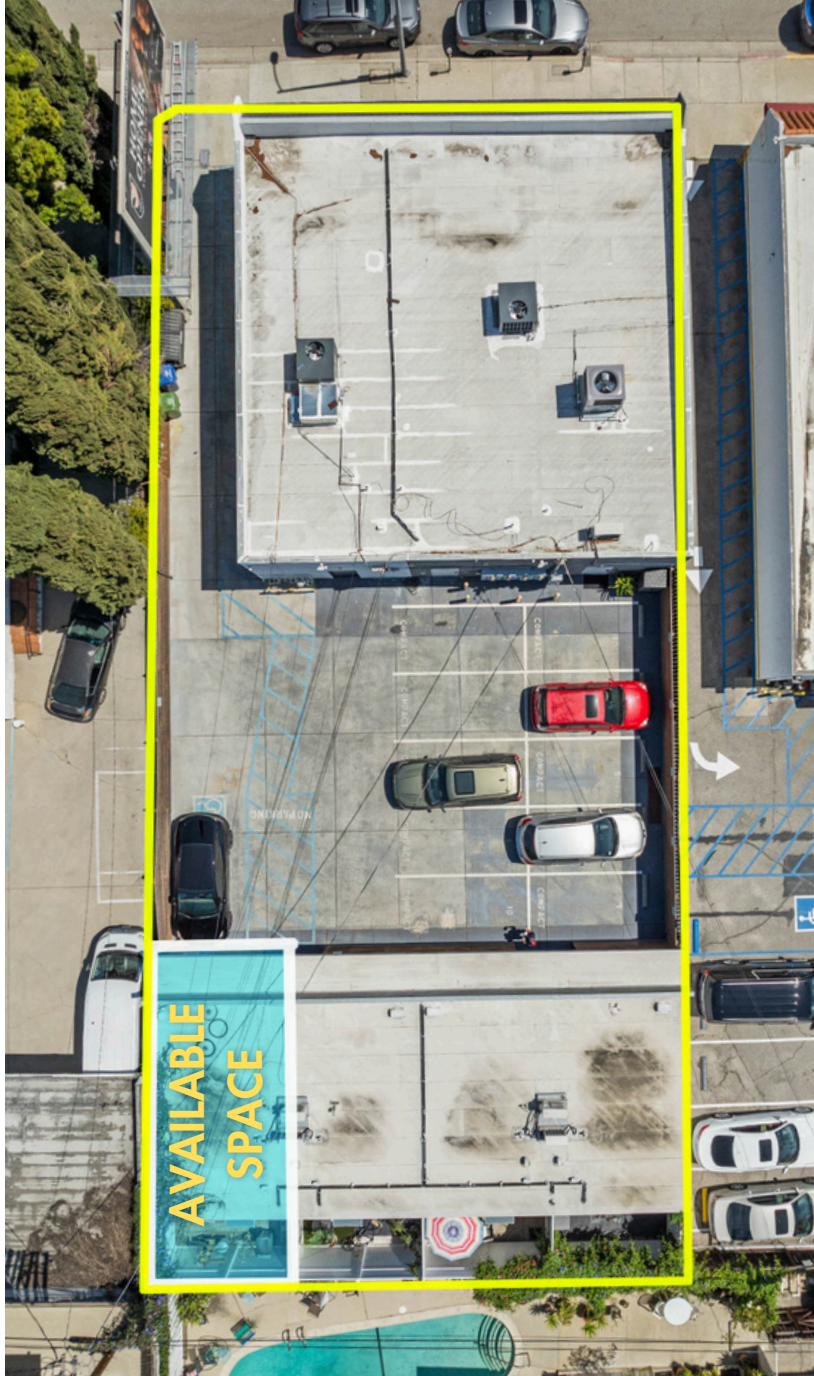


4325-4327 WOODMAN AVE, SHERMAN OAKS, CA 91423

RETAIL/OFFICE SPACE



FOR LEASE
OFFERING MEMORANDUM



● SITE DESCRIPTION

IKON Properties is proud to present an Office opportunity at 4325–4327 Woodman Ave, Sherman Oaks, CA 91423, located along one of Sherman Oaks’ established commercial and light industrial corridors. The property offers functional industrial space with flexible configurations suitable for a range of uses, including warehouse, distribution, light manufacturing, service-oriented operations, or creative industrial applications. The building features efficient floor layouts, practical clear heights, and loading functionality designed to support day-to-day operational needs while allowing users to adapt the space to their specific business requirements.

