



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



13437 VENTURA BLVD – RETAIL & OFFICE AVAILABILITIES

13437 Ventura Blvd, Sherman Oaks, CA 91423



MICHAEL SHARON
(818) 572-4050 | msharon@illicre.com
DRE#01495419



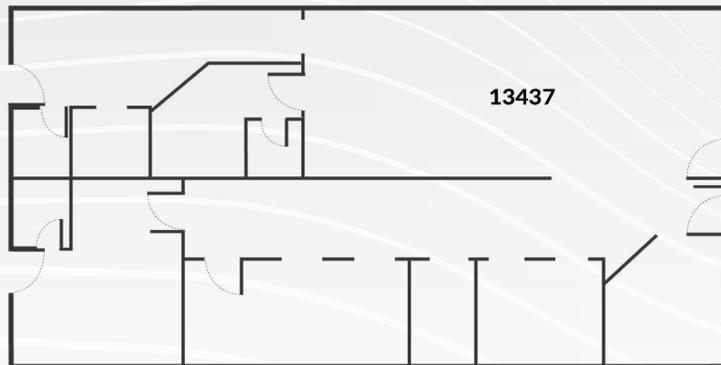
5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

SUITE 13437

13437 Ventura Blvd, Sherman Oaks, CA 91423

APPROX. 1,800 SF

- ✓ \$3.50/SF + NNN ground floor retail
- ✓ Former Psychic Eye space (downsized, now available)
- ✓ Ventura Blvd frontage with excellent visibility
- ✓ Open layout ideal for retail, wellness, boutique showroom, or service retail
- ✓ High ceilings, strong natural light
- ✓ Private in-suite restroom
- ✓ Prominent signage opportunity
- ✓ Easy customer parking

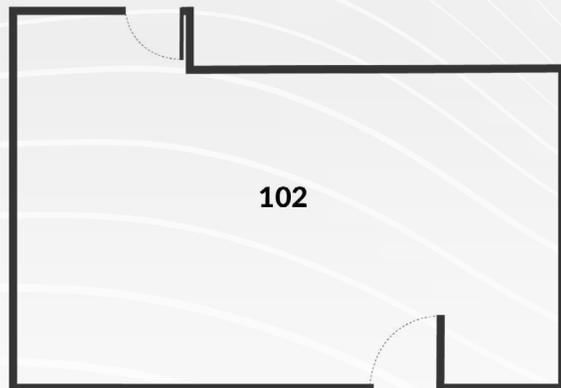


SUITE 102

13437 Ventura Blvd, Sherman Oaks, CA 91423

APPROX. 400 SF

- ✓ Ground floor retail
- ✓ \$1,800/month
- ✓ Direct ground-floor access
- ✓ Ideal for professional services, therapy, consulting, or solo practitioners
- ✓ Efficient private layout
- ✓ Access to shared common restrooms



