



4325 WOODMAN AVE, SHERMAN OAKS, CA 91423

**INVESTMENT OPPORTUNITY**



# FOR SALE

OFFERING MEMORANDUM



## ◎ SITE DESCRIPTION

IKON Properties is proud to present the opportunity to acquire 4325 Woodman Ave, Sherman Oaks, CA 91423, a well-located commercial investment property positioned along one of Sherman Oaks' established business corridors. The property offers a versatile, income-producing asset with the stability and upside investors seek in this submarket.

Situated on a prominent parcel along Woodman Avenue, the property features on-site parking and excellent accessibility for tenants, clients, and deliveries. Its strategic location provides convenient access to the U.S. 101 Freeway and major San Fernando Valley thoroughfares, offering exceptional regional connectivity. Surrounded by a diverse mix of commercial, industrial, and residential development, 4325–4327 Woodman Ave benefits from the strong market fundamentals of Sherman Oaks, making it a compelling acquisition opportunity in one of the Valley's most sought-after and supply-constrained submarkets.

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE  
**Retail**

PRICE  
**\$4,100,000**

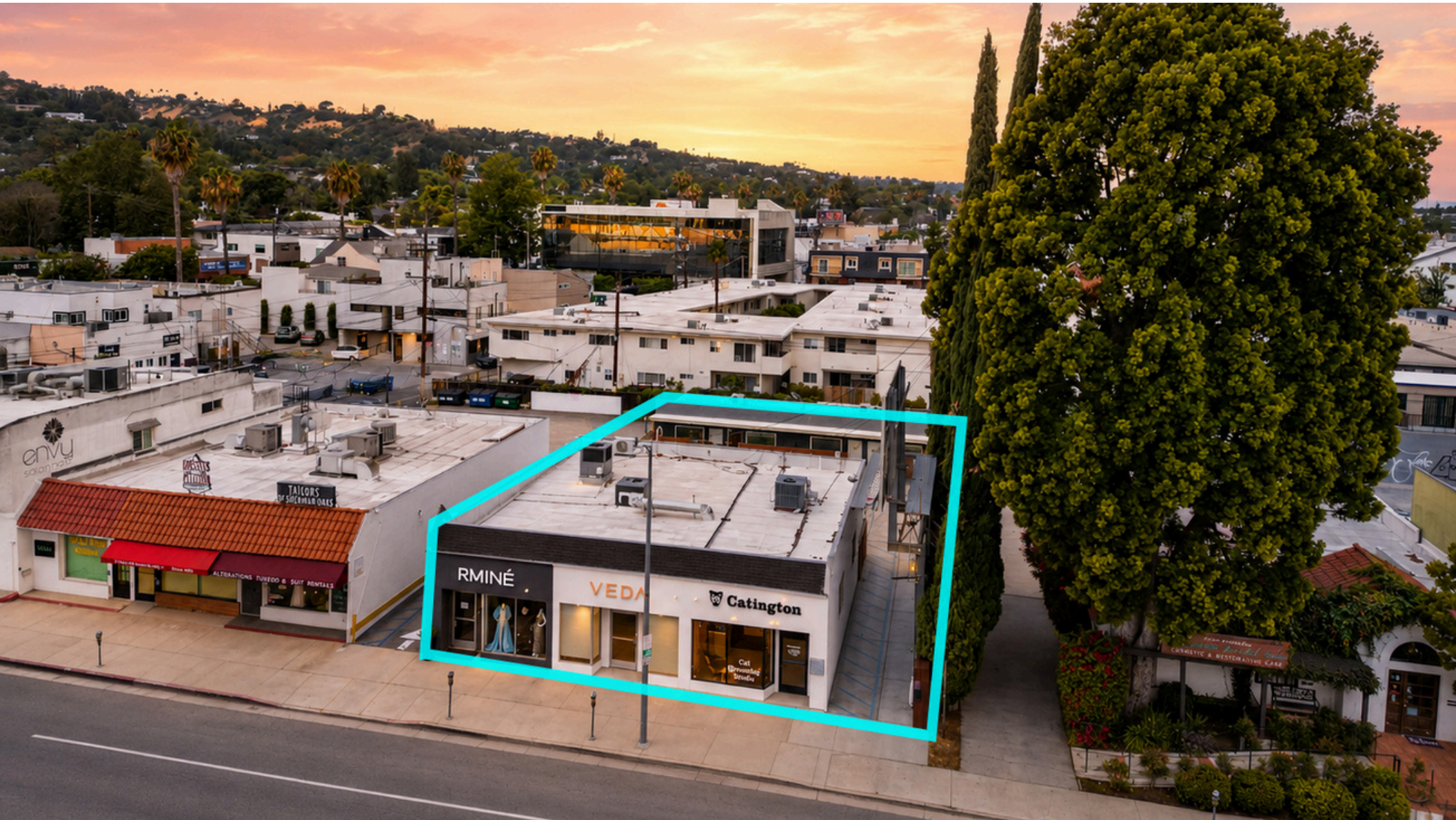
BUILDING  
**3,960 SF**

LOT  
**8,106 SF**

PARCEL NUMBER  
**2271-018-011**

YEAR BUILT  
**1948**

ZONING  
**LAC2**



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**IKON PROPERTIES**

# PROPERTY HIGHLIGHTS

- **Rare Sherman Oaks Retail Investment Opportunity** – A seven-unit multi-tenant property comprised of two separate buildings, located in one of the San Fernando Valley's most desirable commercial corridors.
- **100% Occupied with Immediate, Stable Cash Flow** – The property is fully leased at offering, providing investors with in-place income from close of escrow and minimal vacancy exposure.
- **Recent Capital Improvements** – Significant recent renovations, including a new roof, electrical, plumbing, and HVAC systems, enhance tenant appeal, reduce anticipated near-term capital expenditures, and support the property's positioning for long-term ownership.
