



**COMMERCIAL  
REAL ESTATE**

*the sign of a profitable property*

# AVAILABLE



## PRIME VENTURA BOULEVARD EXPOSURE TAILORED FOR MEDICAL, RETAIL, OR DINING SUCCESS

14444-46 Ventura Blvd., Sherman Oaks, CA 91423



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DRE#01495419



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RETAIL / MEDICAL SPACE  
SHERMAN OAKS

# PROPERTY FEATURES

14444-46 Ventura Blvd., Sherman Oaks, CA 91423



## PROPERTY DETAILS

14446 VENTURA BLVD – ±2,046 SF AT \$3.95 PSF + \$0.80 PSF NNN

- ✓ Freestanding retail/medical building, completely renovated in 2025
- ✓ Approximately 2,046 SF building on a 9,608 SF / 0.22-acre lot
- ✓ Delivered in vanilla shell condition – ready for customization
- ✓ Adjacent to an established endodontist
- ✓ Ideal for a general dentist, orthodontist, medical spa, medical offices, restaurant, or retail use
- ✓ Excellent rooftop and façade signage with 80 feet of prime frontage on Ventura Boulevard
- ✓ Abundant natural light throughout
- ✓ 6 dedicated parking spaces
- ✓ High ceilings for an open, airy feel
- ✓ Zoned LA-C2

## AREA AMENITIES

- ✓ High pedestrian and vehicle traffic – prime visibility and customer access
- ✓ Steps from Westfield Fashion Square and Sherman Oaks Galleria
- ✓ Surrounded by established tenants including:
  - ✓ Sherman Oaks Hospital
  - ✓ Victory Hematology and Oncology
  - ✓ Gelson's Market, Whole Foods Market, Pavilions Market, Ralph's Fresh Fare
  - ✓ CVS, Ulta Beauty, Best Buy, Starbucks, In-N-Out Burger, El Torito Mexican, and CorePower Yoga
- ✓ Convenient access to the 101 Freeway
- ✓ High Walk Score of 87 – highly walkable location
- ✓ Access to excellent public transit





# FLOOR PLAN

14444-46 Ventura Blvd., Sherman Oaks, CA 91423







— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	26,670	172,418	496,954
 Avg. HH Income	\$121,235	\$122,331	\$108,760
 Daytime Pop	30,270	179,406	497,173
 Traffic Count	± 33,687 CPD ON VENTURA BLVD		



**AERIAL MAP**





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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.