

Sherman Oaks Office/Retail for Lease

14120-14122 Magnolia Blvd., Sherman Oaks, CA 91423



DEAN CUTLER (818) 514-0633

dcutler@illicre.com · DRE#00907933

17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 footage 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.

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PROPERTY FEATURES

- ±1,983 SF & ±3,756 SF Office/Retail Units Available
 - Can Combine for ±5,739 SF
- Excellent Frontage and Glass Exposure
- Great Signage Available
- Remodeled in 2016
- Free Parking
- High Ceilings
- 3:1000 Parking Ratio
- Rear Loading

AREA AMENITIES

- Near Westfield Fashion Square
- Convenient Sherman Oaks Location
- High Traffic Count
- Near the 405 and 101 Freeways
- Next to SAG-AFTRA Credit Union

DEMOS	1 mile	3 mile	5 mile
Population	32,372	263,465	637,071
Avg. HH Income	\$83,048	\$117,487	\$121,021
Daytime Pop.	26,852	215,648	516,648
Traffic Count	±44,289 cars per day		



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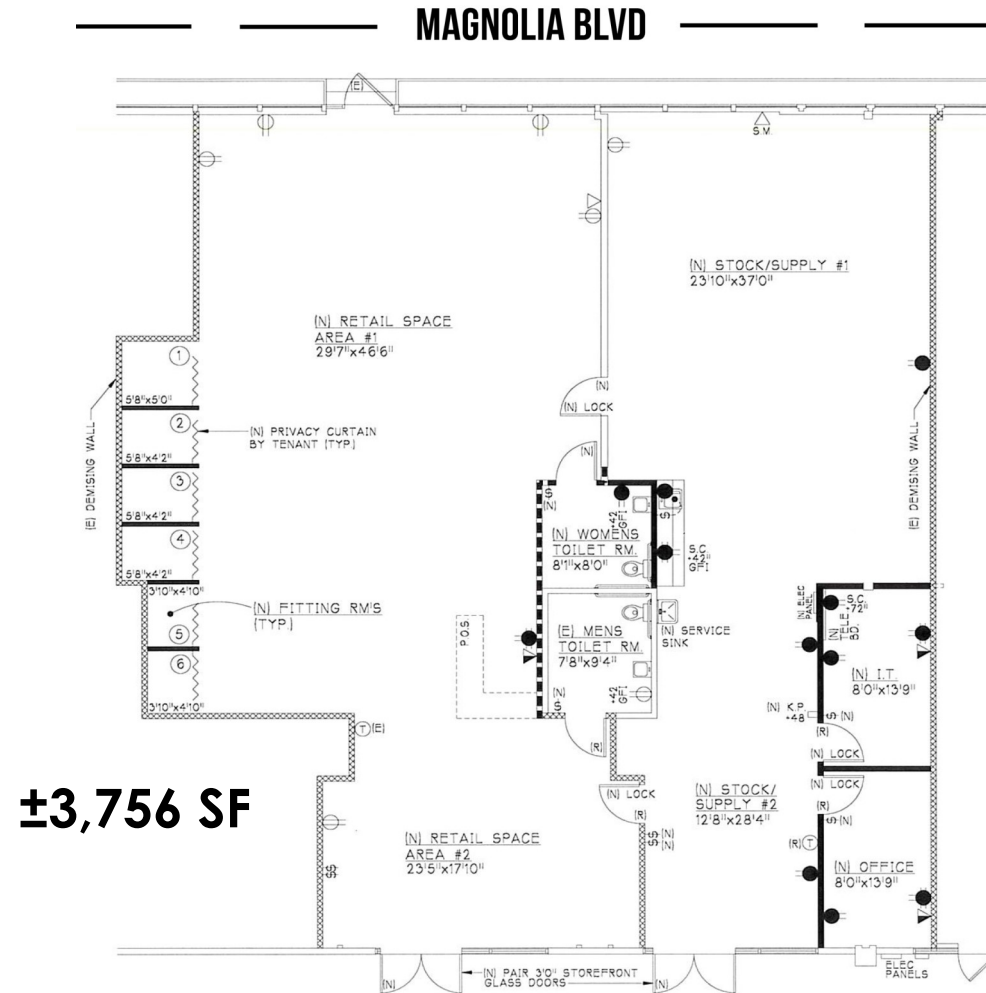
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14120 Magnolia - Floor Plan



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14120 Magnolia - Interior Photos



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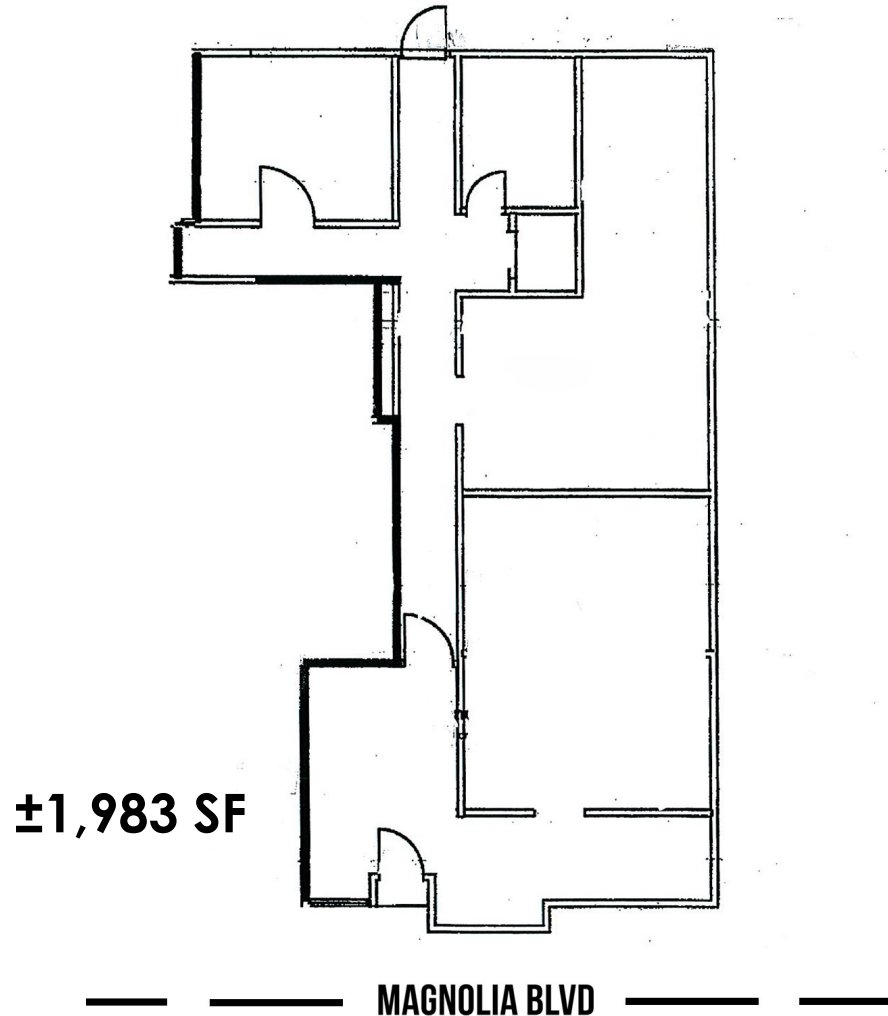
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14122 Magnolia - Floor Plan



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