

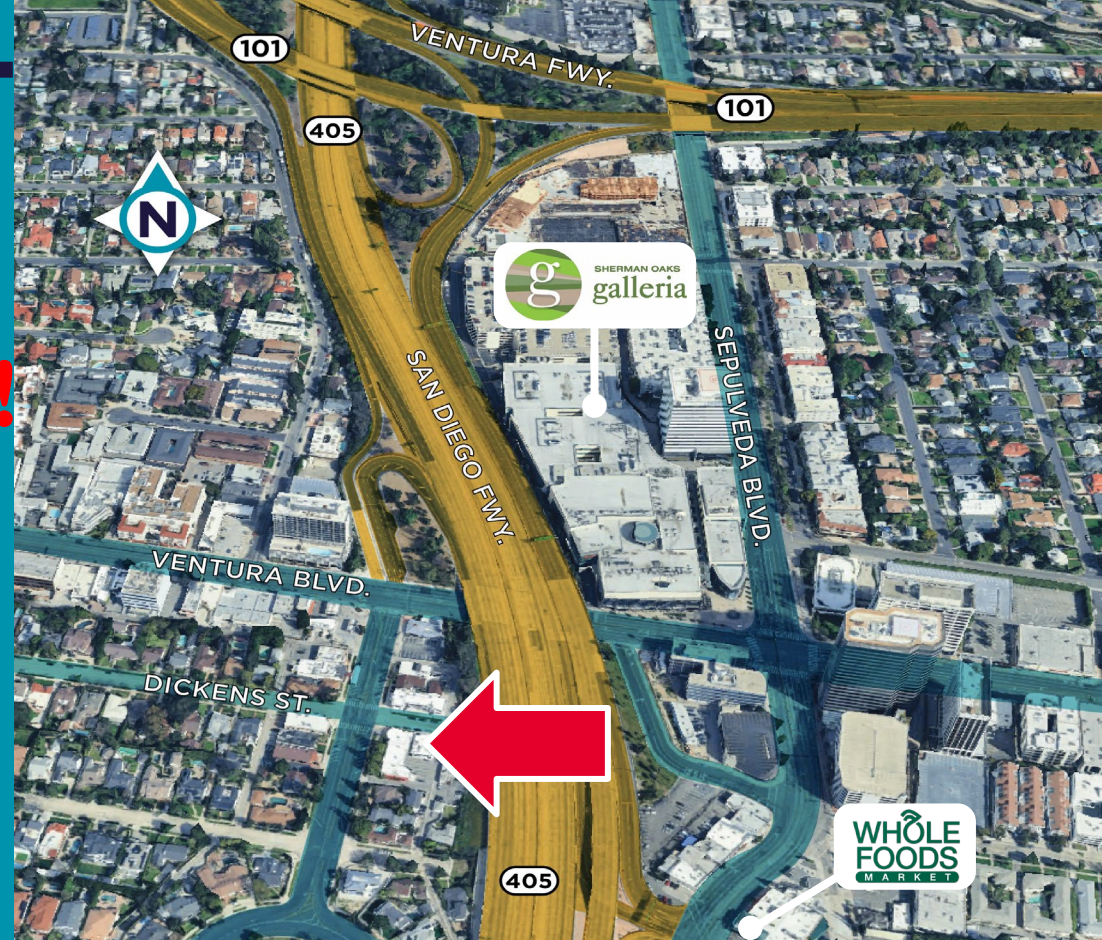


**FOR SALE** **PRICE REDUCED!**

**15372 - 15374**

**DICKENS ST.**

LOS ANGELES, CA 91403



~~\$2,500,000~~

**\$2,000,000**

**Mixed Use | 8.03% CAP**  
**Sherman Oaks Investor/Owner**  
**User Opportunity**

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# INVESTMENT HIGHLIGHTS

15372-15374 Dickens Street is a two-story freestanding commercial office building, currently leased to Apothecary 420, a successful cannabis dispensary. The first floor features a sales and reception area, while the second floor is dedicated to cultivation. Previously, it housed office and medical tenants, showcasing its adaptability. Located in Sherman Oaks, on Dickens Street just south of Ventura Boulevard and major freeways (101 and 405), it offers strong visibility and easy access. The property is ideal for both owner-users and investors, with ample metered parking nearby. The lease includes flexible termination options, presenting future potential. This is a rare opportunity for a strategically located property with long-term value.

<b>ADDRESS:</b>	15372-15374 Dickens Street, Sherman Oaks (City of Los Angeles)
<b>BUILDING RENTABLE AREA:</b>	±3,895 SF
<b>FLOORS:</b>	2
<b>LINE TENANT:</b>	Apothecary 420
<b>AVERAGE AREA PER FLOOR:</b>	±1,948 SF
<b>SPACE AVAILABLE FOR A NEW OWNER:</b>	±3,895 SF
<b>LAND AREA:</b>	±3,250 SF
<b>CURRENT RENT:</b>	\$16,995/Month (Annual CPI Increase 3% - 5%)
<b>LEASE TYPE</b>	(LL pays insurance and taxes)
<b>MODIFIED GROSS:</b>	
<b>LEASE EXPIRATION:</b>	8/31/2026
<b>RENEWAL TERM:</b>	3 Years (CPI Increase 3% - 5%)
<b>CANCELLATION CLAUSE:</b>	LL Discretion
<b>YEAR BUILT/RENOVATED:</b>	1948/2013



## CONTACT US:

### Steve Algermissen

Executive Director

+1 213 361 9546

steve.algermissen@cushwake.com

Lic #00816707

900 Wilshire Boulevard

Suite 2400

Los Angeles, CA 90017

+1 213 955 5100

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