



Retail & Office Property **For Lease**

# 4325-4329 Woodman Avenue

RETAIL & OFFICE SPACE FOR LEASE IN THE HEART OF SHERMAN OAKS

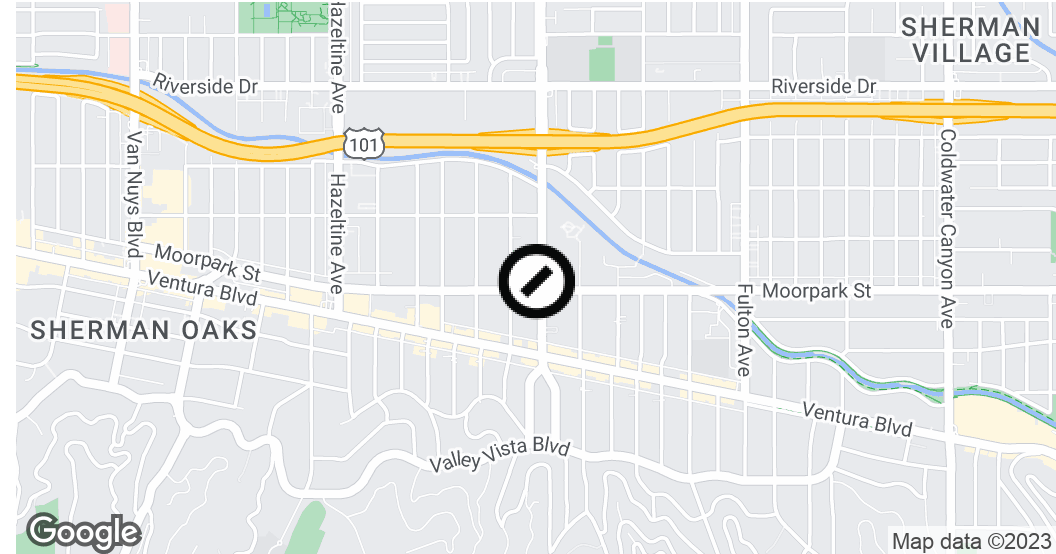
Get in touch

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# Executive Summary



## Offering Summary

Retail Lease Rate	\$4.35 PSF (NNN)
Private Office Lease Rate	\$1,740 /Mo NNN
Retail Building Size:	2,400 SF
Office Building Size:	1,600 SF
Available SF:	3,960 SF
Lot Size:	8,106 SF
Retail Min Config:	800 SF
Year Built:	1948
Zoning:	C2

## Property Overview

4325 Woodman Avenue is a versatile mixed-use property that boasts an ideal location, **just a half block from Ventura Blvd** in the heart of Sherman Oaks.

Offering prime **retail spaces** in three different suites. Spaces can be configured to 800, 1,600, or 2,400 square feet.

The **private exclusive office spaces** are perfectly suited for independent contractors or anyone looking for a peaceful place to go to work every day. You'll have your own restroom, air conditioning, and even a back patio to work outside.

**DISCLAIMER:** All Information Provided Herein Has Been Furnished From Sources Which We Deem Reliable, But For Which We Assume No Liability, Expressed Or Implied. Interested Parties Are To Conduct An Independent Investigation Of All Information Related To The Property Including, But Not Limited To Its Physical Condition, Compliance With Applicable Governmental Requirements, Development Potential, Current Or Projected Financial Performance Or Any Party's Intended Use.

