



Oaks Plaza

# Highly visible outparcel in prime *Sherman Oaks*

4801 HAZELTINE AVE, SHERMAN OAKS, CA 91423



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VIRTUAL TOUR



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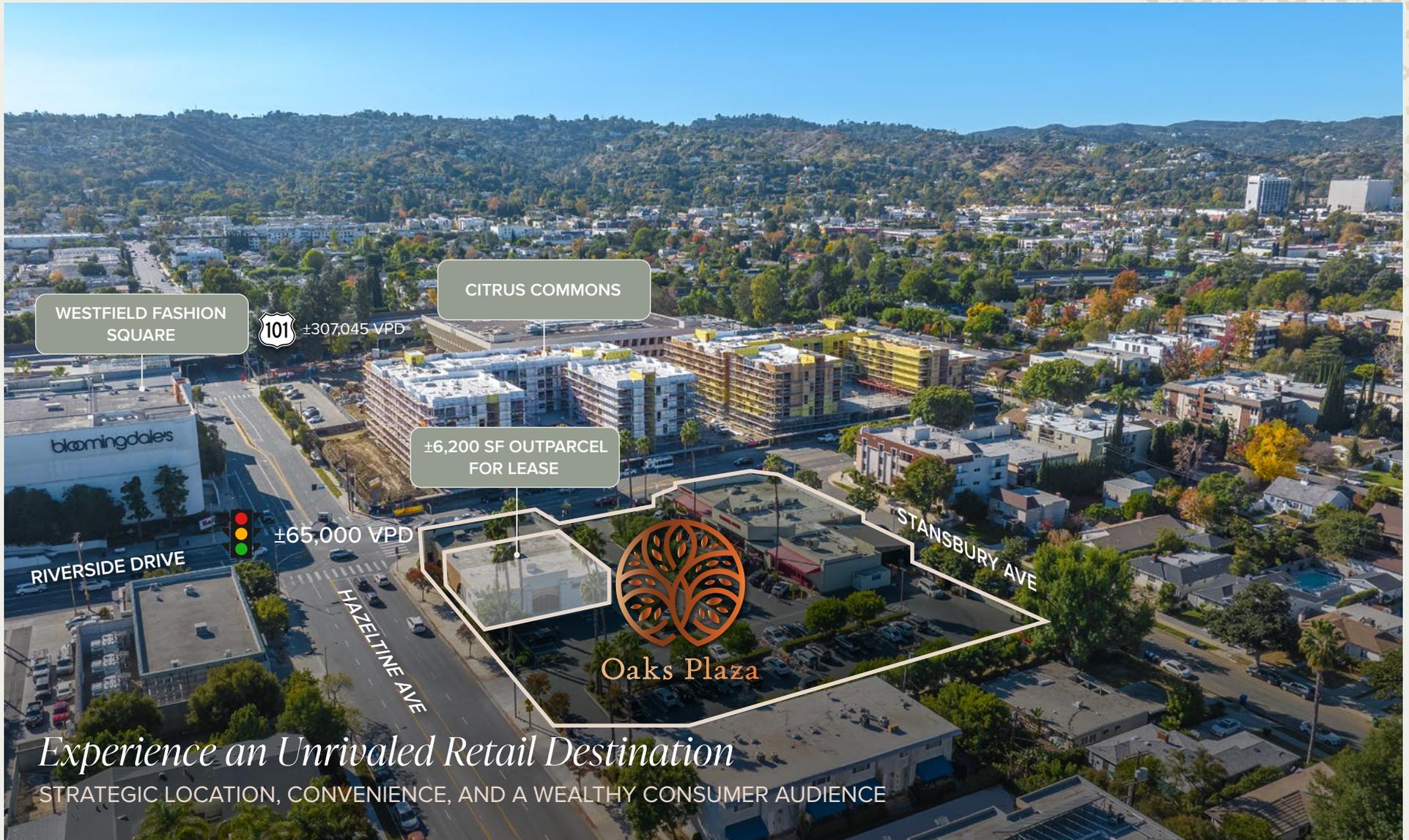
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±65,000 VPD

**CBRE**



Rare, freestanding outparcel in vibrant Sherman Oaks offers unmatched visibility and branding prospects, attracting select medical and retail service tenants seeking an ideal location with exceptional branding potential and an open floorplan.