RETAIL & OFFICE SPACES
SHERMAN OAKS, CA

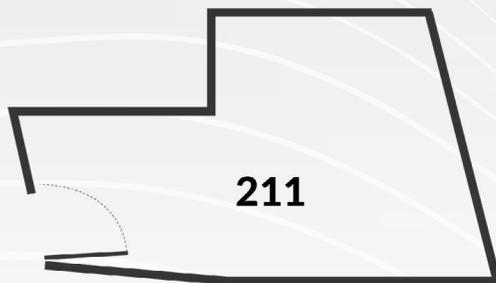
SUITE 211

13437 Ventura Blvd, Sherman Oaks, CA 91423



APPROX. 225 SF

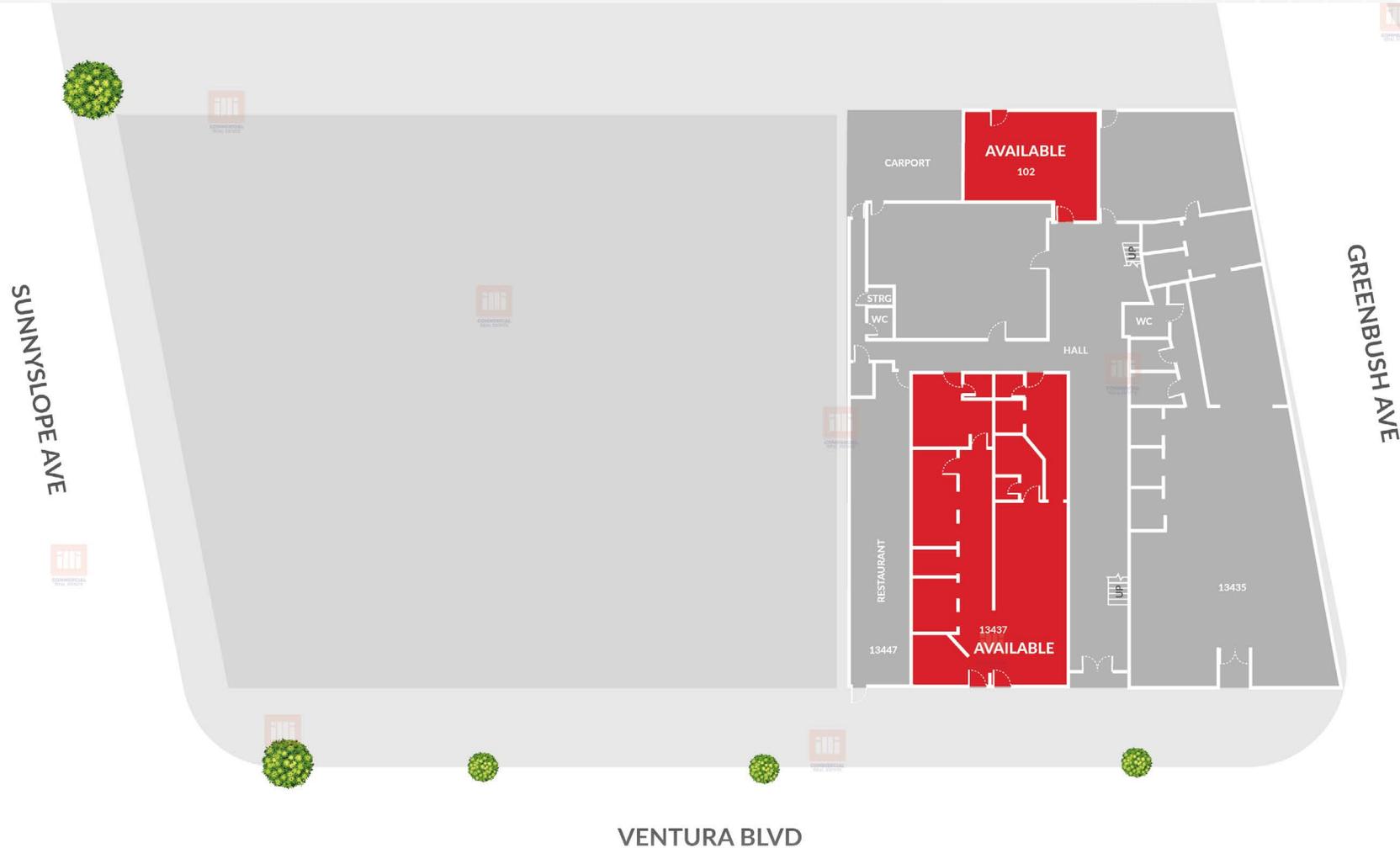
- ✓ Second floor office suite
- ✓ \$1,000/month
- ✓ Window line with natural light
- ✓ Quiet, private workspace
- ✓ Access to shared common restrooms



