

# FOR SALE OR LEASE

PRIME SHERMAN OAKS RETAIL STOREFRONT



**4545 VAN NUYS BOULEVARD, SHERMAN OAKS 91403**

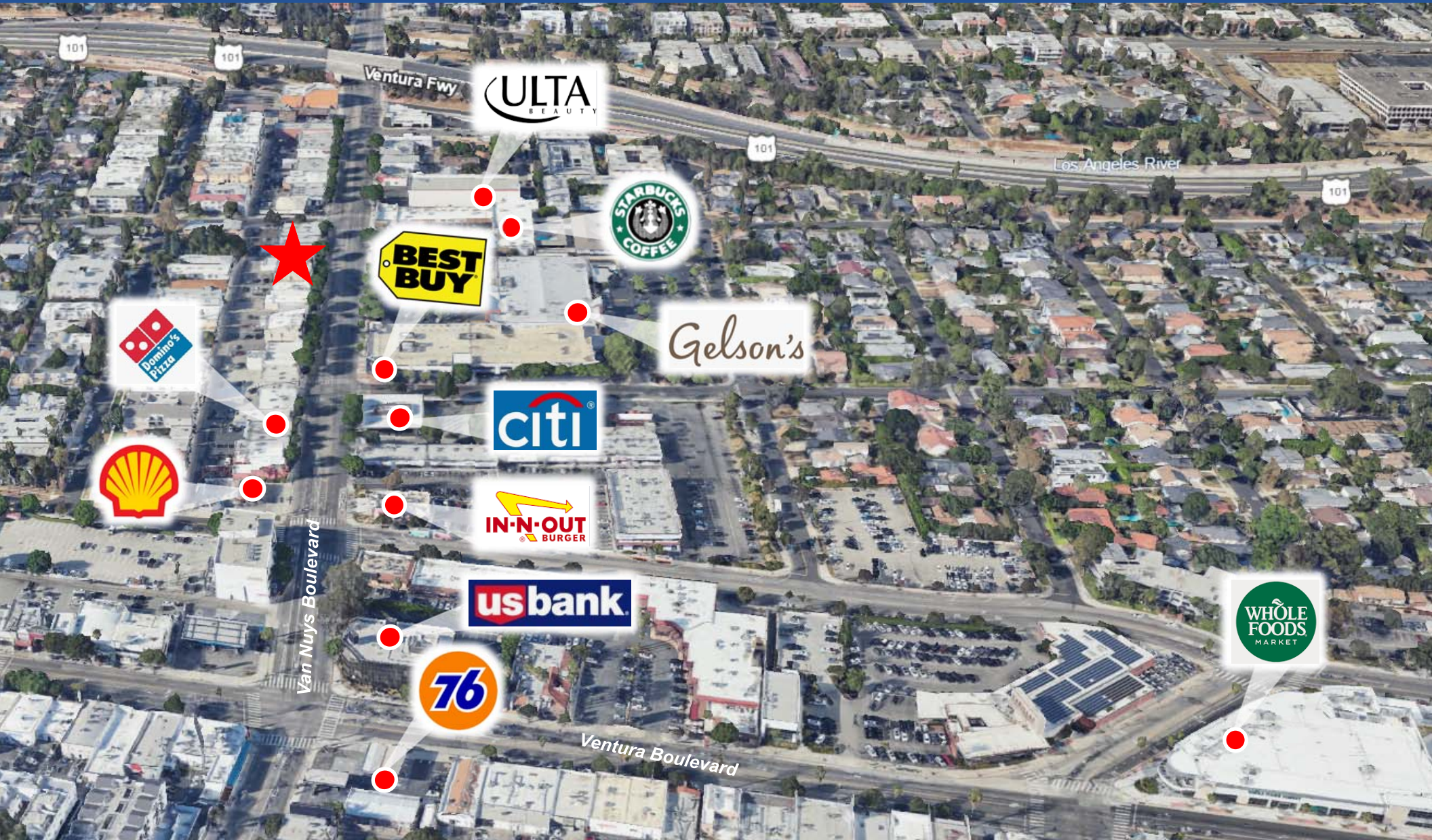
JON PALEY 818.225.1300 EXT. 2 | [JON@PALEYCOMMERCIALREALESTATE.COM](mailto:JON@PALEYCOMMERCIALREALESTATE.COM)