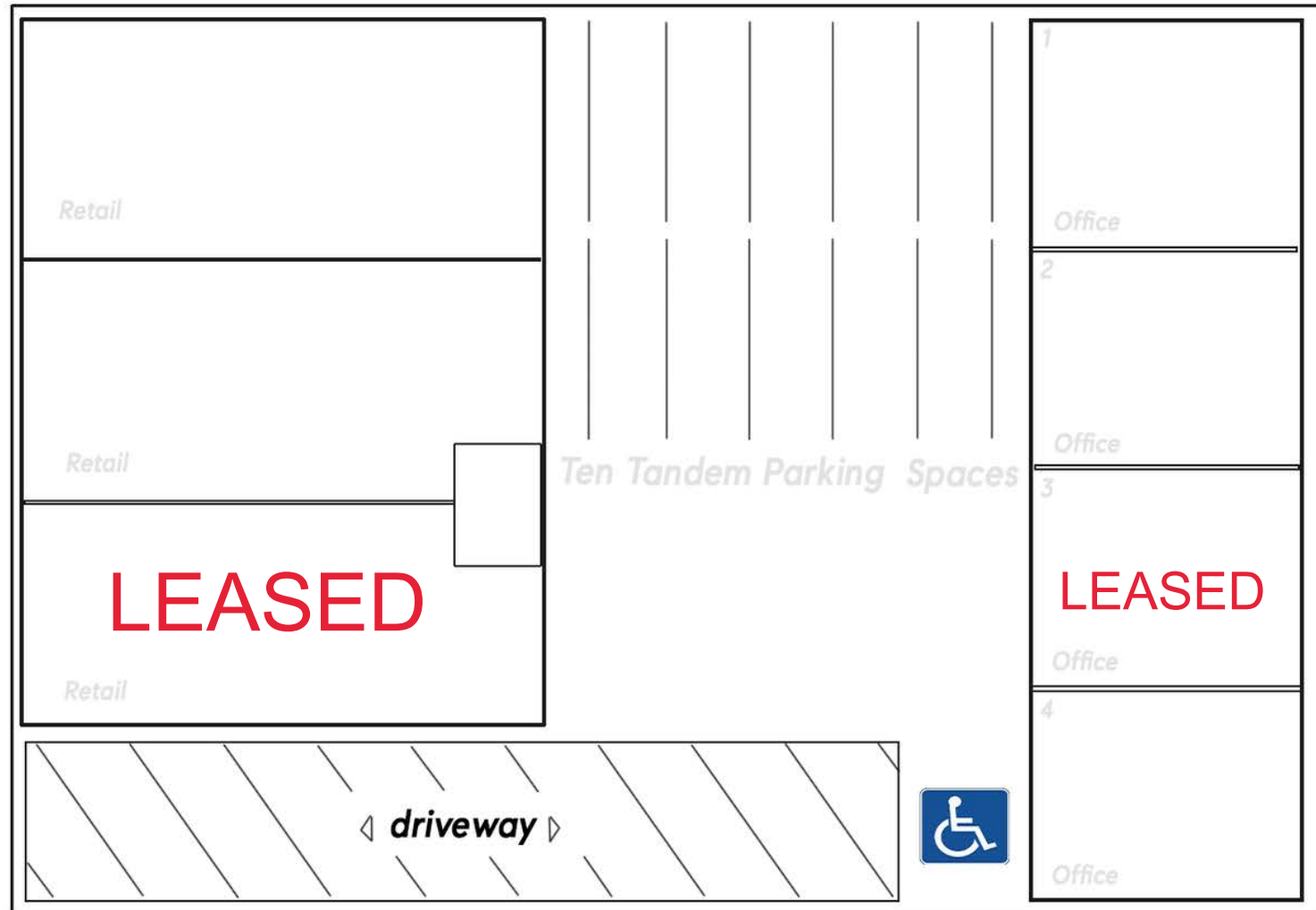
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# Site Plan

woodman



# Available Spaces

## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	400 - 3960 SF	Lease Rate:	\$4.35 PSF + NNN

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
4325 Woodman Avenue	Available	800 SF	NNN	\$4.35 SF/month	Retail Suite
4325.5 Woodman Avenue	Available	800 SF	NNN	\$4.35 SF/month	Retail Suite
4327 Woodman Avenue	LEASED	800 SF	NNN	\$4.35 SF/month	Retail Suite
4329 Woodman Ave	Available	400 SF	NNN	\$1,740 per month	Office Suite
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## Retail Space

