

FOR SALE

PRIME SHERMAN OAKS RETAIL STOREFRONT



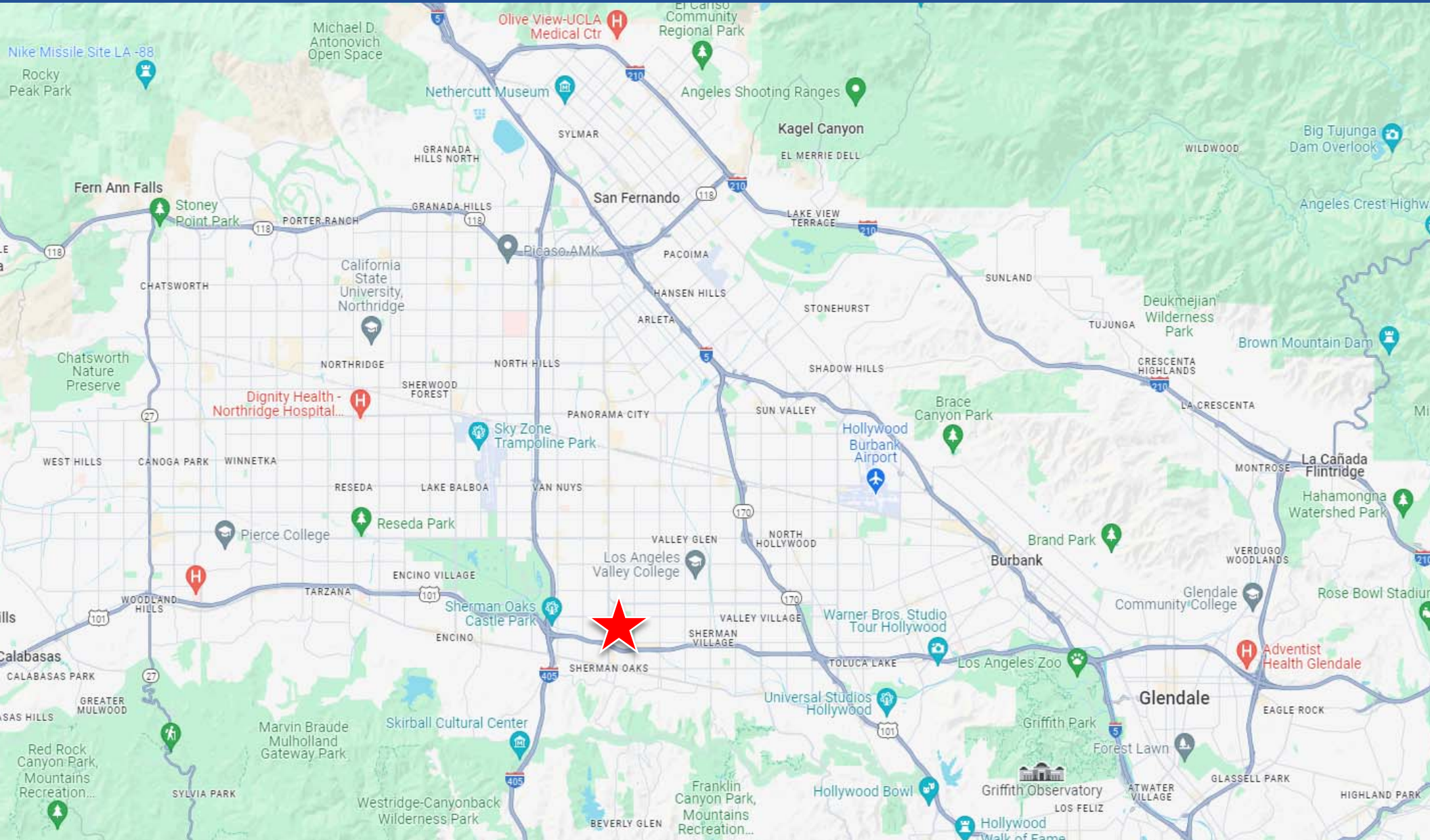
4545 VAN NUYS BOULEVARD, SHERMAN OAKS 91403

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Paley
COMMERCIAL REAL ESTATE