**Paley**  
COMMERCIAL REAL ESTATE



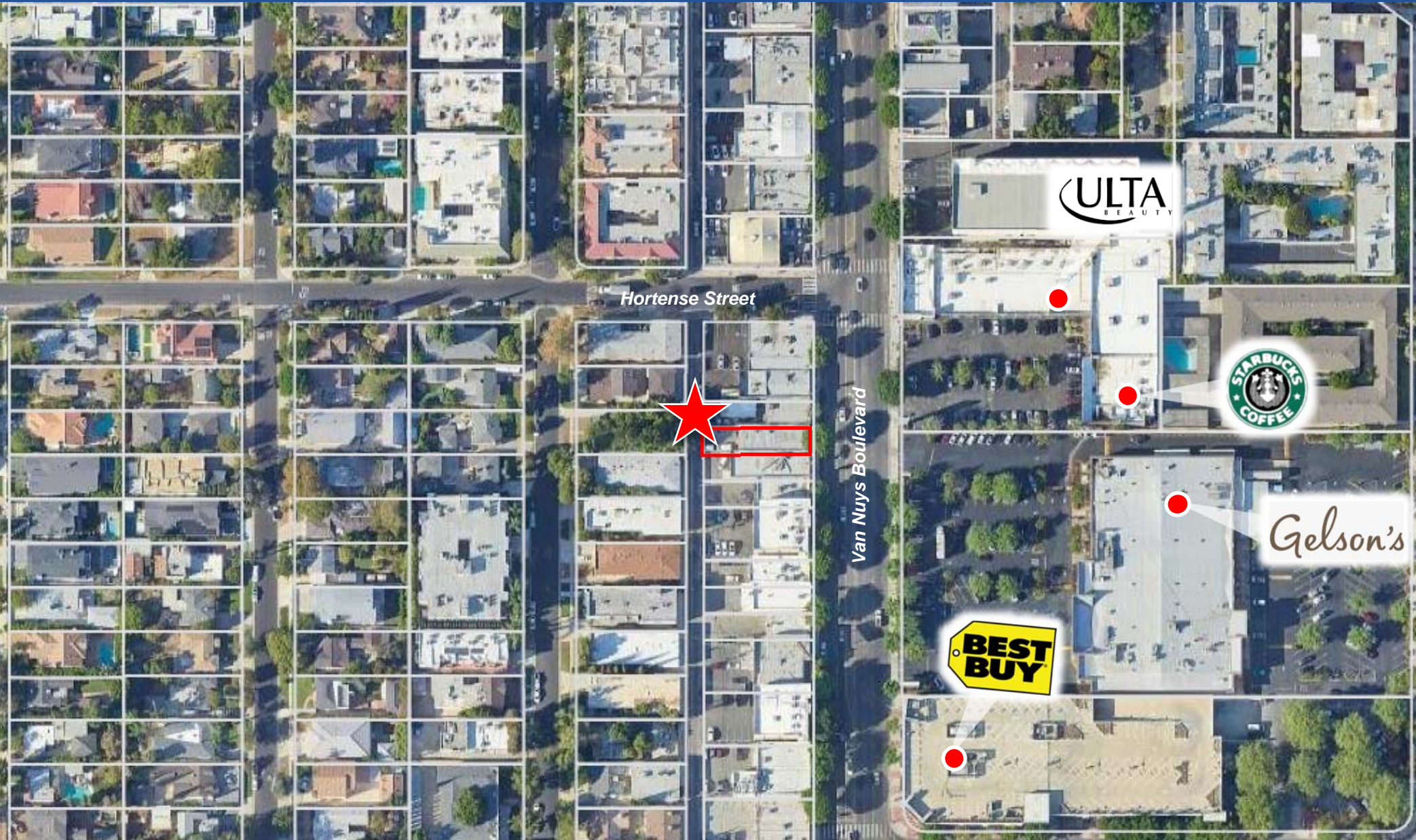
# AREA OVERVIEW (WIDE)

