

# Delivering 2027.

## SHERMAN OAKS SQUARE



4454 Van Nuys Blvd, Sherman Oaks, CA



RETAIL • RESTAURANT • FITNESS • BEAUTY • MEDICAL • WELLNESS



# The Valley's Premier Retail Destination.

Ventura Boulevard, meet your match.  
Van Nuys Boulevard is leading the retail renaissance.

Van Nuys Boulevard now boasts the highest concentration of national and regional street-front retailers in the trade area — and demand continues to surge. Historically, opportunities along this key corridor have been limited. But that's changing.

## Enter Sherman Oaks Square.

The largest retail transformation on Van Nuys Blvd — and a landmark repositioning for Sherman Oaks.

Located steps from the intersection of Van Nuys Blvd and Ventura Blvd, with ± 70,000 daily drivers, Sherman Oaks Square offers unbeatable visibility and access. Just off the 101 and 405, it's directly in the flow of the Valley's daily commute.

This 4.5-acre center will feature upgraded warm and inviting landscaping and outdoor seating areas, new vanilla shell spaces, and a carefully curated tenant mix that will make good use of the ample ±300 parking stalls available.

**Now pre-leasing for flagship retail, beauty and wellness, food & beverage.**




  
 Westfield FASHION SQUARE  
 Top 15% Regional Mall Nationally per Placer.ai  

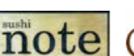


**SHERMAN OAKS**  
 SQUARE

THE SHOPS AT  
**SPORTSMEN'S LODGE**  
**alo EREWHON**  
**EQUINOX**  **VUORI**




**TRADER JOE'S**



**WHOLE FOODS MARKET**

**IN-N-OUT BURGER**

**EL TORITO MEXICAN RESTAURANT**

**Gyu-Kaku Japanese BBQ**

VAN NUYS BLVD

VENTURA BLVD



±70,000 VPD

**g** SHERMAN OAKS galleria

REGAL The Cheesecake Factory 24 HOUR

BUFFALO WILD WINGS FRIDA'S P.F. CHANG'S

# SHERMAN OAKS SQUARE

## Prime Location with High Visibility.

Strategically positioned at the signalized intersection of Van Nuys Boulevard and Moorpark Street, Sherman Oaks Square sits at the gateway to the Ventura Blvd commercial corridor—capturing constant commuter flow from Sherman Oaks, Studio City, and Encino, and delivering unmatched convenience and accessibility for daily traffic.



TACOS 1986 Joe's Pizza Bo-re-Kas Sephardic Pastries

CAVA Anajak Thai

BLU JAM CAFE

PAVILIONS

IN-N-OUT BURGER

target

BEST BUY  
Top 25% Store per Placer.ai

burger lounge THE ORIGINAL grass-fed burger  
AFTERS HANDCRAFTED ICE CREAM  
Luna Grill mediterranean kitchen  
Starbucks  
Carbon Health

Gelson's  
Top 25% Store per Placer.ai



±70,000 VPD

±45,000 VPD

±275,000 VPD

VENTURA BLVD

VAN NUYS BLVD

MOORPARK ST

ENCINO



# Sherman Oaks Square: Designed for How People Live, Shop, & Move

Sherman Oaks Square delivers an intentionally curated experience in the core of the Valley.

Strategically located at Van Nuys Blvd & Moorpark St, the project brings together a synergistic mix of food & beverage, boutique fitness, retail, beauty & wellness, and daily needs tenants to create an ecosystem of complementary offerings that also serves as a third gathering place for a community in need of a retail destination.

Surrounded by top-performing anchors including:

- Best Buy: ~\$50M annually
- Gelson's: ~\$20M annually
- Pavilions: ~\$50M annually
- Ralph's: ~\$60M annually

*\*Estimated sales numbers. Tenant to verify.*

Sherman Oaks Square delivers the modern, multi-tenant synergy that today's retailers demand in a format that's accessible, walkable, and designed for sustained foot traffic from morning to night.



# A Can't-Miss Market for Growth

## Sherman Oaks: Where LA's Affluence Meets Everyday Accessibility

Sherman Oaks sits at the heart of the San Fernando Valley, offering a rare blend of suburban charm and urban convenience. Framed by the Santa Monica Mountains and easily accessible via US-101 and I-405, this neighborhood draws affluent professionals, young families, and legacy residents who value walkability, schools, and a vibrant commercial core.