AREA MAP

4545 VAN NUYS BOULEVARD, SHERMAN OAKS 91403



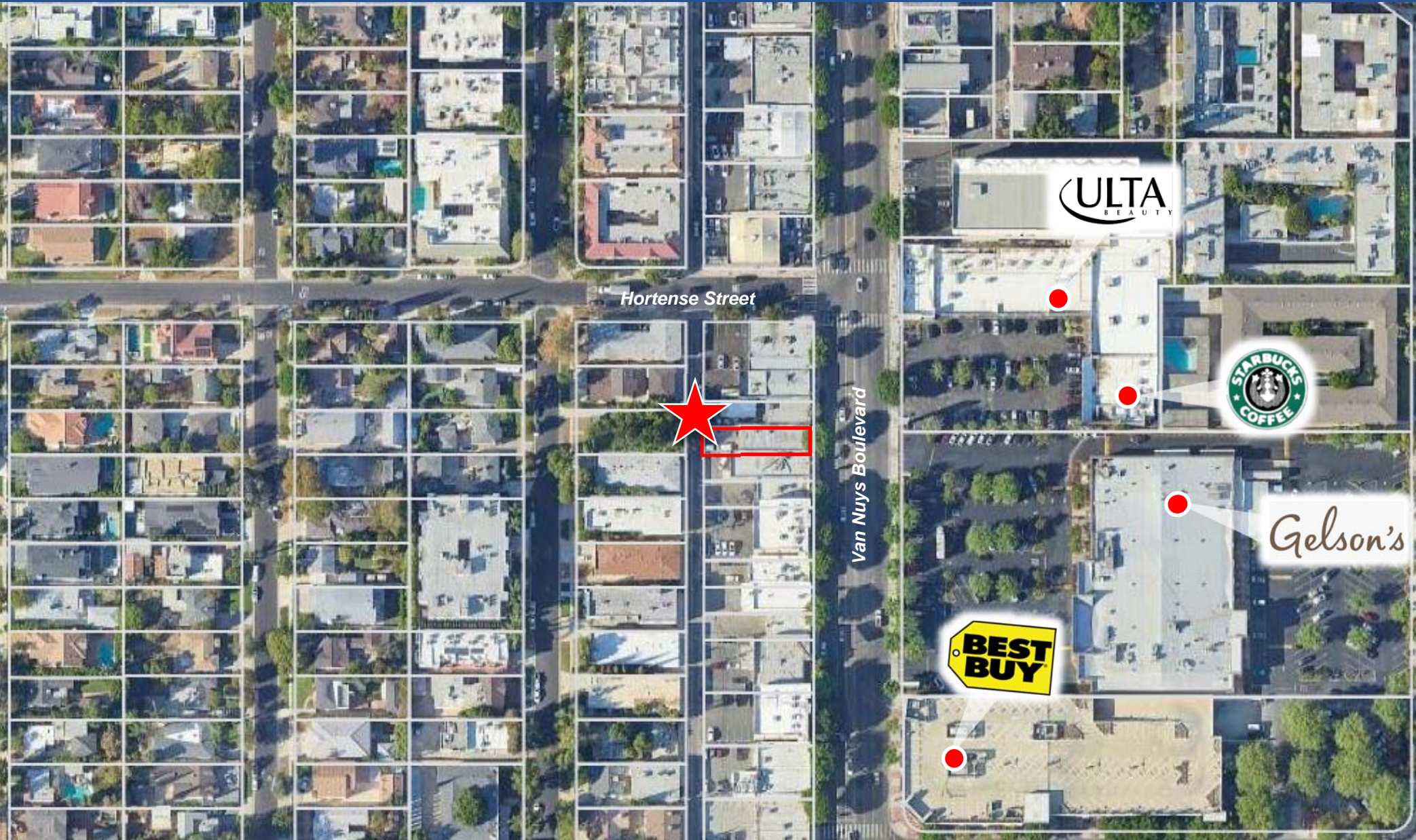
AREA OVERVIEW (WIDE)

4545 VAN NUYS BOULEVARD, SHERMAN OAKS 91403



AERIAL OVERVIEW (NARROW)

