



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

AVAILABLE 
COMMERCIAL
REAL ESTATE



RARE SMALL SPACE AVAILABLE IN PRIME SHERMAN OAKS CENTER

5150-5162 Van Nuys Blvd., Sherman Oaks, CA 91403



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PROPERTY FEATURES

5150-5162 Van Nuys Blvd., Sherman Oaks, CA 91403



APPROX. 617 SF

RETAIL SPACE AVAILABLE

- ✓ Great visibility on signalized intersection
- ✓ Easy ingress & egress on Van Nuys and Magnolia
- ✓ AutoZone anchored strip center
- ✓ Pylon sign space available

AREA AMENITIES

- ✓ Located adjacent to Van Nuys Auto Row
- ✓ Tremendous traffic counts of ±61,045
- ✓ Affluent area - \$114,474 average Household income in a 1-mile radius

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	32,350	239,568	598,447
 Avg. HH Income	\$114,474	\$108,740	\$102,184
 Daytime Pop	26,709	196,468	487,659
 Traffic Count	± 61,045 CPD ON STREET		

SITE PLAN

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MAGNOLIA BLVD



VAN NUYS BLVD



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.



AVAILABLE

CVS pharmacy

Walgreens

Mercedes-Benz
KEYES EUROPEAN

Nissan

Audi

Sherman Oaks
Hospital

AMC Apple H&M Target
Trader Joe's

TRADER JOE'S

Public Storage

Ulta

BEST BUY

Gelson's



AERIAL MAP





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