



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*

# **SHERMAN OAKS BOUTIQUE OFFICE OWNER-USER W/ PUTTING GREEN**

OFFICE BUILDING FOR SALE  
4558 Sherman Oaks Ave, Sherman Oaks, CA 91423

4558  
Sherman  
Oaks  
Avenue  
The  
Management  
Commercial  
Asset  
Group  
Law Office  
OKI  
Insurance

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DRE#00907933

CoStar  
**POWERBROKER**

CICSC  
MEMBER  
RETAIL BROKERS



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# PROPERTY OVERVIEW

illi Commercial is excited to present an exclusive rare trade, 4558 Sherman Oaks Ave, an office building showcasing amenities such as a putting green and water feature. This Sherman Oaks private jewel is nestled on one of the valley's most exclusive streets, offering a unique opportunity to be part of a collection of boutique properties. Extensively remodeled in 2012, this property boasts modern amenities and design features.

Situated just a block away from Ventura Blvd. in the heart of Sherman Oaks, CA, this property enjoys a prime location in one of the most highly desirable and walkable suburban communities in Los Angeles. Positioned within walking distance to the Sherman Oaks Galleria, which hosts popular attractions like 24Hr Fitness, Regal Cinemas, the Cheesecake Factory, and a myriad of other local favorite restaurants and shopping destinations. Additionally, its close proximity to public transportation and convenient access to the 101 and 405 Freeways enhance its overall convenience.

This asset not only offers an unparalleled location but also presents an excellent owner-user investment opportunity. Don't miss out on the chance to own a piece of this Sherman Oaks gem and be part of an exclusive enclave of boutique properties.

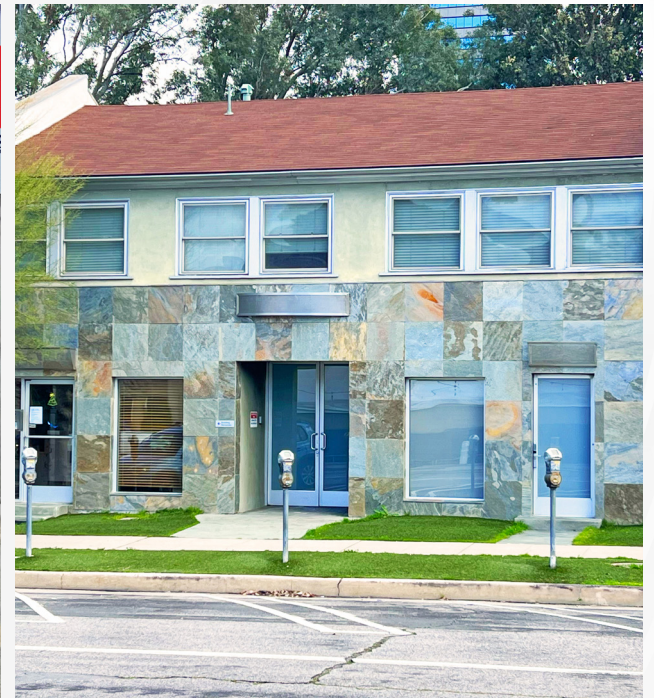
## PROPERTY DETAILS

Address:	4558 Sherman Oaks Ave, Sherman Oaks, CA 91423
APN:	2283-023-003
Pricing:	\$5,600,000
Building Size (SF):	± 6,216 (Per BOMA)
Land Area (SF/AC):	± 4,800 / ± 0.11
Year Built / Remodeled:	1948 / 2008 / 2012
Stories:	2
Tenancy:	Multi-Tenant
Parking (Spaces):	4
Zoning:	LAC4