RETAIL & OFFICE SPACES
SHERMAN OAKS, CA

SITE PLAN | FIRST LEVEL

13437 Ventura Blvd, Sherman Oaks, CA 91423

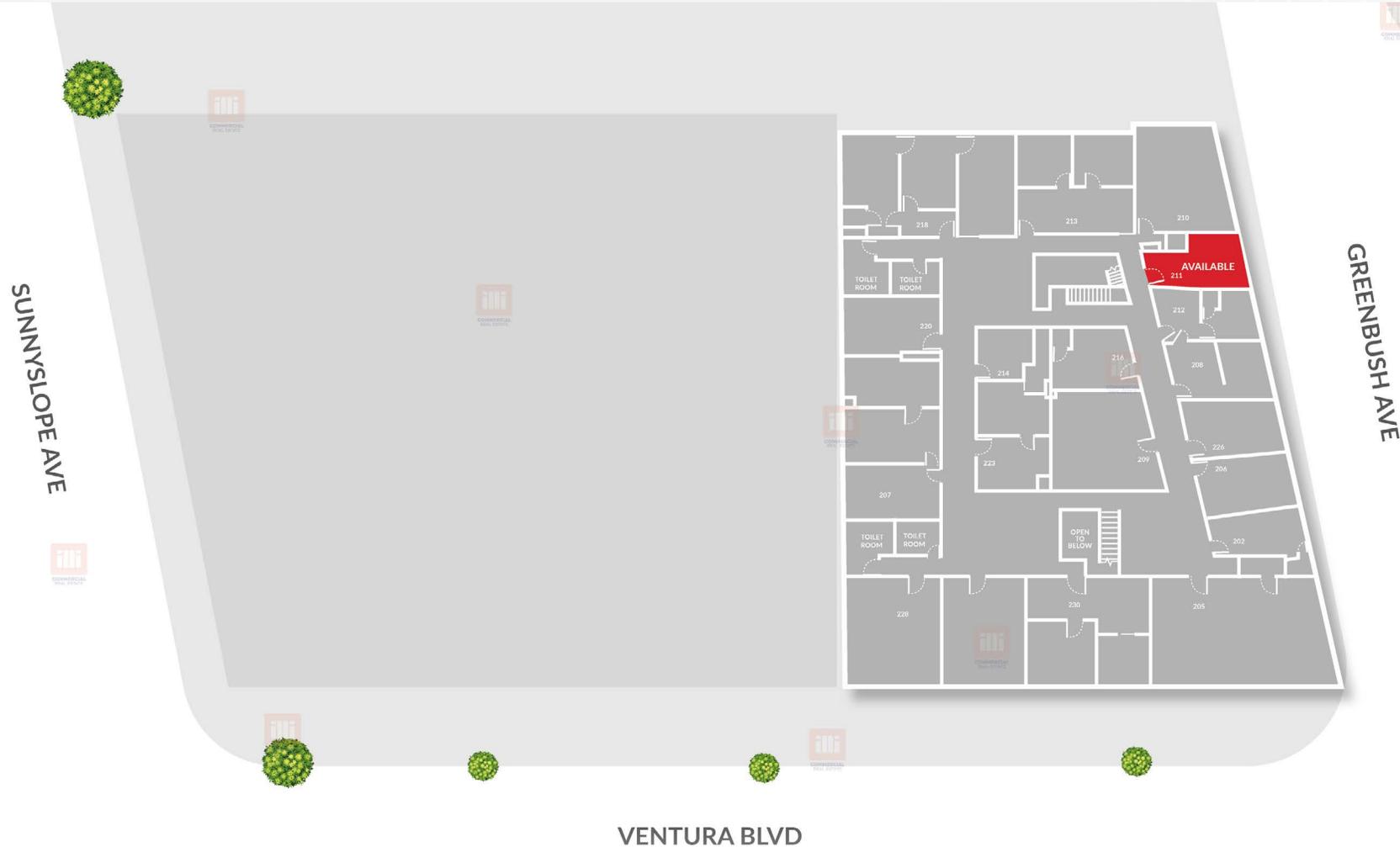


Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

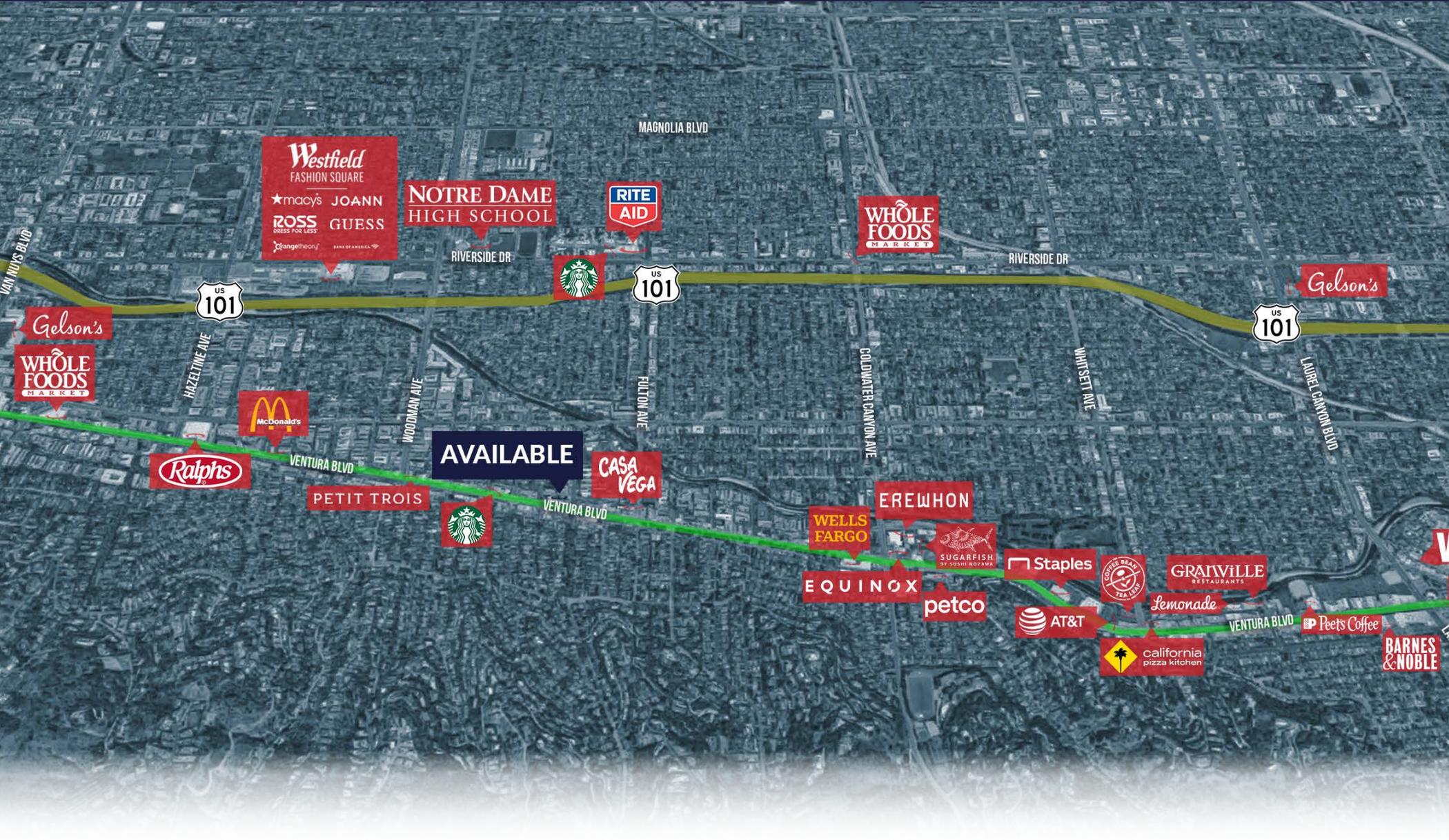
RETAIL & OFFICE SPACES
SHERMAN OAKS, CA

SITE PLAN | SECOND LEVEL

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Westfield FASHION SQUARE
 macy's JOANN
 ROSS DRESS FOR LESS GUESS
 angeltheory BANK OF AMERICA

NOTRE DAME HIGH SCHOOL

RITE AID

WHOLE FOODS MARKET

Gelson's

US 101

HAZELTINE AVE

WOODMAN AVE

VENTURA BLVD

AVAILABLE

PETIT TROIS

STARBUCKS

CASA VEGA

WELLS FARGO

EREWHON

EQUINOX

petco

Staples

AT&T

COFFEE BEAN TEA HOUSE

GRAINVILLE RESTAURANTS

Lemonade

Peets Coffee

california pizza kitchen

BARNES & NOBLE

US 101

LAUREL CANYON BLVD

WHOLE FOODS MARKET

Gelson's

WHOLE FOODS MARKET

McDonald's

Ralphs

WOODMAN AVE

VENTURA BLVD

WOODMAN AVE

FILTON AVE

COLDIWATER CANYON AVE

WHITSETT AVE

RIVERSIDE DR

RIVERSIDE DR

MAGNOLIA BLVD

VAN NUYS BLVD



AERIAL MAP



COMMERCIAL
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MICHAEL SHARON
SENIOR VICE PRESIDENT

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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 foot-age 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.