### Neighborhood Highlights

- Highly Affluent & Established**

Avg. Household Income (2-Mile): \$135,000+  
Known for top-rated schools, luxury homes, and multi-generational residents.

- Retail Magnetism**

Anchored by Ventura Blvd and proximity to Fashion Square Mall, with powerhouse neighbors like Gelsons, Whole Foods, and Best Buy.

- Lifestyle at Every Corner**

From fine dining and boutique fitness to daily essentials, Sherman Oaks is built around convenience-driven consumption.

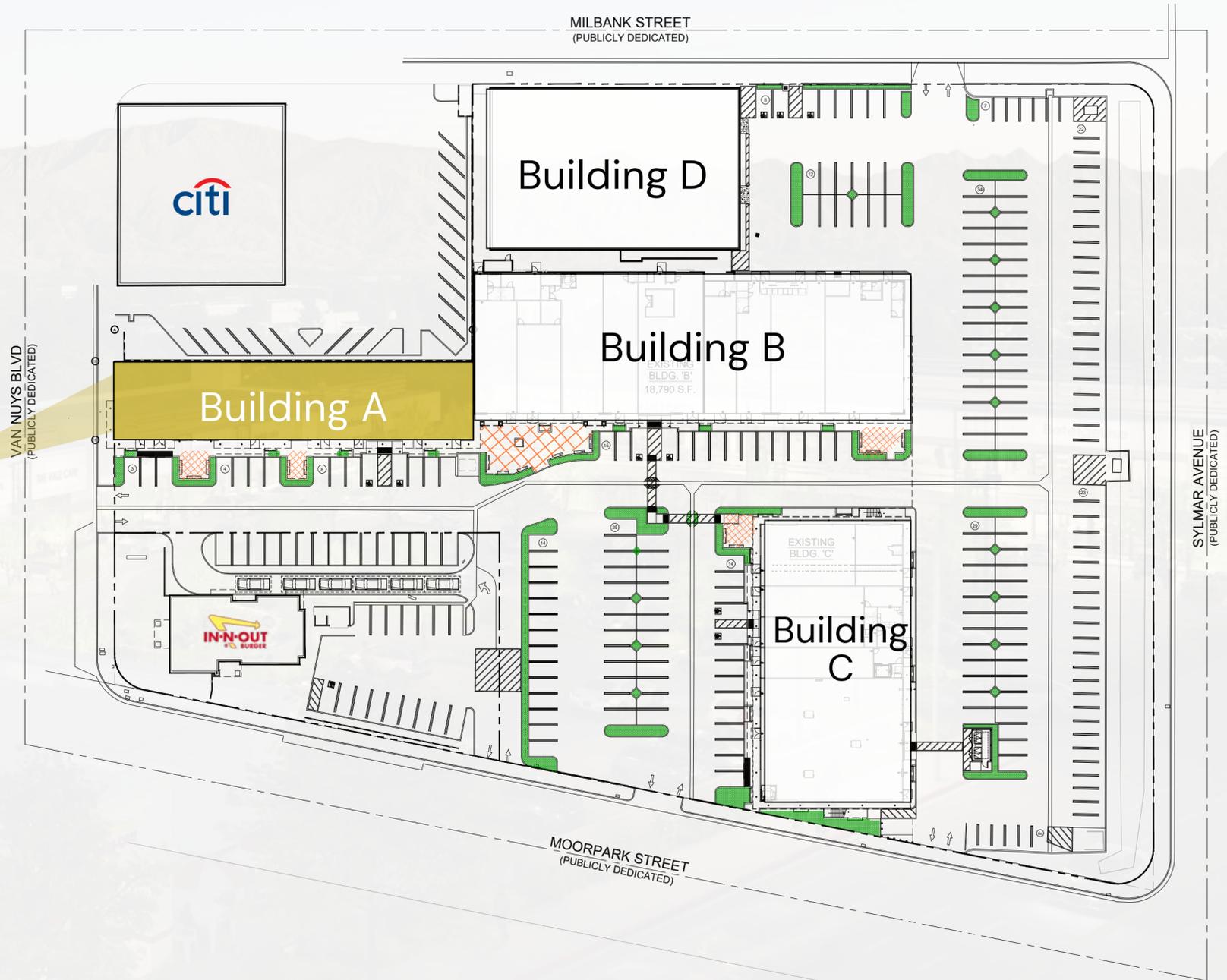
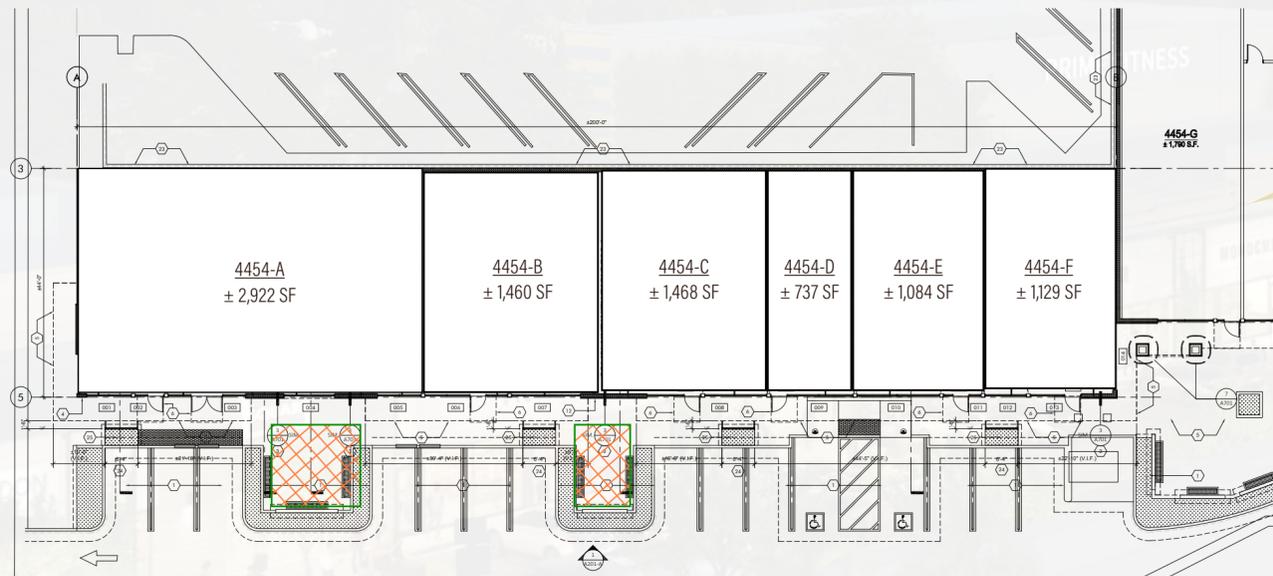
- Commercial Synergy**

