

Westfield
FASHION SQUARE

101 307,000 VPD

WHOLE
FOODS
MARKET

Gelson's

BEST
BUY

Sherman Oaks Plaza

VAN NUYS BLVD

VENTURA BLVD



61,000 VPD



Your Neighborhood Center

PROPERTY DESCRIPTION

Pegasus is excited to present Sherman Oaks Plaza, a prime retail destination perfectly situated on Ventura Blvd. Now offering an array of leasing opportunities for retail, restaurant, and office spaces. This property features exceptional visibility at the bustling intersection of Van Nuys Blvd and Ventura Blvd, featuring robust demographics and high-foot traffic.

Sherman Oaks Plaza is ideally positioned just a quarter mile from the 101 Freeway and Westfield Fashion Square, placing it at the heart of a thriving daily needs retail and dining hub. The center is surrounded by a diverse mix of popular destinations, including Gelson's, Whole Foods, Best Buy, Ulta, and In-N-Out Burger.

The Sherman Oaks Plaza co-tenancy includes:





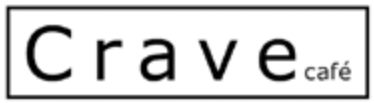
SHERMAN OAKS SQUARE
4-acre retail repositioning underway

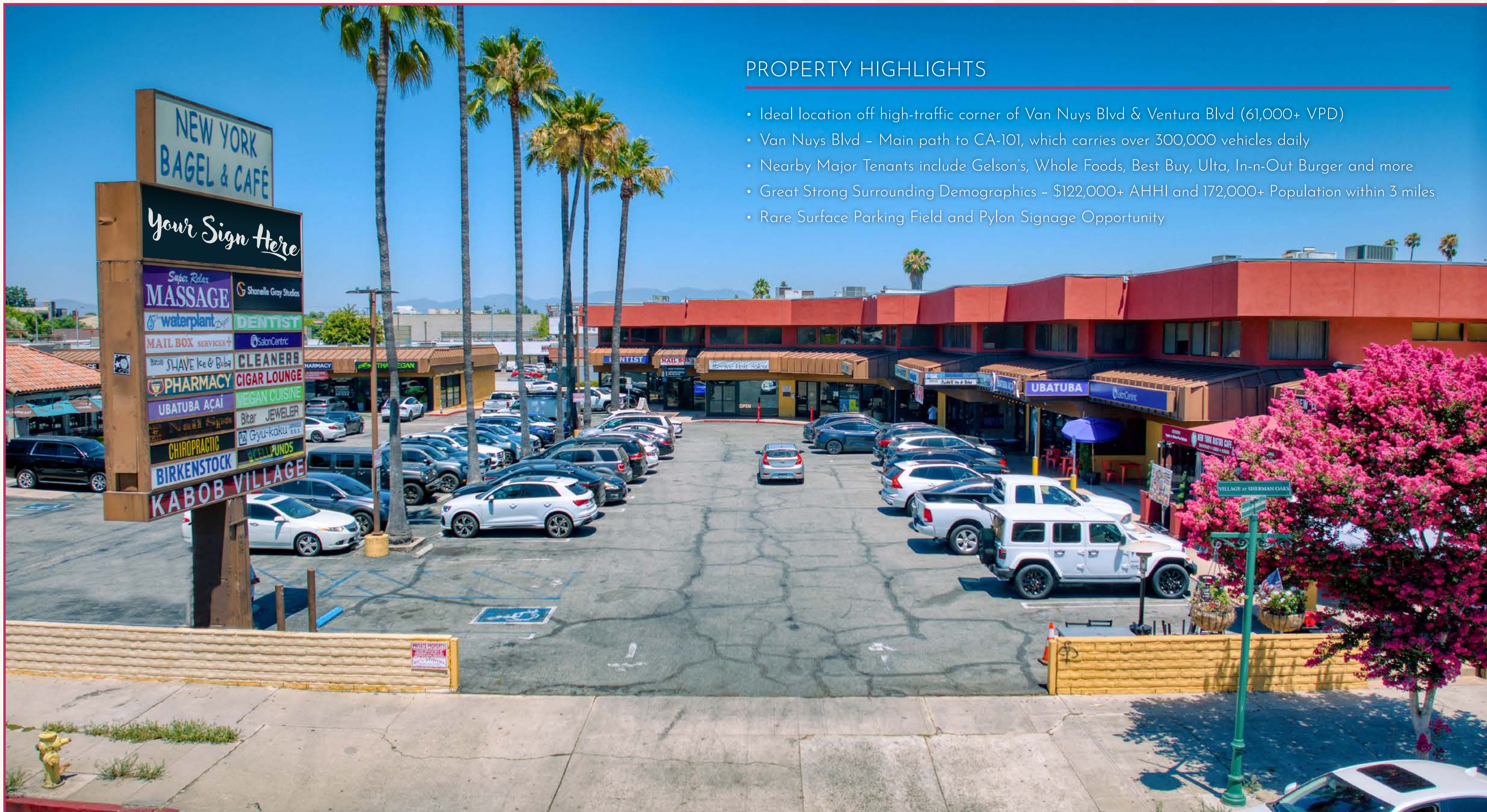


Subject Property



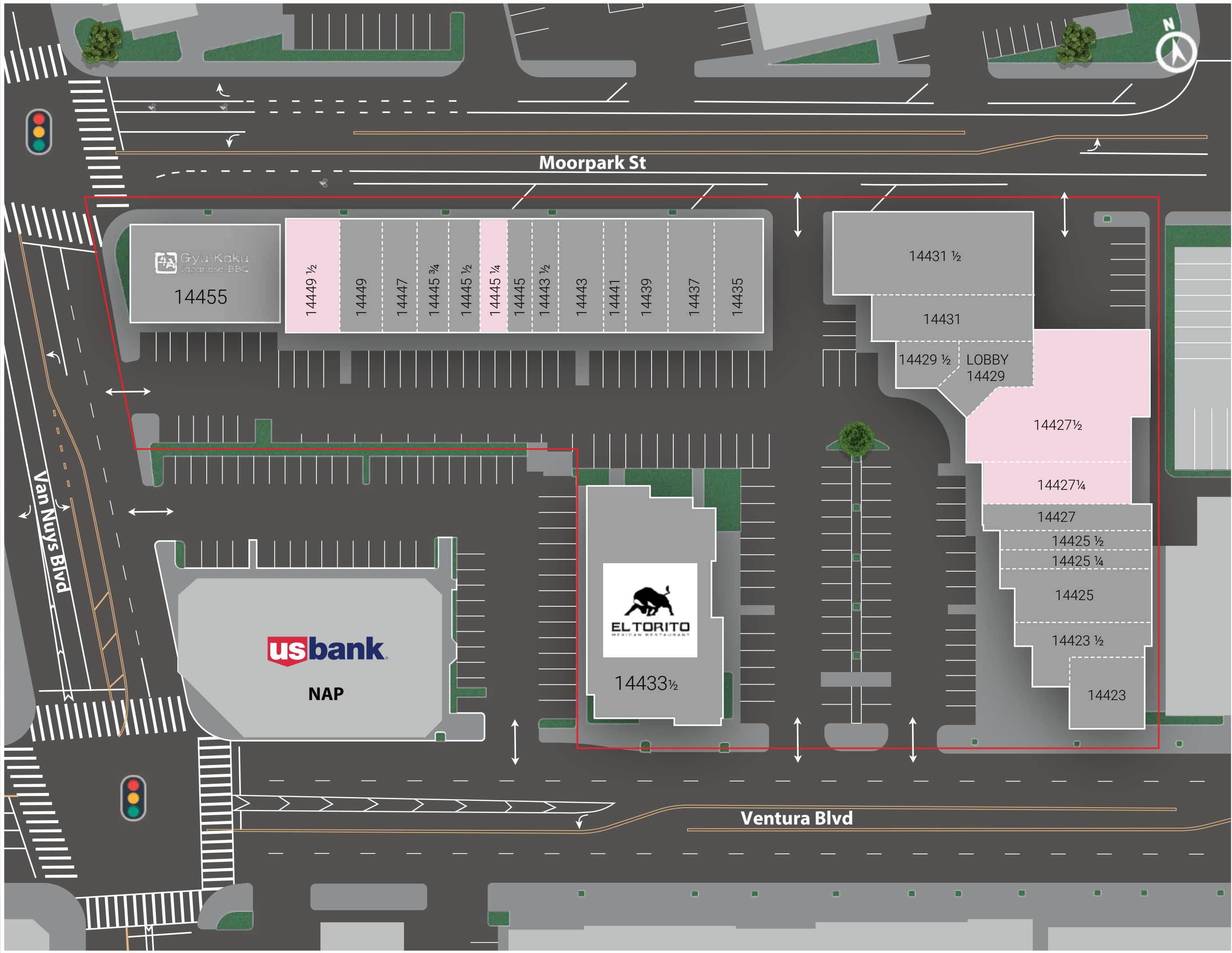
61,000 VPD





PROPERTY HIGHLIGHTS

- Ideal location off high-traffic corner of Van Nuys Blvd & Ventura Blvd (61,000+ VPD)