With immediate access to the 101 Freeway, a bustling route known for its heavy traffic, this shopping center is one of the most convenient centers in Sherman Oaks. Furthermore, its prime position opposite the Westfield Fashion Center and the recently established Citrus Commons creative campus, coupled with direct access to the affluent Notre Dame High School, ensures convenience for customers. This strategic location and prominent visibility enhance the likelihood of customer visits, potentially resulting in increased footfall and patronage.

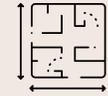
*Retail ready:*

LEASE THIS TURNKEY SPACE AND MAKE YOUR MARK

*4801 Hazeltine Ave: in depth*



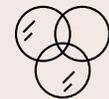
Extremely Rare Out Parcel in Grocery Anchored Center



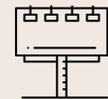
±3,125 SF Available



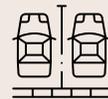
Prime Signaled Corner with High Traffic Volume of ±65,000 VPD



Flexible Zoning: Ideal for Medical, Wellness, Fitness, Daily Needs, and Restaurants



4 Distinct Areas for Prominent Signage



Ample Surface Parking for Enhanced Convenience

## *Location:*

4801 Hazeltine Ave is situated in a retail hub with a top-performing grocery anchor, centrally located in Sherman Oaks. Oaks Plaza is directly across from popular Westfield Fashion Square and Citrus Commons, a brand new 3.75 Acre Creative Campus, which encompasses offices, residential spaces, and upscale retail.

The ongoing development in this area is expected to attract a significant number of new residents and employees, presenting an excellent opportunity for a new tenant to cater to this growing community.

With its convenient proximity to the 101 Freeway, the property offers exceptional visibility and accessibility, resulting in steady customer traffic.

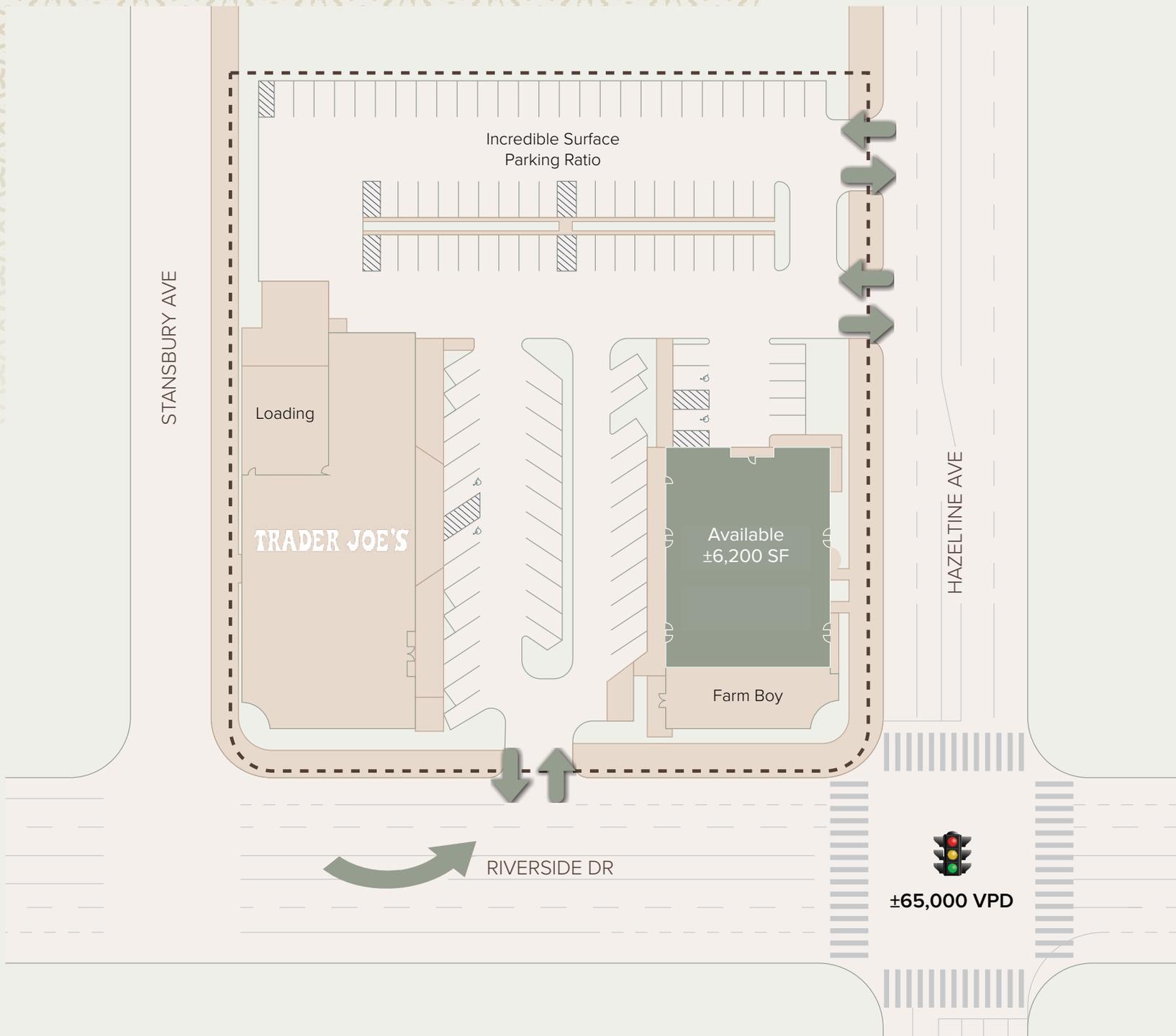
This location is highly suitable for various daily needs or select medical users due to the high density of both residential and commercial areas in the vicinity. It provides an opportunity for them to establish a substantial customer base.

