



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



VENTURA BLVD – RETAIL & OFFICE AVAILABILITIES

13437-13447 Ventura Blvd, Sherman Oaks, CA 91423



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PROPERTY FEATURES

13437-13447 Ventura Blvd, Sherman Oaks, CA 91423



APPROX. 225 - 400 SF





RETAIL & OFFICE AVAILABLES

- ✓ Highly visible Ventura Blvd frontage
- ✓ Mix of retail and professional office tenants
- ✓ Updated, well-maintained common areas
- ✓ Ample street parking + rear access
- ✓ Strong daytime population and dense residential base
- ✓ All office suites have access to shared common restrooms
- ✓ Ground-floor retail suite includes a private in-suite restroom

AREA AMENITIES

- ✓ Dining & coffee: The Local Peasant, Blue Dog Tavern, Marmalade café, Starbucks, Coffee Bean, Philz Coffee
- ✓ Retail & services: Whole Foods, Ralphs, CVS, Walgreens, Sherman Oaks Galleria, boutique fitness studios
- ✓ Lifestyle & wellness: Yoga, Pilates, gyms, wellness centers
- ✓ Transit access: Immediate access to US-101, close to I-405, major east-west Ventura Blvd corridor
- ✓ Demographics: Affluent residential neighborhoods, high traffic counts, strong daytime workforce

DEMOGRAPHICS

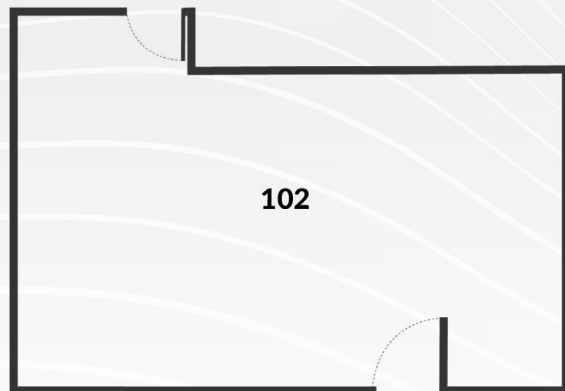
	1 MILE	3 MILE	5 MILE
 Population	25,862	191,799	538,773
 Avg. HH Income	\$139,065	\$125,952	\$113,421
 Daytime Pop	28,948	203,201	544,704
 Traffic Count	± 41,657 CPD ON VENTURA BLVD & GREENBUSH AVE		

SUITE 102

13437-13447 Ventura Blvd, Sherman Oaks, CA 91423

APPROX. 400 SF

- ✓ Ground floor retail
- ✓ \$1,800/month
- ✓ Direct ground-floor access
- ✓ Ideal for professional services, therapy, consulting, or solo practitioners
- ✓ Efficient private layout
- ✓ Access to shared common restrooms

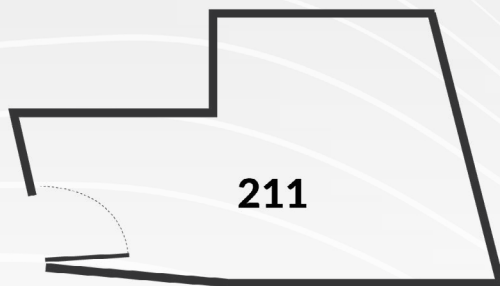


SUITE 211

13437-13447 Ventura Blvd, Sherman Oaks, CA 91423

APPROX. 225 SF

- ✓ Second floor office suite
- ✓ \$1,000/month
- ✓ Window line with natural light
- ✓ Quiet, private workspace
- ✓ Access to shared common restrooms



RETAIL & OFFICE SPACES
SHERMAN OAKS, CA

SITE PLAN | FIRST LEVEL

13437-13447 Ventura Blvd, Sherman Oaks, CA 91423



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

RETAIL & OFFICE SPACES
SHERMAN OAKS, CA

SITE PLAN | SECOND LEVEL

13437-13447 Ventura Blvd, Sherman Oaks, CA 91423



SUNNYSLOPE AVE

GREENBUSH AVE

VENTURA BLVD



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AVAILABLE



AERIAL MAP



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SENIOR VICE PRESIDENT

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.