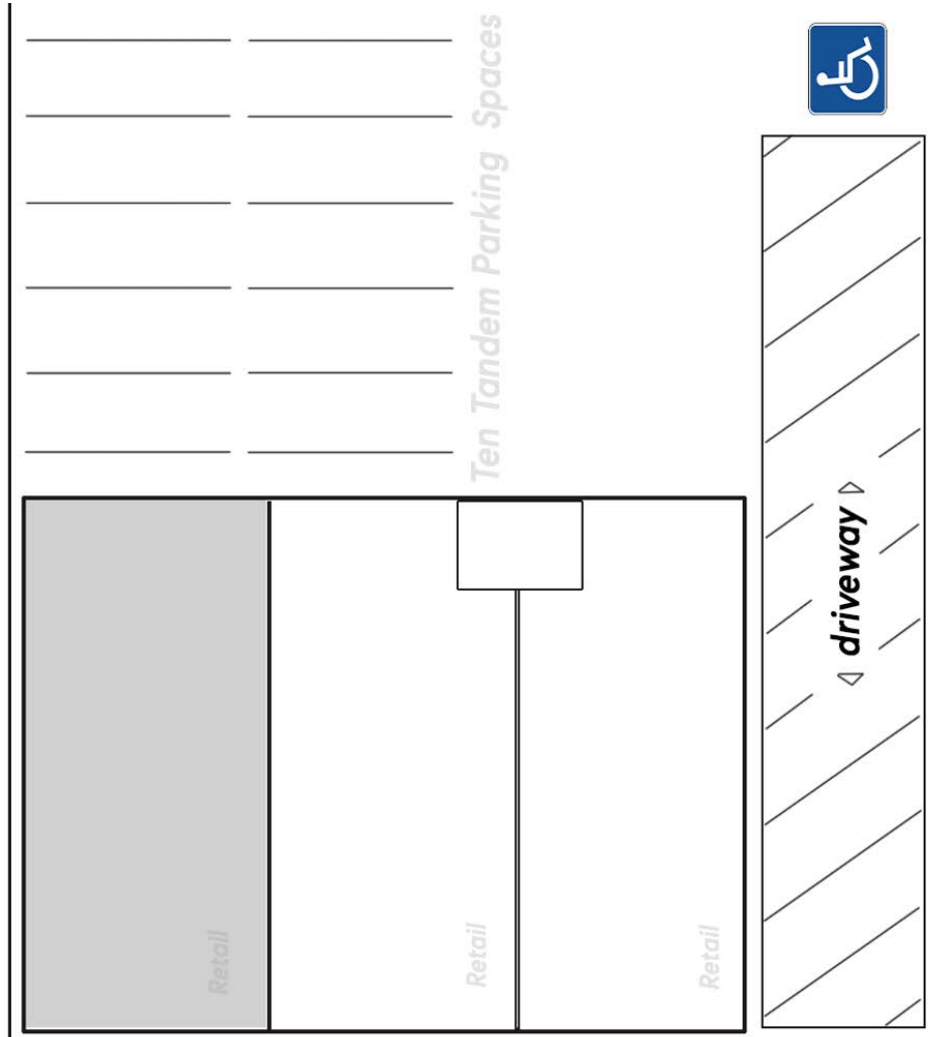


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