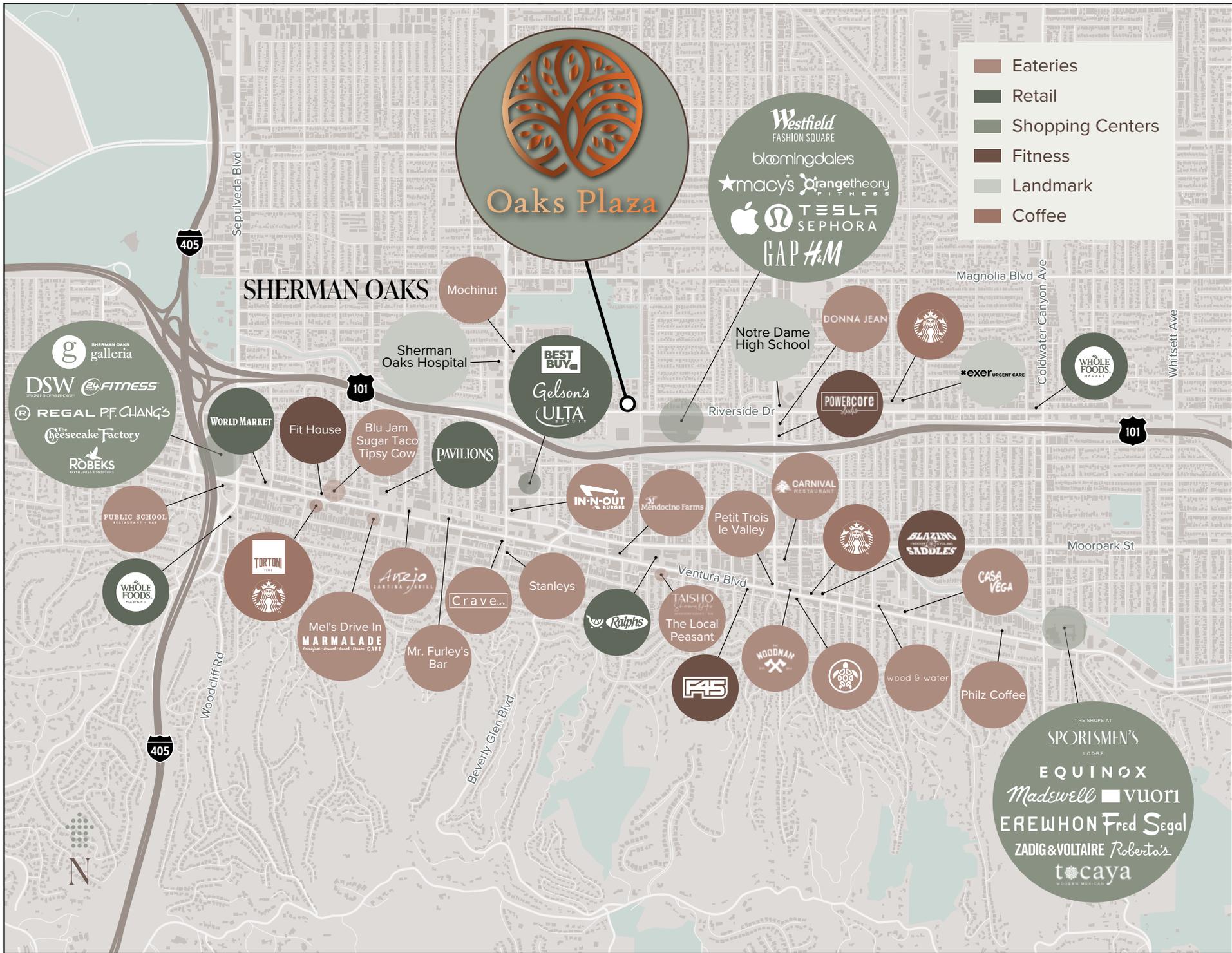


*Aerial View*



# Site Plan





- Eateries
- Retail
- Shopping Centers
- Fitness
- Landmark
- Coffee

  
**Oaks Plaza**

**Westfield**  
 FASHION SQUARE  
 bloomingdales  
 macys  
 orange theory FITNESS  
 apple  
 tesla  
 SEPHORA  
 GAP & M

THE SHOPS AT  
**SPORTSMEN'S**  
 LODGE  
 EQUINOX  
 Madswell ■ VUORI  
 EREWHON Fred Segal  
 ZADIG & VOLTAIRE Roberto's  
 tucaya  
MODERN MEXICAN

  
 SHERMAN OAKS  
**galleria**  
 DSW  
 EL FITNESS  
 REGAL PF CHANG'S  
 the hoesecake Factory  
 ROBEKS  
FRESH GUILLED SANDWICHES

  
**WHOLE FOODS**  
 MARKET

  
**BEST BUY**  
 Gelson's  
 ULTA  
BEAUTY

**SHERMAN OAKS**

  
**WHOLE FOODS**  
 MARKET

  
**TORTONI**  
ice cream

**Mel's Drive In**  
**MARMALADE**  
Artisan Bread, Local Cheese, CAFE

**Anzjo**  
CANTINA MEXICANA

**Crave**  
corn

**Stanleys**

  
**Ralphs**

**TASHO**  
Sushi & Japanese Cafe  
 The Local Peasant

**F45**

**WOODMAN**  
SMITH

  
 wood & water

**Philz Coffee**

**CASA VEGA**

  
**BLAZING SADDLES**  
wood & Yucca

  
 Starbucks

**CARNIVAL**  
 RESTAURANT

**Petit Trois**  
 le Valley

**3F Mendocino Farms**

  
**IN-N-OUT**  
 BURGER

**PAVILIONS**

**Blu Jam**  
 Sugar Taco  
 Tippy Cow