- **Strong Rental Income with Long Term Tenants** – The property benefits from healthy existing rental rates, delivering attractive current-year returns with continued upside as leases roll to market.
- **Two-Building, Multi-Suite Configuration** – The dual-building layout offers tenant privacy and operational flexibility, with diversified income across multiple retail suites.
- **Premier Sherman Oaks Location with Excellent Regional Access** – Just footsteps away from Ventura Boulevard's dining, retail, and entertainment corridor, with convenient access to the US-101 and I-405 Freeways connecting tenants to the Westside, Hollywood, Burbank, and greater Los Angeles.



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# FINANCIAL SUMMARY

Address	Tenant	Lease Expiration	Base Rent	CAM	Total Rent + NNN
4325 Woodman Avenue	RMINE	1/31/2028	\$3,691.93	\$760.00	\$4,451.93
4327 1/2 Woodman Avenue	VEDASPIRIT	1/31/2027	\$3,691.93	\$760.00	\$4,451.93
4327 Woodman Avenue	Catington	9/30/2028	\$3,691.93	\$760.00	\$4,451.93
4327 Woodman Avenue (Billboard)	Clear Channel Outdoor		\$300.00		\$300.00
4329 Woodman Avenue #1	Calmatic Inc.	10/31/2026	\$1,845.97	\$380.00	\$2,225.97
4329 Woodman Avenue #2	Kathy's hair spot	Month to Month	\$1,845.97	\$380.00	\$2,225.97
4329 Woodman Avenue #3	Beauty Salon	10/31/2026	\$1,845.97	\$380.00	\$2,225.97
4329 Woodman Avenue #4	Fitness Studio	11/30/2026	\$1,845.97	\$380.00	\$2,225.97
<b>TOTAL</b>			<b>\$18,759.67</b>	<b>\$3,800.00</b>	<b>\$22,559.67</b>

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# CURRENT OPERATING EXPENSES

TOTAL INCOME

**\$270,716**

Rental income

TOTAL EXPENSES

**\$46,210.86**

7.4% of income

NET OPERATING INCOME

**\$224,505.18**

92.6% margin

Current Expenses	Amount
Rental income	\$270,716.04
Total income	\$270,716.04
Property Taxes	\$26,250.00
Insurance expense	\$7,879.40
Repairs & maintenance	\$242.50
Subcontractors	\$5,741.00
Utilities (LADWP + waste)	\$6,097.97
Total expenses	\$46,210.86
Net operating income	\$224,505.18