BOUTIQUE OFFICE FOR SALE

# PROPERTY PHOTOS



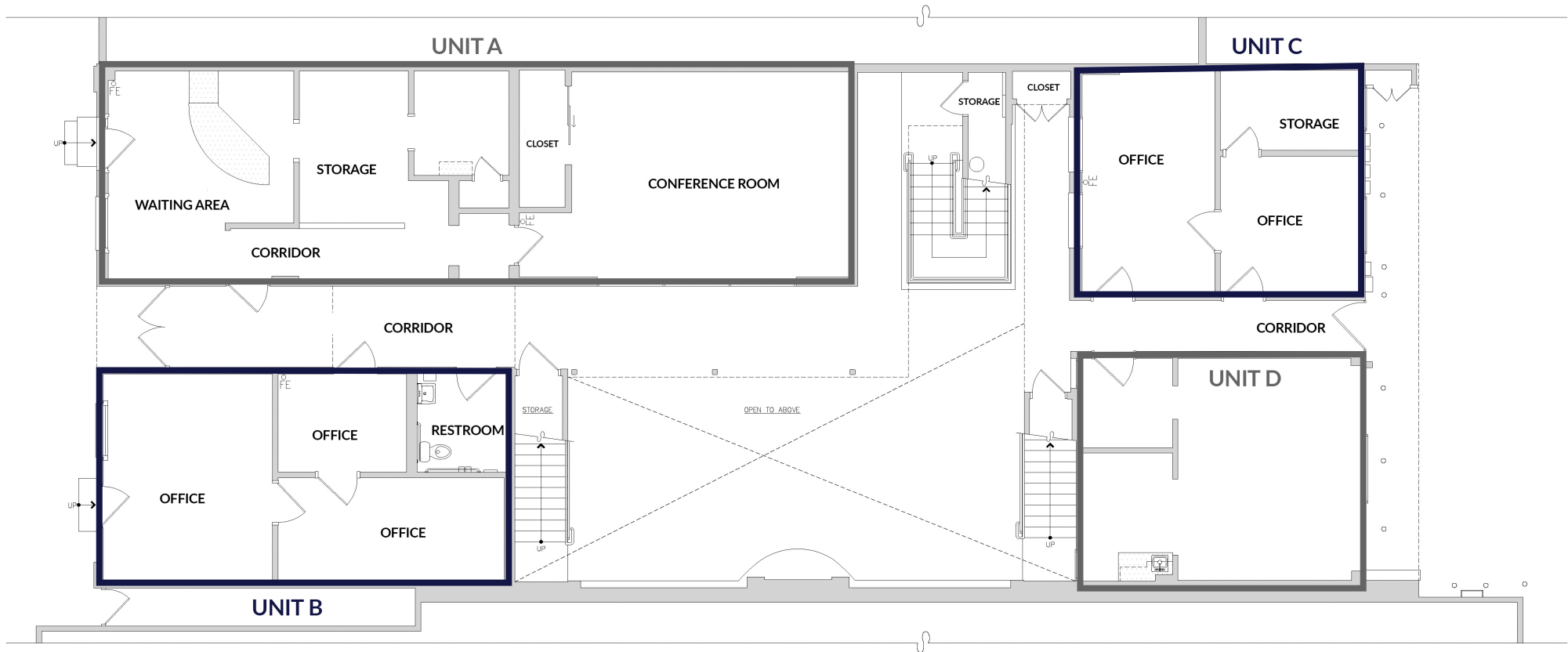
# INTERIOR PHOTOS



# INTERIOR PHOTOS

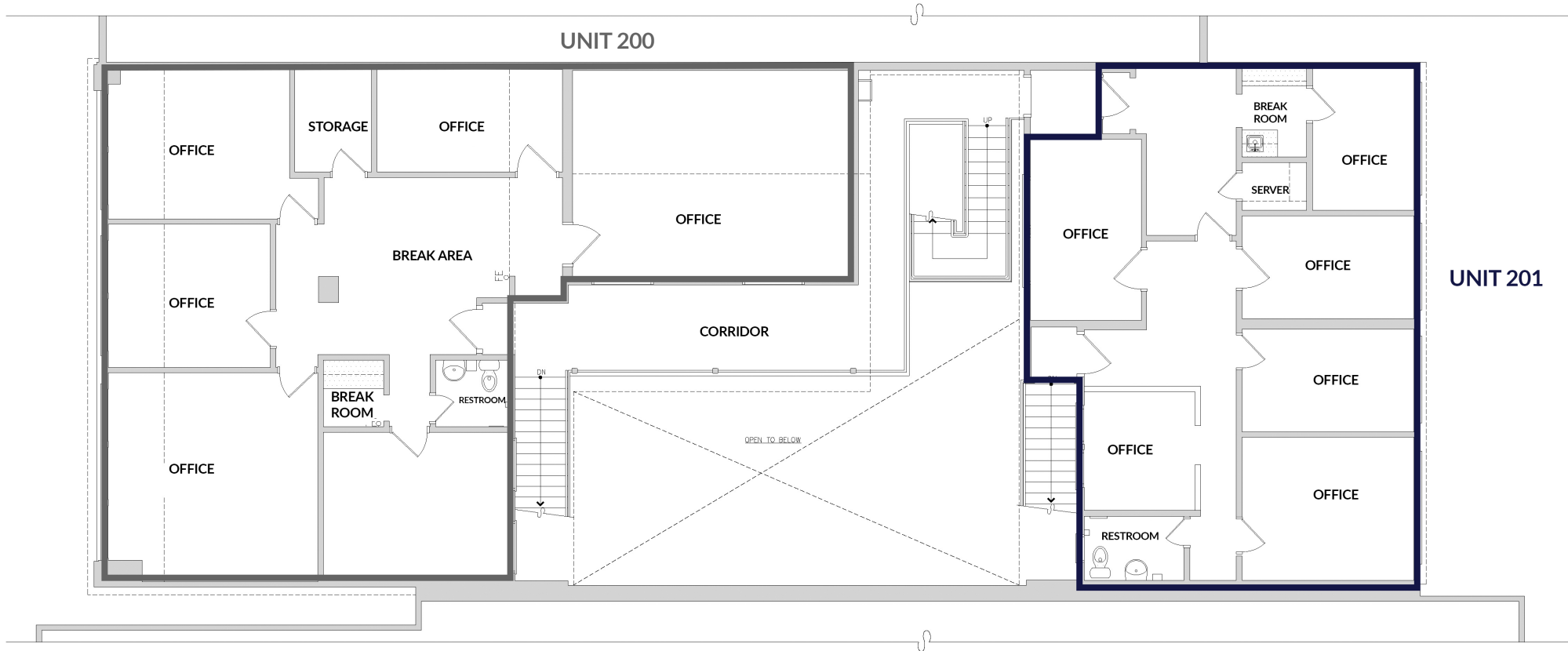


# FLOOR PLAN: FIRST FLOOR



"MEASUREMENT 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."