Situated directly in the middle of the San Fernando Valley's traffic drivers, Sherman Oaks sits directly to the east of Woodland Hills and Encino and directly to the west of Studio City, Burbank and Toluca Lake.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	30,869	182,996	511,882
HOUSEHOLDS	14,863	75,312	200,410
AVERAGE HOUSEHOLD INCOME	\$127,608	\$125,060	\$109,299

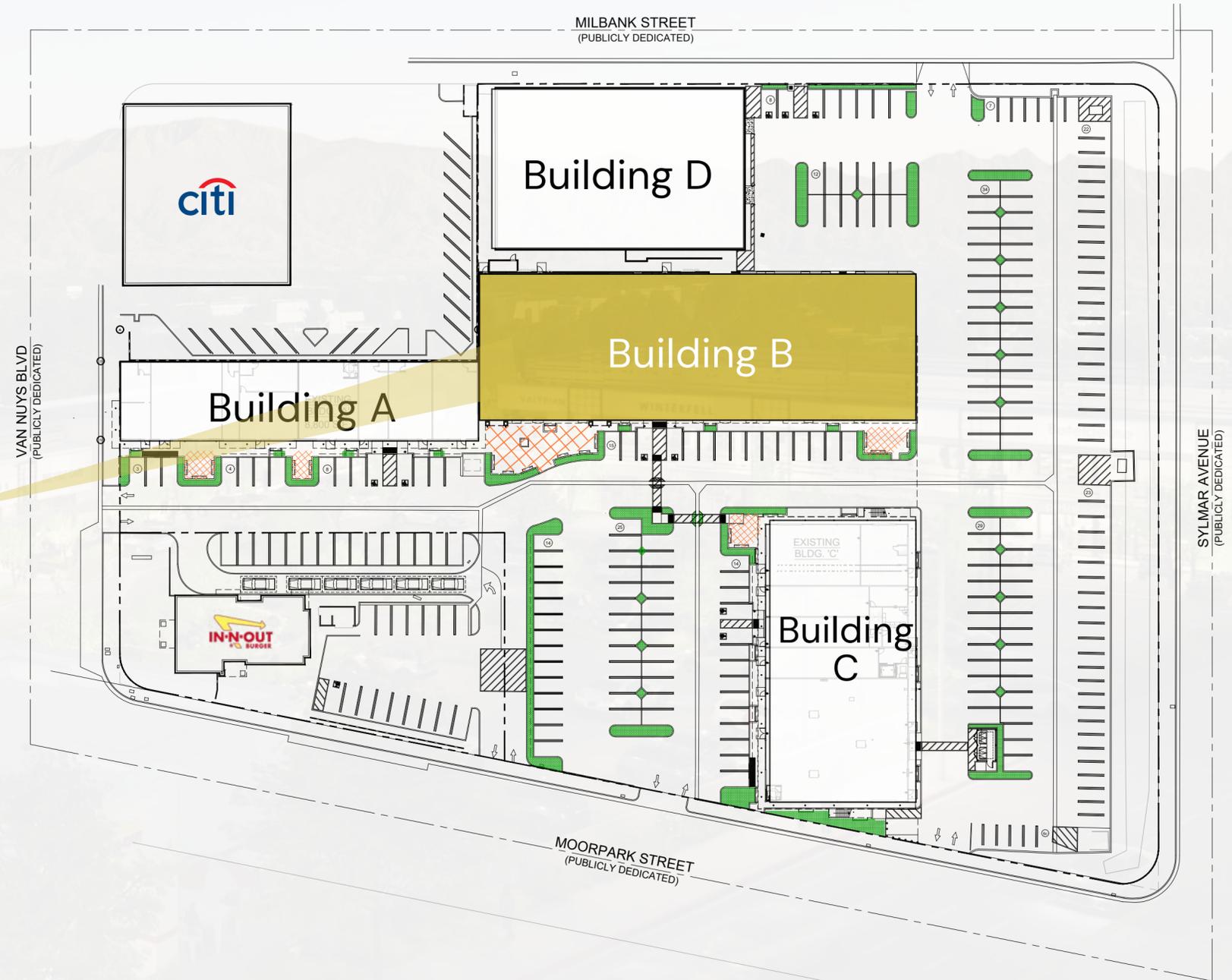
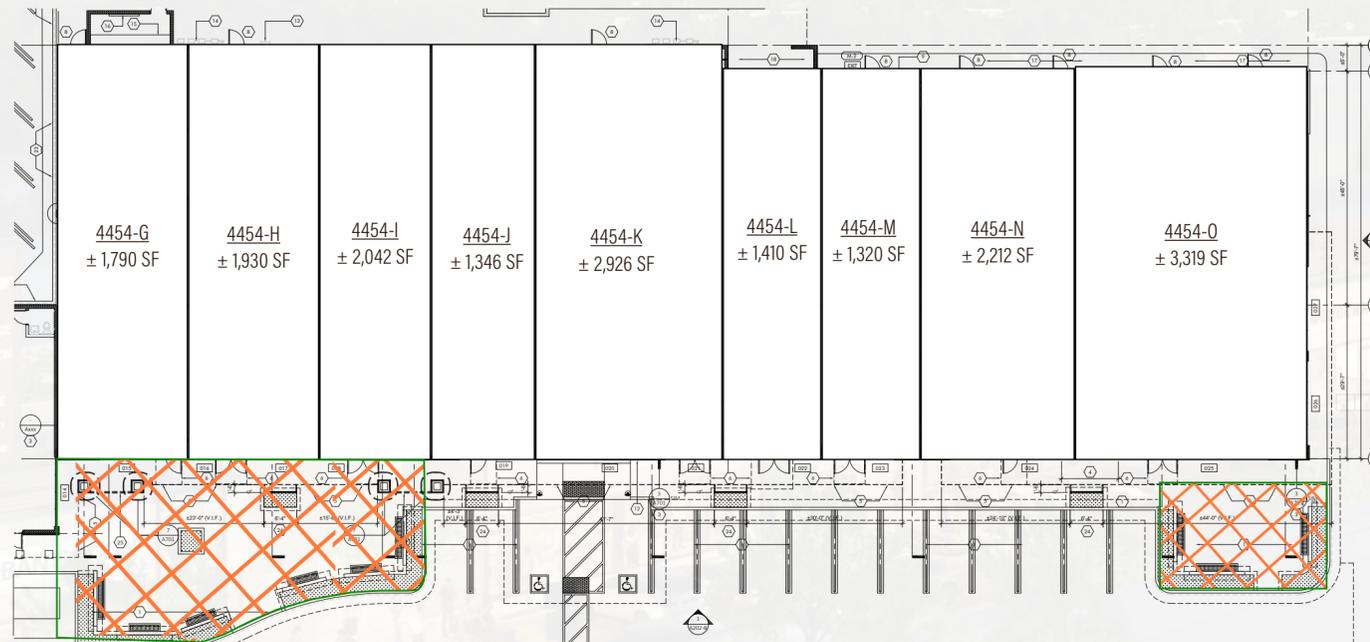
# Building A