4545 VAN NUYS BOULEVARD, SHERMAN OAKS 91403



PLOT MAP

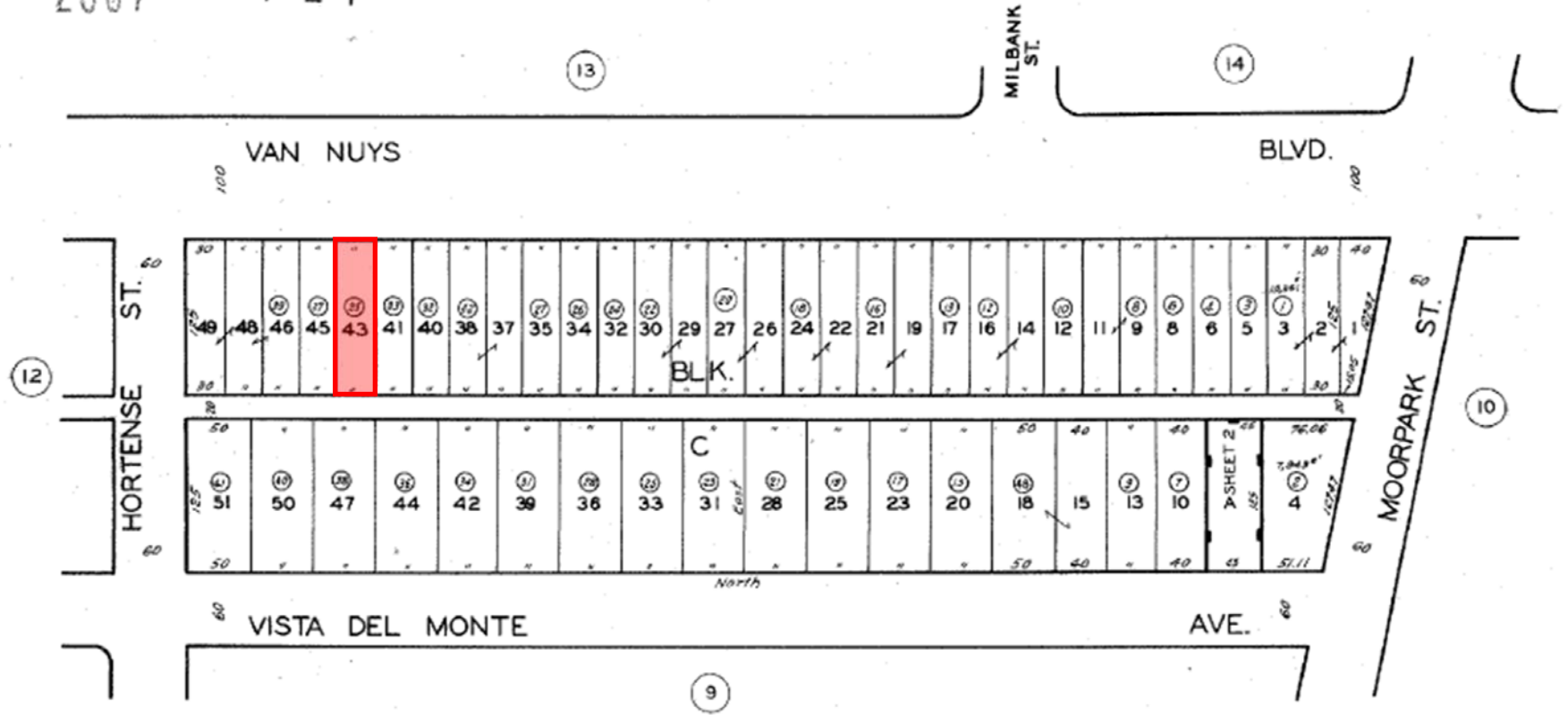
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2265 II
SHEET I
SCALE 1" = 80'

04/21/2002-85
07/01/2004-87
09/03/2003-87
07/27/2005/2001-83
MUNIS
PLOT MAP 11/20/01-03
ENCLOSURE 11/20/01-03

2007



CODE
8849

TRACT NO. 6852
M. B. 76-48-48

CONDOMINIUM
PARCEL MAP
P. M. 190-59

FOR PREV. ASSM'T SEE:
2264 - 35

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

PROPERTY FEATURES

4545 VAN NUYS BOULEVARD, SHERMAN OAKS 91403



Address:	4545 Van Nuys Boulevard, Sherman Oaks 91403
APN:	2265-011-035
Sale Price:	\$1,750,000.00
Terms:	Cash or cash to new financing
Building:	2,400 Square Feet (48 years built in 1966)
Land:	3,756 Square Feet
Property Type:	Retail Storefront
Zoning:	LAC2 (Land Use – Professional Building)

LOCATION

Strategically located on busy Van Nuys Boulevard two (2) blocks north of Ventura Boulevard and just one (1) block south of the 101 Freeway on/off ramp. Surrounded by countless Restaurants and National Retailers such as Best Buy, Starbucks, FedEx, Ulta Beauty, and Whole Foods.

DESCRIPTION

Rare small Sherman Oaks free-standing street retail building. Ideal for qualified businesses who are currently renting and could realize the benefits of property ownership especially with the 90% SBA Financing currently available. Contains a front retail space, kitchen, two (2) bathrooms, private office, and rear storage. Also terrific Signage on the boulevard.

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DEMOGRAPHICS

4545 VAN NUYS BOULEVARD, SHERMAN OAKS 91403



POPULATION	2-Mile	5-Mile	10-Mile
2010 Population	87,171	508,236	2,118,499
2023 Population	85,444	516,567	2,136,037
2028 Population Projection	83,394	507,778	2,096,545
HOUSEHOLD INCOME	2-Mile	5-Mile	10-Mile
Avg Household Income	\$126,008	\$106,623	\$111,439
Median Household Income	\$96,117	\$74,022	\$81,629

POPULATION BY RACE	2-Mile	5-Mile	10-Mile
White	68,872	414,097	1,624,956
Black	4,814	26,921	112,540
American Indian/Alaskan Native	553	5,926	24,229
Asian	7,421	48,677	286,753
Hawaiian & Pacific Islander	122	1,011	4,276
Two or More Races	3,662	19,935	83,283
Hispanic Origin	16,982	211,695	826,597

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