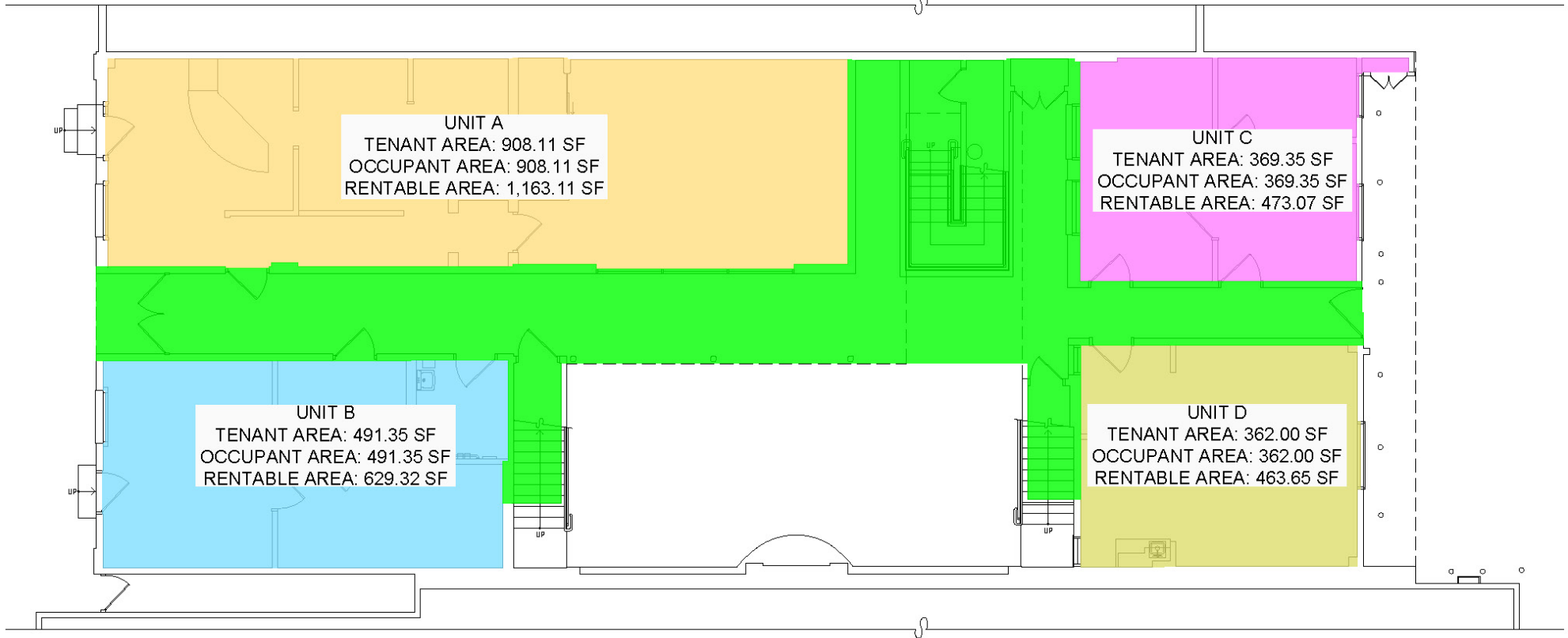
# FLOOR PLAN: SECOND FLOOR



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# BOMA FLOOR PLAN: FIRST FLOOR



This drawing is a representation of existing property that is generally accepted to be suitable for use in planning, design, lease and general asset management. It should not be used to determine exact locations of building elements, structural components, spaces or objects, herein for any purpose.

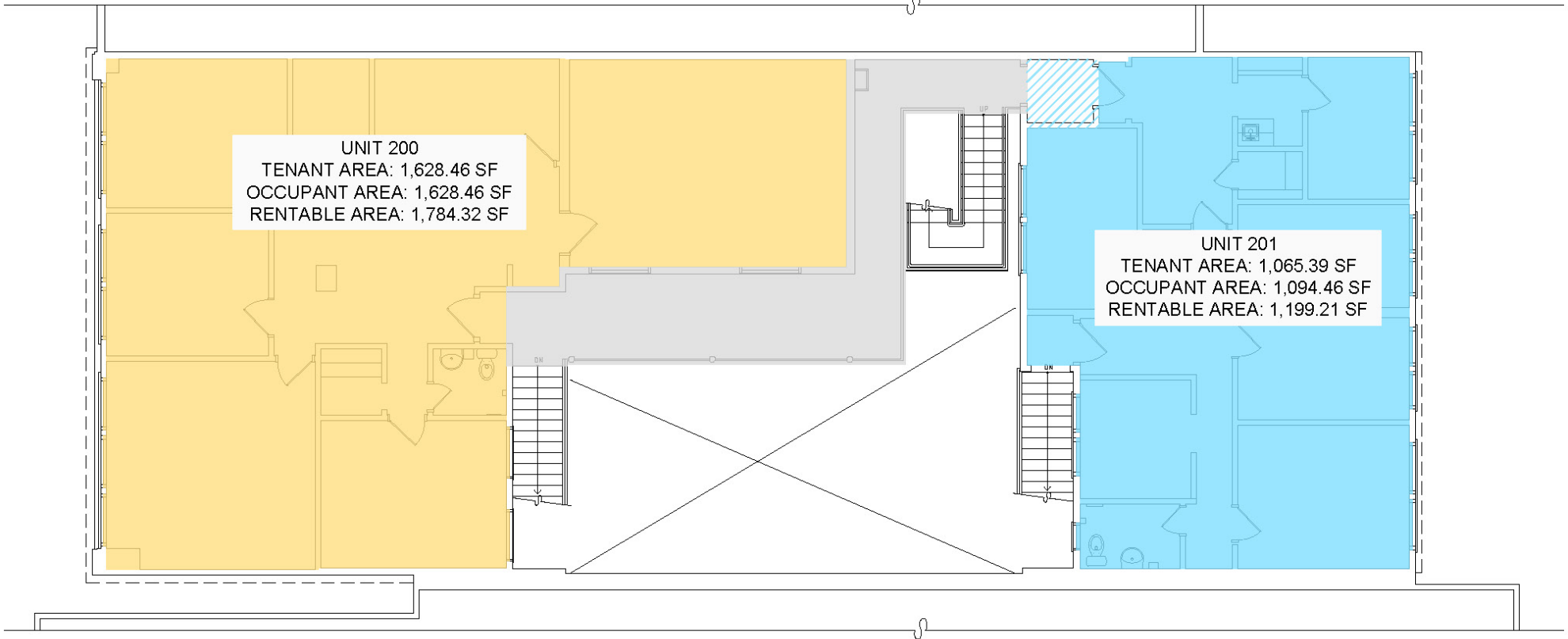
ANSI / BOMA Z65.1-2017	
	TOTAL OCCUPANT AREA - 2,130.82 SF
	BLDG SERV / AMEN AREA - 1,029.35 SF
	FLOOR SERV / AMEN AREA - 0.00 SF
	BASE BLDG CORRIDOR - 0.00 SF
	FLOOR RENTABLE AREA - 3,160.17 SF
	VERTICAL PENETRATION - 0.00 SF
	BOUNDARY AREA - 3,160.17 SF



First Floor - BOMA








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# BOMA FLOOR PLAN: SECOND FLOOR



This drawing is a representation of existing property that is generally accepted to be suitable for use in planning, design, lease and general asset management. It should not be used to determine exact locations of building elements, structural components, spaces or objects, herein for any purpose.