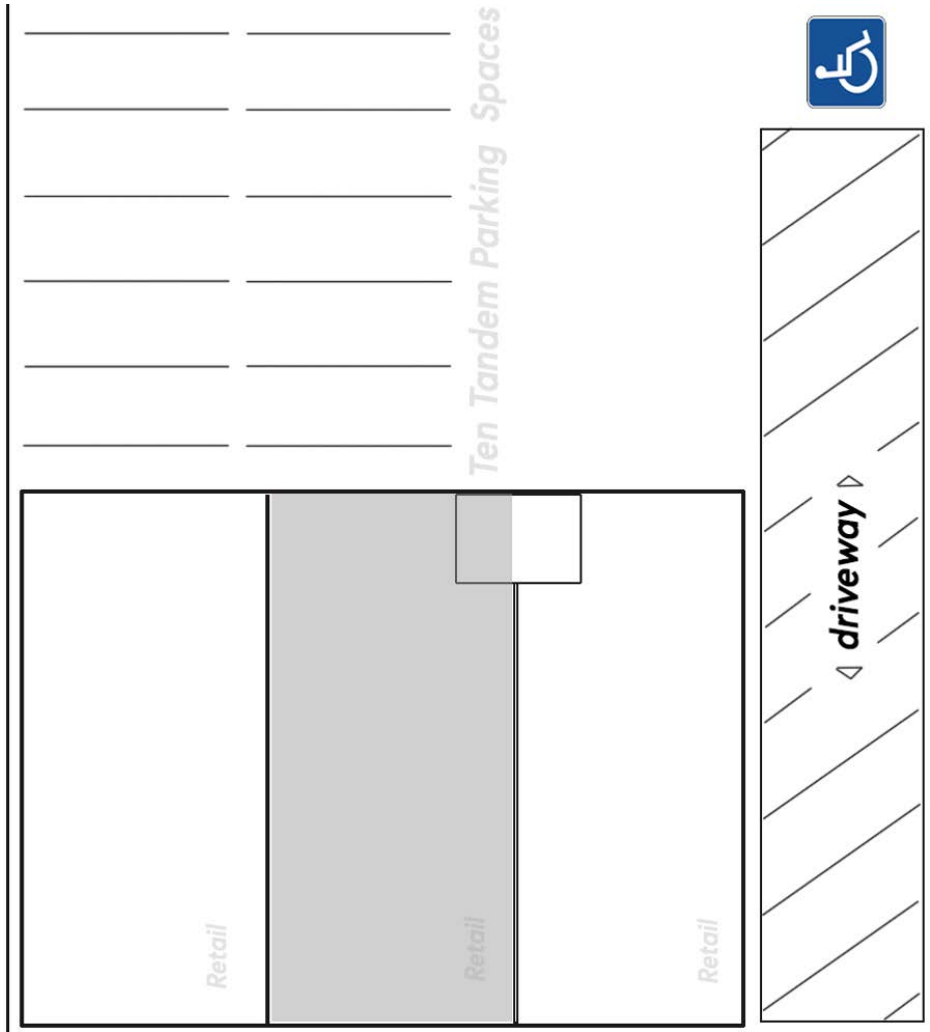
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# 4325 Woodman - Retail - Approx 800 SF