4545 VAN NUYS BOULEVARD, SHERMAN OAKS 91403



# AERIAL OVERVIEW (NARROW)

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# PLOT MAP

4545 VAN NUYS BOULEVARD, SHERMAN OAKS 91403

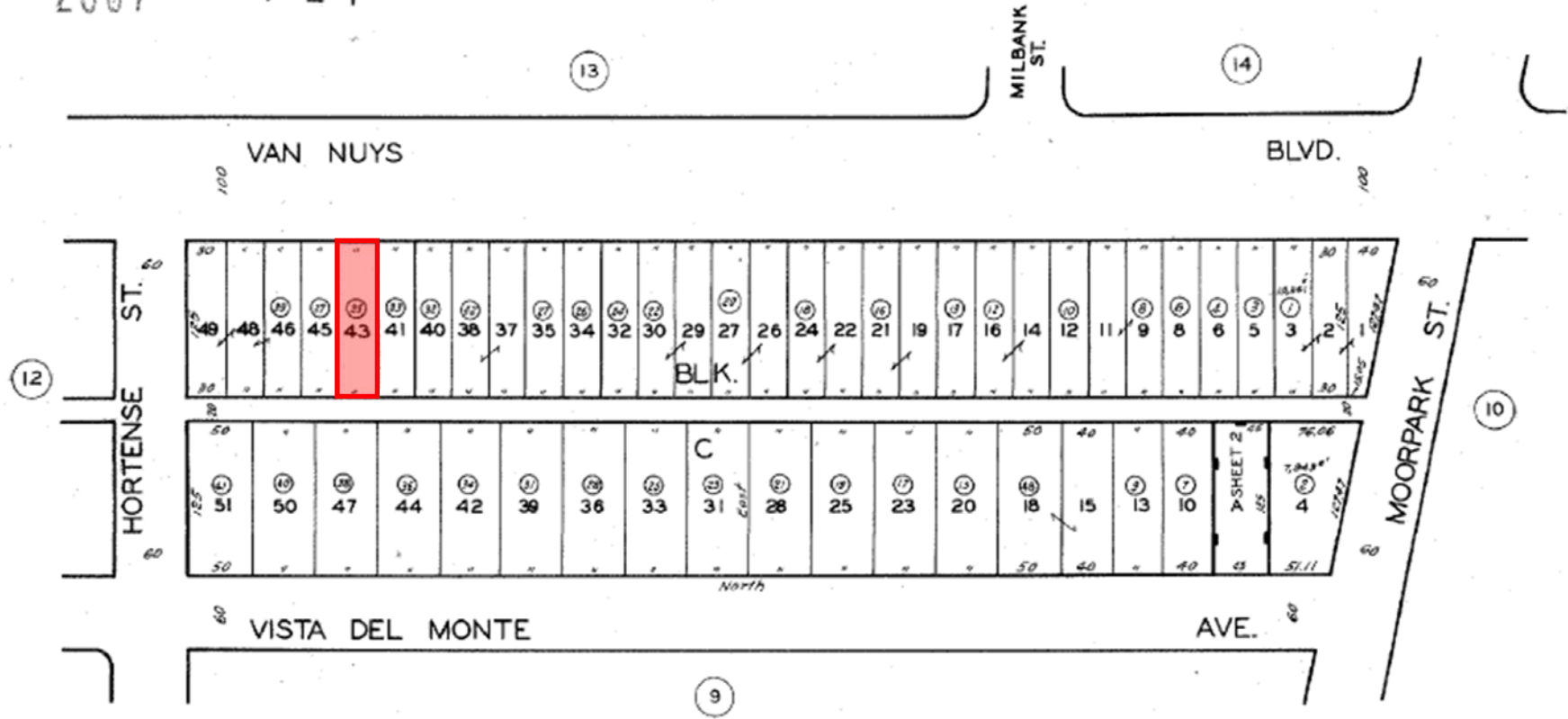


2265 11  
SHEET 1  
SCALE 1" = 80'

2007



04/21/2002-05  
07/01/2004-07  
09/03/2003-07  
07/27/2001-03  
MANS  
PLOT MAP FOR PARCEL 43  
ENCLOSURE FOR 2265



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



<b>Address:</b>	4545 Van Nuys Boulevard, Sherman Oaks 91403
<b>APN:</b>	2265-011-035
<b>Sale Price:</b>	\$2,000,000.00 (Cash or Cash to New Loan)
<b>Lease Price:</b>	\$2.75 per square foot, triple net
<b>Building:</b>	2,400 Square Feet (48 years built in 1966)
<b>Land:</b>	3,756 Square Feet
<b>Property Type:</b>	Retail Storefront
<b>Zoning:</b>	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.

**JON PALEY**

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# DEMOGRAPHICS

4545 VAN NUYS BOULEVARD, SHERMAN OAKS 91403



<b>POPULATION</b>	<b>2-Mile</b>	<b>5-Mile</b>	<b>10-Mile</b>
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
<b>HOUSEHOLD INCOME</b>	<b>2-Mile</b>	<b>5-Mile</b>	<b>10-Mile</b>
Avg Household Income	\$126,008	\$106,623	\$111,439
Median Household Income	\$96,117	\$74,022	\$81,629

<b>POPULATION BY RACE</b>	<b>2-Mile</b>	<b>5-Mile</b>	<b>10-Mile</b>
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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