- Van Nuys Blvd – Main path to CA-101, which carries over 300,000 vehicles daily
- Nearby Major Tenants include Gelson's, Whole Foods, Best Buy, Ulta, In-n-Out Burger and more
- Great Strong Surrounding Demographics – \$122,000+ AHHI and 172,000+ Population within 3 miles
- Rare Surface Parking Field and Pylon Signage Opportunity



Site Plan

TENANT	SUITE	GLA
Dojo Sushi	14423	1,200
New York Bagel Cafe	14423.5	1,200
Salon Centric	14425	2,040
Ubatuba Acai	14425.25	1,125
Brian's Shave Ice and Boba	14425.5	1,208
The Water Plant	14427	1,040
AVAILABLE	14427.25	1,390
AVAILABLE	14427.5	3,175
Revive Hair Salon	14429 1/2	1,525
Primetime Parking	14429PKG	N/A
Mailbox Services Plus	14431	943
Mark Wienberg DDS	14431.5	1,400
El Torito	14433	8,860
Vegan Cuisine	14435	1,200
Olympus Pharmacy	14437	900
Bitar Fine Jewelry	14439	1,200
AM & PM Nail Spa	14441	900
Roya Design	14443	900
Kabob Village	14443.5	1,487
Cigar House	14445	913
AVAILABLE	14445.25	1,200
Comfort Care Chiropractor	14445.5	1,200
Legacy 1Hr Cleaners	14445.75	1,200
Birkenstock	14447	1,200
Super Relax	14449	1,373
AVAILABLE	14449.5	1,708
Gyu-Kaku Japanese BBQ	14457	3,813
TOTAL		44,300 SF

The Center of the San Fernando Valley

SHERMAN OAKS, CALIFORNIA

The San Fernando Valley of greater Los Angeles is home to just under 2 million residents, and Sherman Oaks is the center of Valley life, both geographically and culturally. Sherman Oaks provides its residents with an urban living style, boasting lots of green spaces amongst a wide array of boutiques, restaurants and shopping areas tucked against the Santa Monica Mountains. The neighborhood evokes a feeling of “Old LA” from its broad boulevards and classic architecture, and has historically been home to many Hollywood celebrities.

Sherman Oaks has grown into a highly desirable neighborhood of 70,000 residents and boasts high-end residences and one of the highest concentrations of top LA schools. As a mature area historically inhabited by those over the age of 40, there has been a growing contingent of young, high-earning families that appreciate the more affordable living options and less hectic lifestyle available in the San Fernando Valley as compared to the Los Angeles basin.



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	27,638	169,833	495,126
AVERAGE HOUSEHOLD INCOME	\$123,482	\$122,311	\$108,364
HOUSEHOLDS	13,687	70,244	189,297

Sherman Oaks Plaza

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