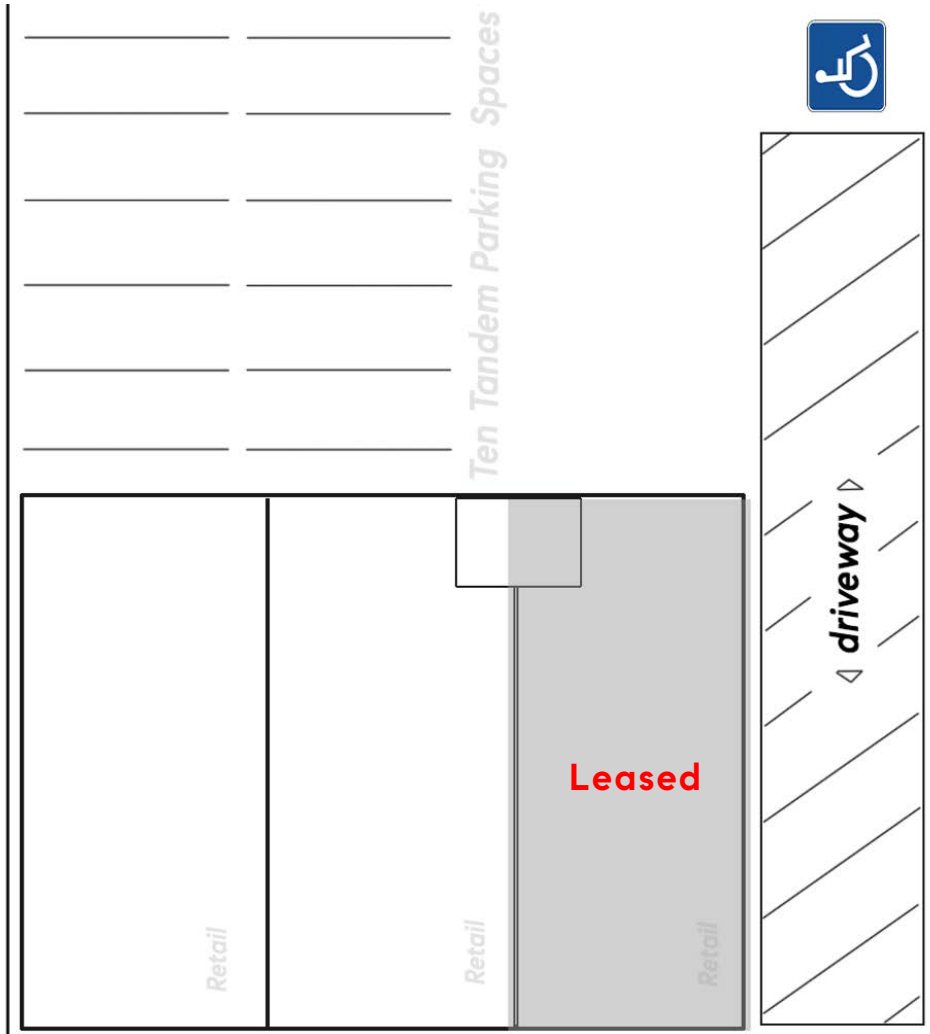


# 4325 1/2 Woodman - Retail - Approx 800 SF





# 4327 Woodman - Retail - Approx 800 SF





# Office Space



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# 4329 Woodman - Office #1

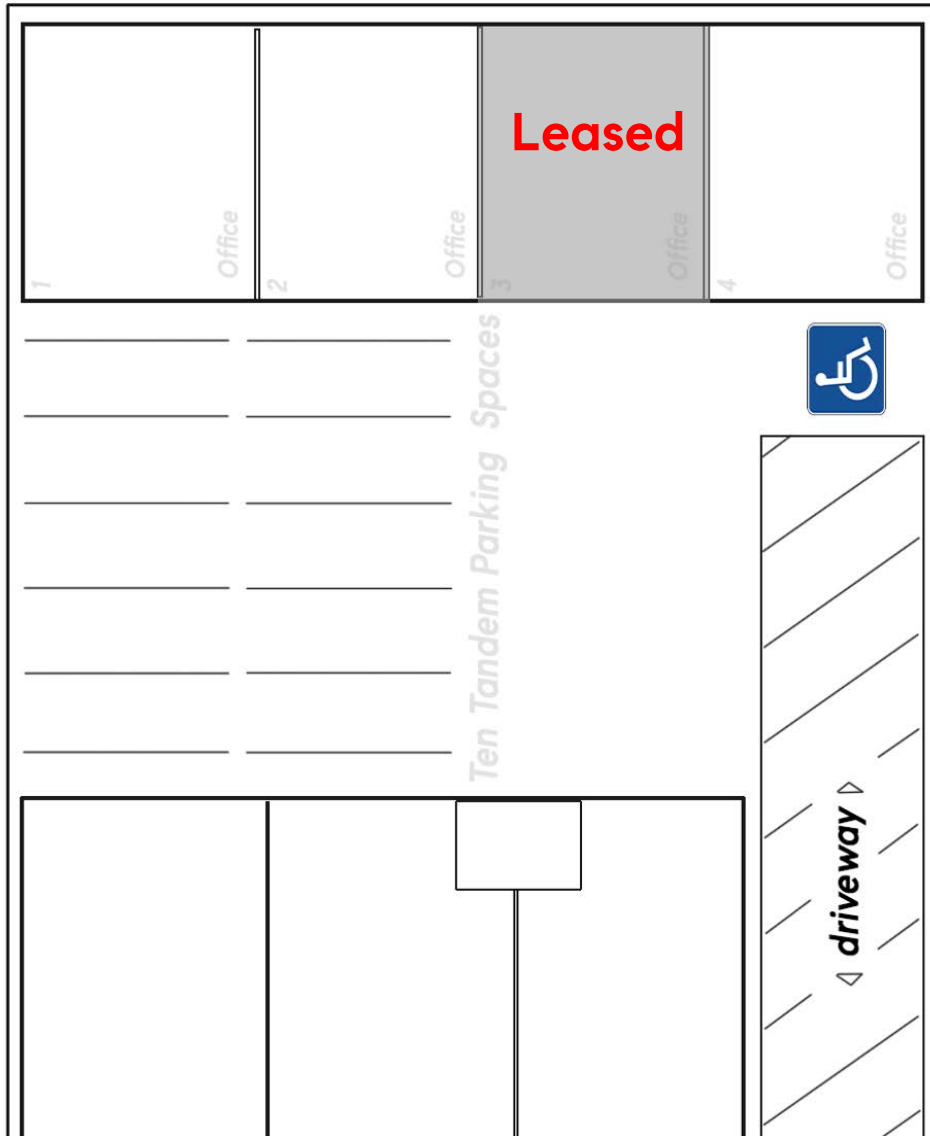


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# 4329 Woodman - Office #2