**Fit House**

**WORLD MARKET**

**Mochinut**

Sherman Oaks Hospital

Notre Dame High School

**DONNA JEAN**

  
 Starbucks

**EXEL**  
 URGENT CARE

  
**WHOLE FOODS**  
 MARKET

**POWERCOFFEE**  
Just

Coldwater Canyon Ave

Whitsett Ave

405

405

101

101

Sepulveda Blvd

Woodcliff Rd

Beverly Glen Blvd

Ventura Blvd

Riverside Dr

Magnolia Blvd

Moorpark St



# Sherman Oaks by the Numbers

DEMOGRAPHICS



Employees:  
**52,867**

2-MILES 2025

Daytime  
Population  
**113,915**

2-MILES 2025



	Population
1 Mile Radius	<b>34,238</b>
2 Miles Radius	<b>108,402</b>
3 Miles Radius	<b>218,349</b>



Average Household Income  
**\$147,404**

1-MILE 2025



# Meet the Locals

THE SHERMAN OAKS CONSUMER TYPE

TRENDSETTERS

36.4%



| AVG HH SIZE: 2.12



| MEDIAN AGE: 36.3

- Young, Well-Educated, and Single Individuals
- Spend on Upscale Entertainment and Experiences
- Typically Spends 20% Above National Avg
- Travel Often, Exploring New Destinations
- Will Pay More for Socially and Eco-Friendly Products

INTERNATIONAL MARKET

22%



| AVG HH SIZE: 3.07



| MEDIAN AGE: 32.8

- 76% + HH Live in Multi-unit Apt Bldgs
- 41% of Families with Children
- Values the Environment and Nature
- Attentive to Personal Style