*Spaces can be combined*



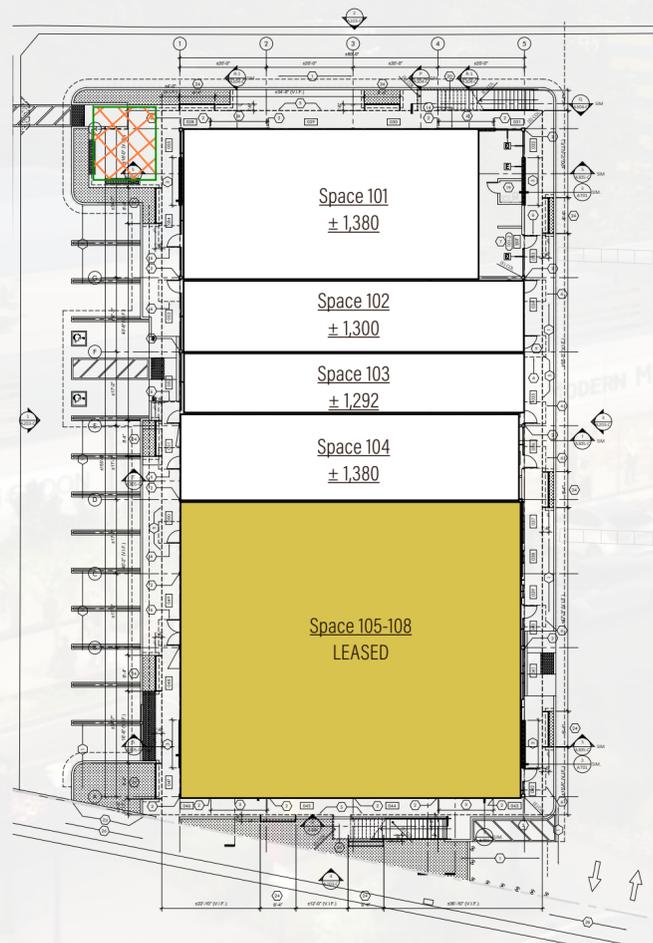
# Building B

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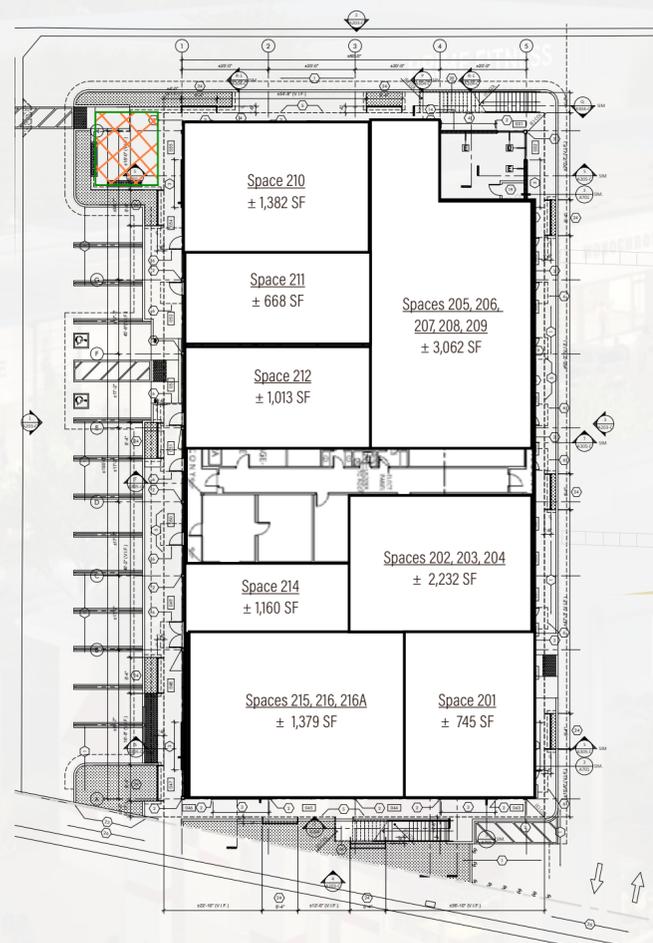