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# 4329 Woodman - Office #3

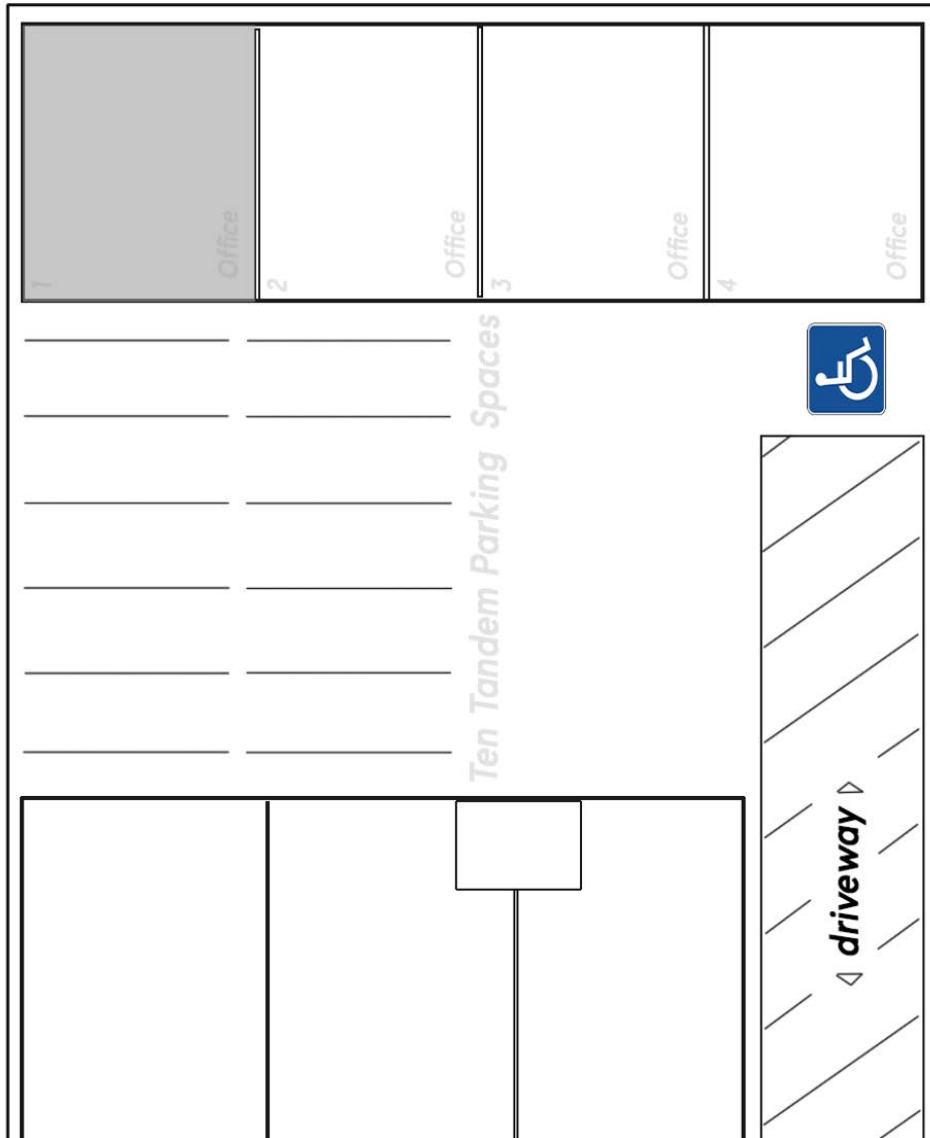


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# 4329 Woodman - Office #4



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## Office Patios



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# Aerial Photo



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# Prime Sherman Oaks Location