ANSI / BOMA Z65.1-2017

	TOTAL OCCUPANT AREA	-	2,722.91 SF
	BLDG SERV / AMEN AREA	-	0.00 SF
	FLOOR SERV / AMEN AREA	-	0.00 SF
	BASE BLDG CORRIDOR	-	333.58 SF
	FLOOR RENTABLE AREA	-	3,056.49 SF
	VERTICAL PENETRATION	-	0.00 SF
	BOUNDARY AREA	-	3,056.49 SF



Second Floor - BOMA

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**AVAILABLE FOR SALE**



# AERIAL MAP

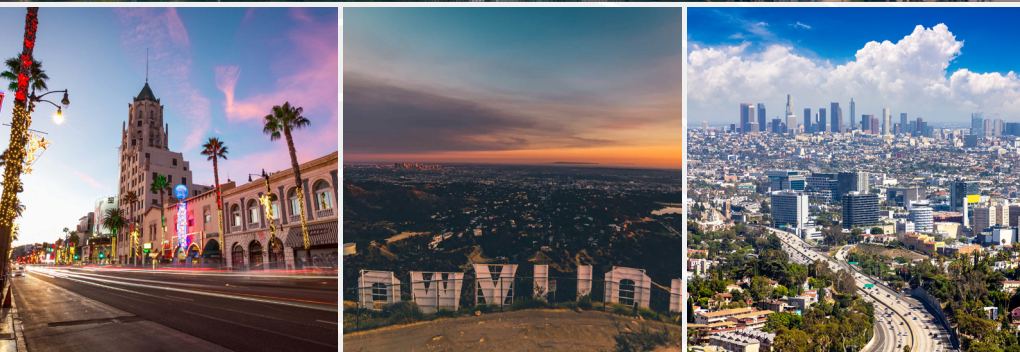
# LOCATION OVERVIEW

## Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and womenowned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



# LOCATION OVERVIEW

## Sherman Oaks

Nestled in the heart of the San Fernando Valley, Sherman Oaks stands as a beacon of upscale living and lucrative investment opportunities. This affluent neighborhood, renowned for its tree-lined streets, upscale residences, and vibrant commercial scene, offers an ideal setting for those seeking a strategic investment in the dynamic Southern California real estate market.

Sherman Oaks boasts a thriving commercial district that attracts residents and visitors alike. The renowned Ventura Boulevard, the neighborhood's main thoroughfare, is lined with upscale boutiques, trendy eateries, and diverse entertainment options. The presence of high-end retail establishments and a variety of dining experiences contributes to a vibrant local economy, making it an attractive destination for both residents and investors.

Situated strategically within Los Angeles County, Sherman Oaks enjoys proximity to major business hubs, entertainment centers, and renowned educational institutions. With convenient access to major highways, including the 101 and 405, investors can capitalize on the area's excellent connectivity and accessibility.

Sherman Oaks presents a unique investment opportunity for those seeking to capitalize on the synergy of upscale living, a thriving commercial scene, and a robust real estate market. With its strategic location, upscale amenities, and a track record of real estate appreciation, Sherman Oaks is positioned as a prime destination for investors looking to make a sound and lucrative investment in the dynamic Southern California market.



# DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	2 MILE	3 MILE
2028 Projection	25,738	157,773	475,678
2023 Estimate	26,452	161,334	484,152
2010 Census	27,403	162,978	477,552
Daytime Population	21,880	133,164	396,866
Renter Occupied HH	7,712	17,857	35,895
Total Businesses	3,519	8,406	14,358
Household Income	\$ 131,359	\$ 136,504	\$ 120,460

TRAFFIC COUNTS	VENTURA BLVD	101 FREEWAY
Cars Per Day	± 51,808	± 325,934



COMMERCIAL  
REAL ESTATE



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*Executive Vice President*

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