# Building C

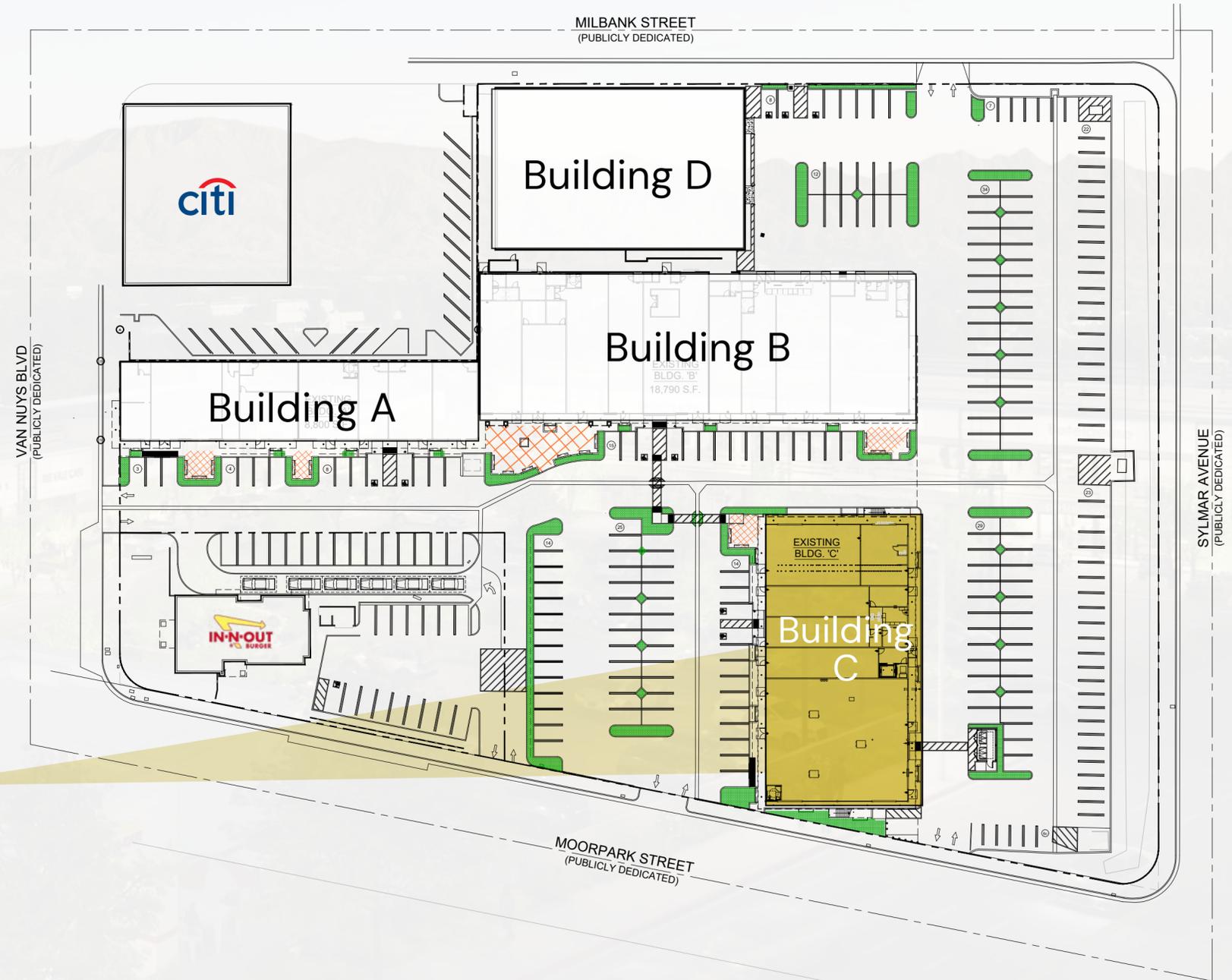
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