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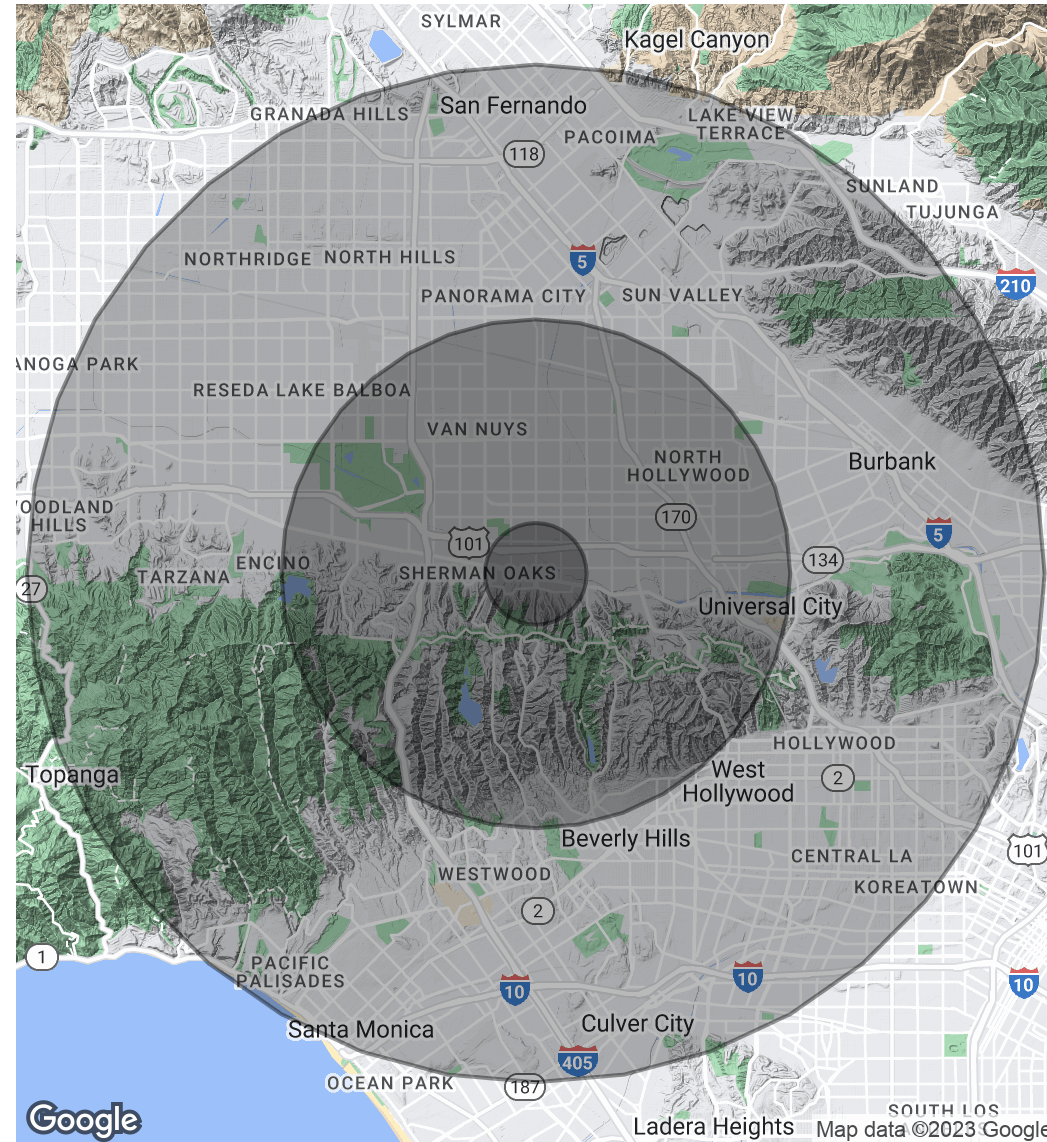


# Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	27,903	514,246	2,339,158
Average Age	40.0	38.5	38.2
Average Age (Male)	38.6	37.7	37.4
Average Age (Female)	40.0	39.3	39.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	14,027	219,004	985,997
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$127,686	\$112,681	\$104,976
Average House Value	\$872,968	\$870,420	\$787,783

\* Demographic data derived from 2020 ACS - US Census



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## Exclusively Listed By:



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