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# PROPERTY PHOTOS



# RETAIL MAP

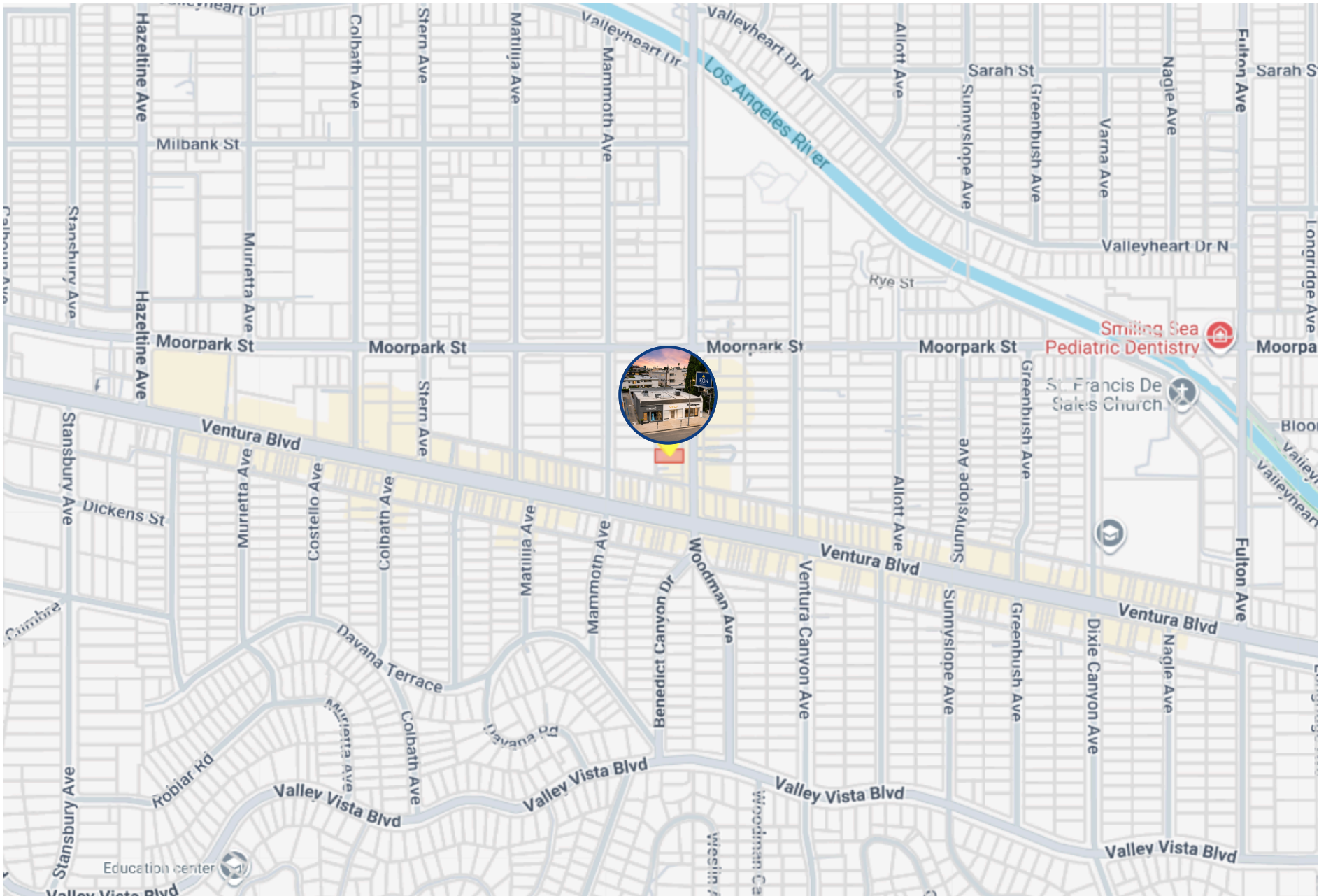


# AERIAL MAP



LOCATED IN THE HEART OF SHERMAN OAKS ALONG WOODMAN AVENUE, JUST SOUTH OF VENTURA BOULEVARD, 4325 WOODMAN AVE IS POSITIONED WITHIN ONE OF THE SAN FERNANDO VALLEY'S MOST ESTABLISHED PROFESSIONAL AND COMMERCIAL DISTRICTS. THE PROPERTY OFFERS EXCELLENT ACCESSIBILITY WITH CONVENIENT ACCESS TO BOTH U.S. HIGHWAY 101 AND INTERSTATE 405, PROVIDING EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY, WEST LOS ANGELES, AND THE GREATER LOS ANGELES METROPOLITAN AREA. SURROUNDED BY A DIVERSE MIX OF MEDICAL PRACTICES, RETAIL CENTERS, RESTAURANTS, AND NEIGHBORHOOD AMENITIES, THE LOCATION PROVIDES AN ATTRACTIVE BUSINESS ENVIRONMENT THAT SUPPORTS A WIDE RANGE OF SERVICE-ORIENTED USERS WHILE BENEFITING FROM THE STRONG DEMOGRAPHICS AND LONG-TERM STABILITY OF THE SHERMAN OAKS MARKET.

# LOCATION MAP





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