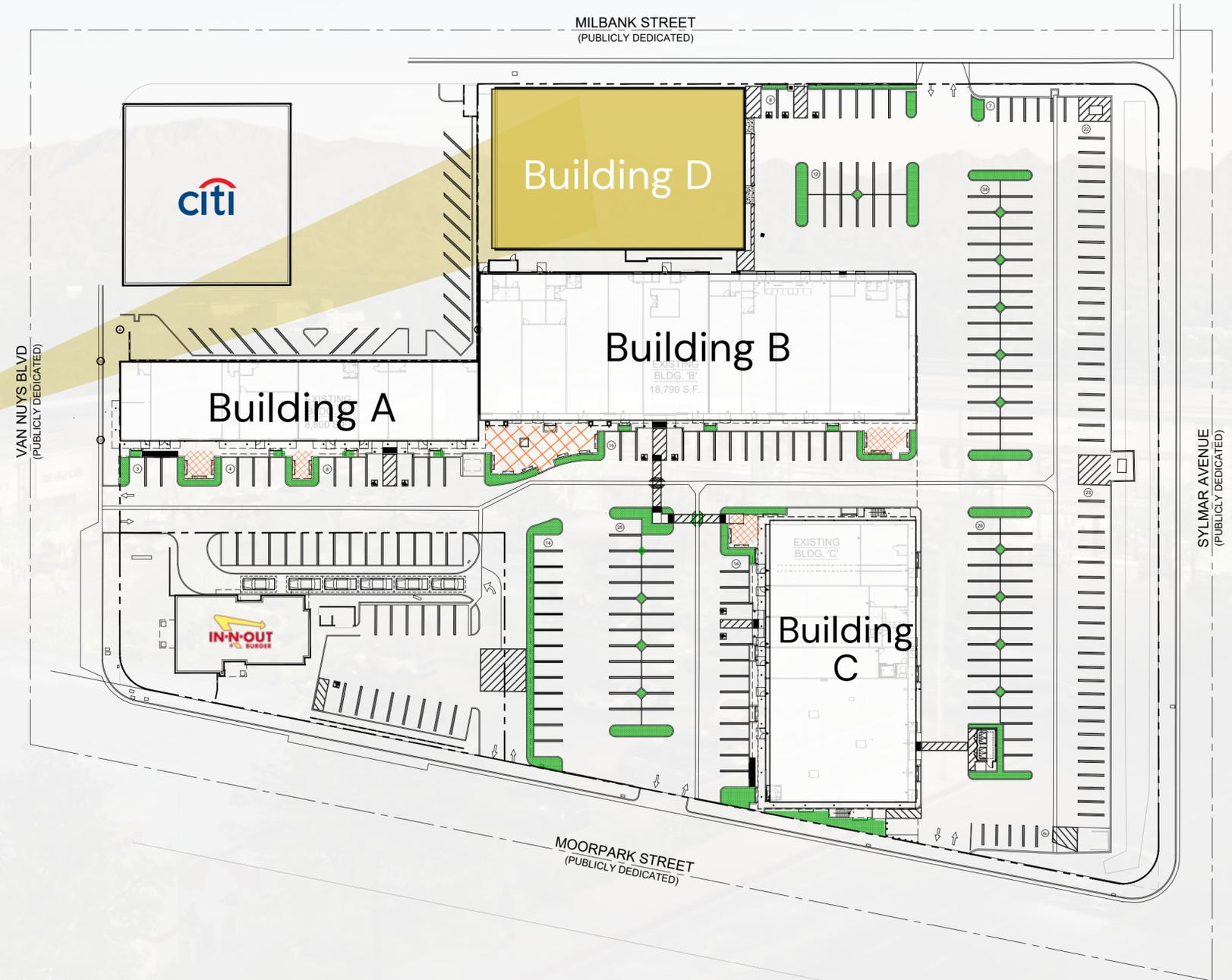
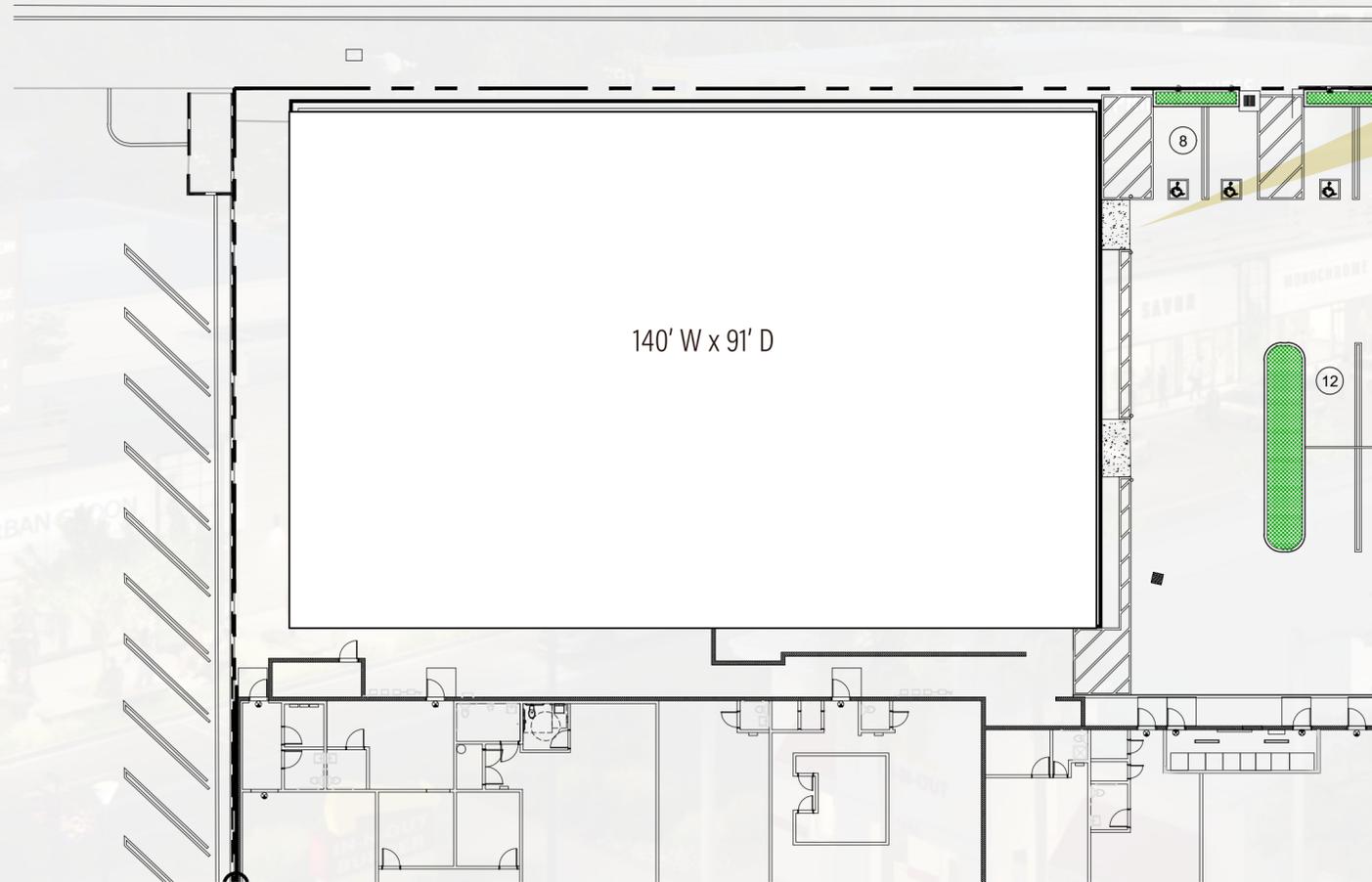
First Floor



Second Floor



# Building D





# SHERMAN OAKS S Q U A R E

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