URBAN CHIC

14.2%



| AVG HH SIZE: 2.39



| MEDIAN AGE: 43.3

- 60% + HH Live in Single-Family Homes
- Over 65% Hold Bachelor's Degree or Higher
- Nearly 40% HH Receive Investment Income
- Actively Recycles and Maintains "Green" Lifestyle



NORTH HOLLYWOOD

STUDIO CITY

NOTRE DAME HIGH SCHOOL  
(private college preparatory)



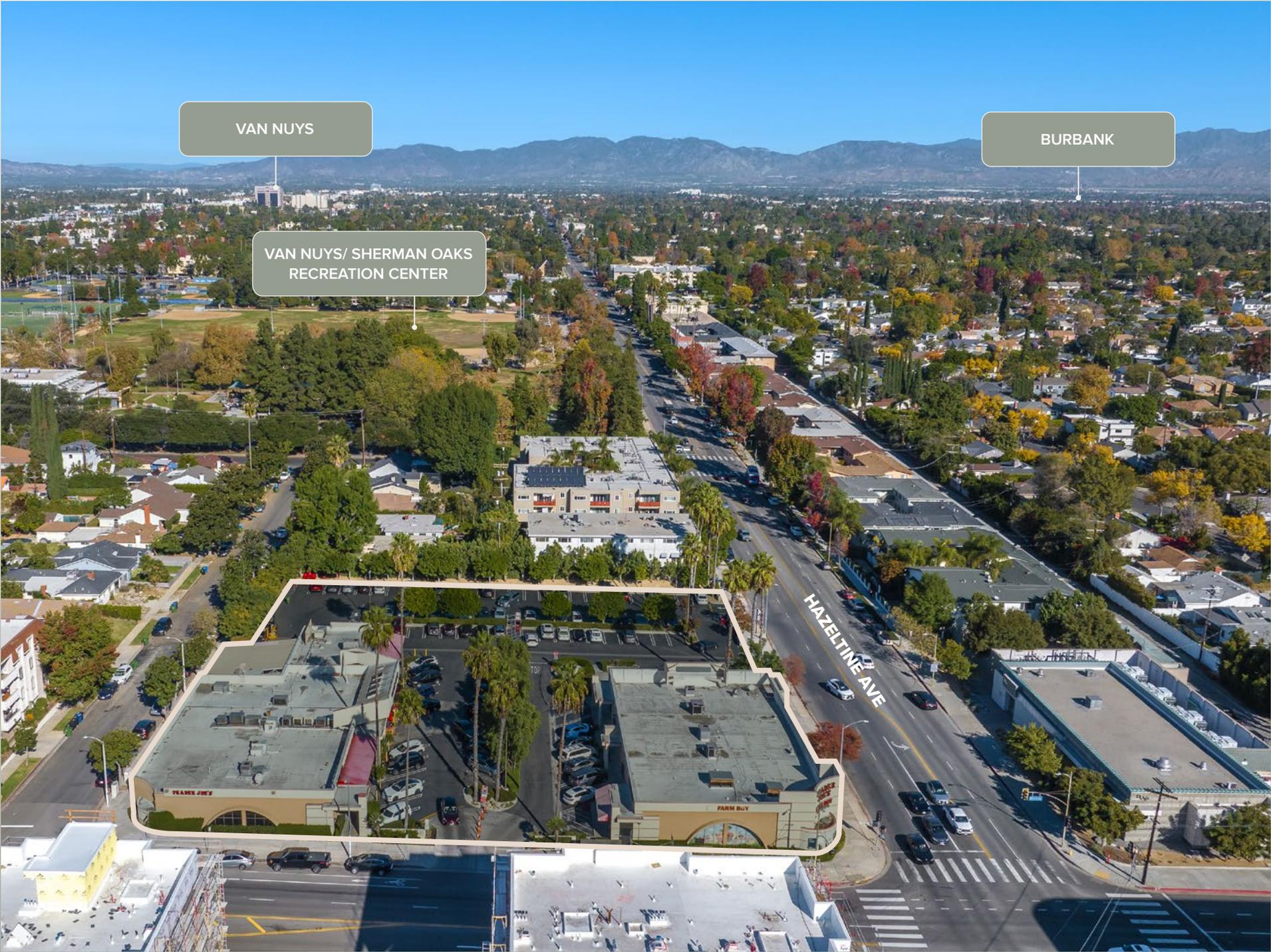
WESTFIELD FASHION  
SQUARE

HAZELTINE AVE