Situated on a well-positioned parcel along Woodman Avenue, the property provides on-site parking and convenient access for employees, vendors, and deliveries. Its central Sherman Oaks location offers close proximity to major arterials, the U.S. 101 Freeway, and surrounding San Fernando Valley submarkets, enhancing regional connectivity. Overall, 4325–4327 Woodman Ave represents a compelling opportunity for users seeking adaptable industrial space in a highly accessible and supply-constrained Sherman Oaks location.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Retail/Office

AVAILABLE SPACE
SF

YEAR BUILT
1948

ZONING
LAC2



PROPERTY HIGHLIGHTS

- Flexible office layouts suitable for professional, administrative, or creative users
- Prime Sherman Oaks location along Woodman Avenue with strong accessibility
- Convenient access to the U.S. 101 Freeway and surrounding Valley submarkets
- On-site parking for employees and visitors
- Close proximity to retail and dining amenities supporting daily business needs

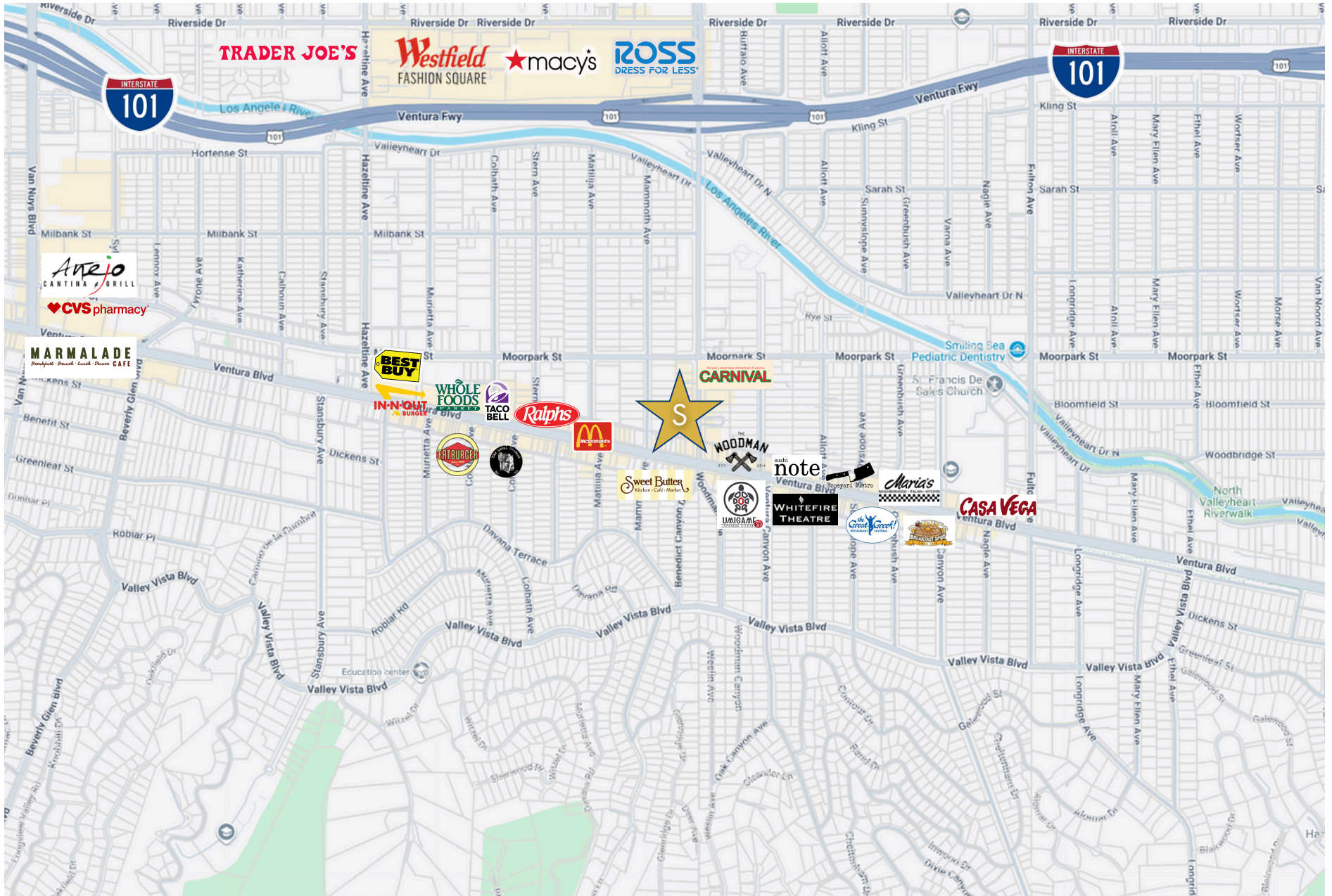


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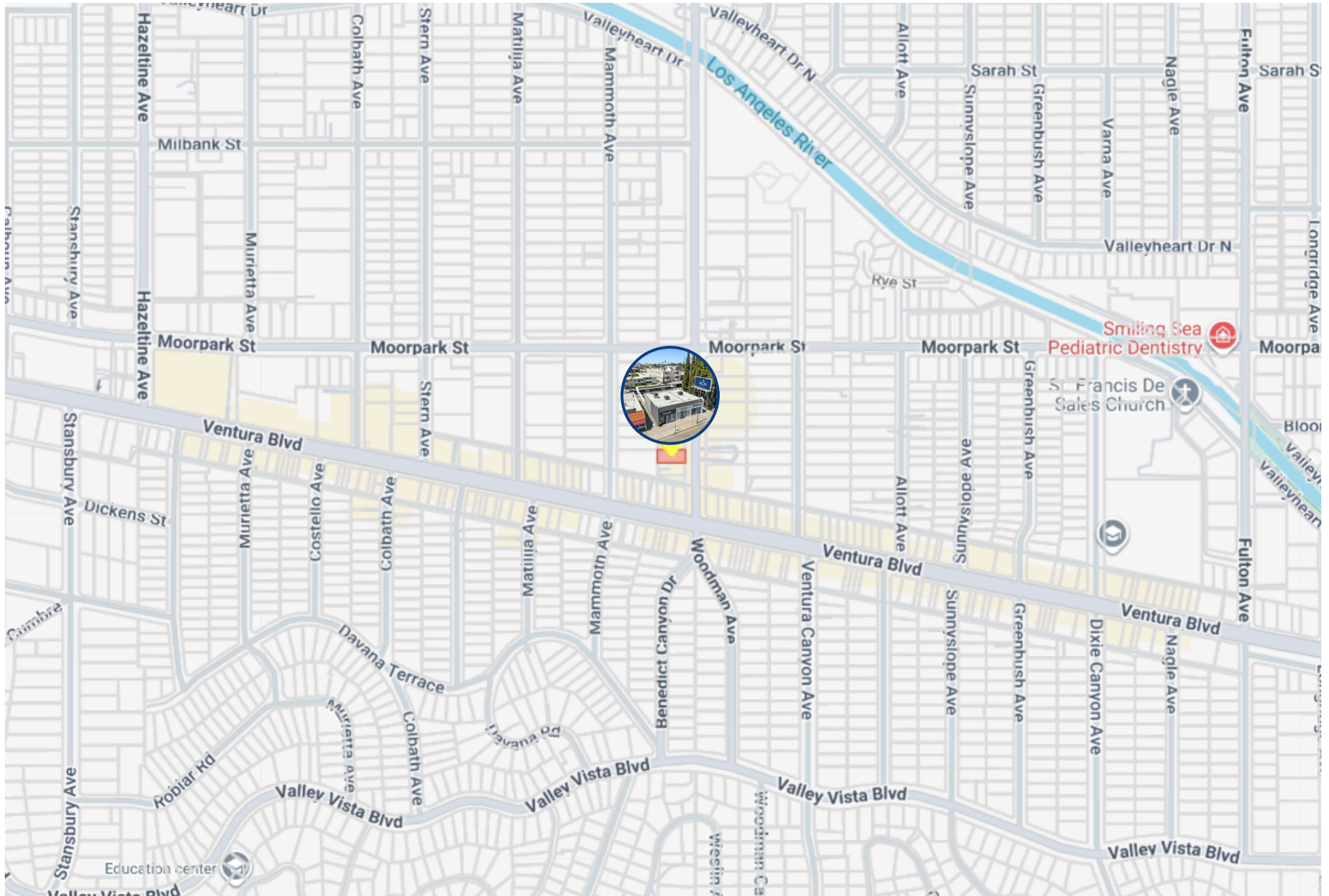
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	26,469	192,693	524,634
2029 Population	25,717	187,505	511,790
Pop Growth 2024-2029	-2.84%	-2.69%	-2.45%
Average Age	41.30	40.80	39.50
2024 Total Households	12,517	82,195	203,105
HH Growth 2024-2029	-3.16%	-2.95%	-2.68%
Median Household Income	\$99,932	\$92,984	\$80,274
Avg Household Size	2.10	2.30	2.40
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$1,075,094	\$1,045,999	\$997,679
Median Year Built	1968	1968	1967



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