RIVERSIDE DRIVE

STANSBURY AVE



VAN NUYS

BURBANK

VAN NUYS/ SHERMAN OAKS  
RECREATION CENTER

HAZELINE AVE

TRADER JOE'S

FARM BUY

STUDIO CITY

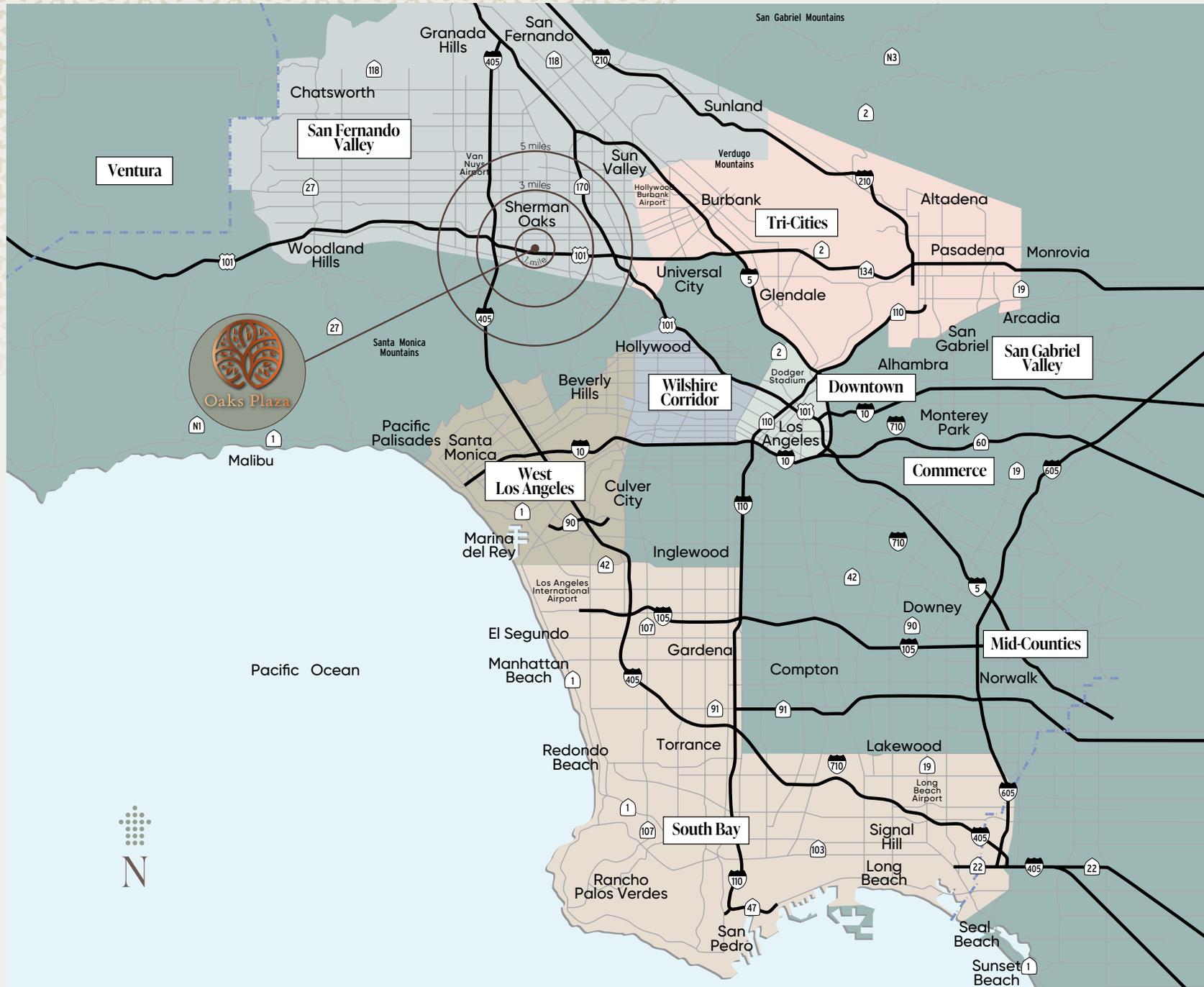
WESTFIELD FASHION  
SQUARE



CITRUS COMMONS



# Regional Map





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For more information,  
please contact:

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