

Delivering *2027.*

SHERMAN OAKS SQUARE



4454 Van Nuys Blvd, Sherman Oaks, CA



RETAIL • RESTAURANT • FITNESS • BEAUTY • MEDICAL • WELLNESS



The Valley's Premier Retail Destination.

Ventura Boulevard, meet your match.
Van Nuys Boulevard is leading the retail renaissance.

Van Nuys Boulevard now boasts the highest concentration of national and regional street-front retailers in the trade area — and demand continues to surge. Historically, opportunities along this key corridor have been limited. But that's changing.

Enter Sherman Oaks Square.

The largest retail transformation on Van Nuys Blvd — and a landmark repositioning for Sherman Oaks.

Located steps from the intersection of Van Nuys Blvd and Ventura Blvd, with ± 70,000 daily drivers, Sherman Oaks Square offers unbeatable visibility and access. Just off the 101 and 405, it's directly in the flow of the Valley's daily commute.

This 4.5-acre center will feature upgraded warm and inviting landscaping and outdoor seating areas, new vanilla shell spaces, and a carefully curated tenant mix that will make good use of the ample ±300 parking stalls available.

Now pre-leasing for flagship retail, beauty and wellness, food & beverage.

Westfield
FASHION SQUARE
Top 15% Regional Mall
Nationally per Placer.ai

bloomingdale's

**SHERMAN
OAKS**
SQUARE

THE SHOPS AT
SPORTSMEN'S
LODGE

alo EREW HON
EQUINOX  **vuori**

TRADER JOE'S

**WHOLE
FOODS
MARKET**



 **Gyu-Kaku**
Japanese BBQ


EL TORITO
MEXICAN RESTAURANT

VAN NUYS BLVD

VENTURA BLVD



±70,000 VPD



Prime Location with High Visibility.

Strategically positioned at the signalized intersection of Van Nuys Boulevard and Moorpark Street, Sherman Oaks Square sits at the gateway to the Ventura Blvd commercial corridor—capturing constant commuter flow from Sherman Oaks, Studio City, and Encino, and delivering unmatched convenience and accessibility for daily traffic.





Sherman Oaks Square: Designed for How People Live, Shop, & Move

Sherman Oaks Square delivers an intentionally curated experience in the core of the Valley.

Strategically located at Van Nuys Blvd & Moorpark St, the project brings together a synergistic mix of food & beverage, boutique fitness, retail, beauty & wellness, and daily needs tenants to create an ecosystem of complementary offerings that also serves as a third gathering place for a community in need of a retail destination.

Surrounded by top-performing anchors including:

- Best Buy: ~\$50M annually
- Gelson's: ~\$20M annually
- Pavilions: ~\$50M annually
- Ralph's: ~\$60M annually

**Estimated sales numbers. Tenant to verify.*

Sherman Oaks Square delivers the modern, multi-tenant synergy that today's retailers demand in a format that's accessible, walkable, and designed for sustained foot traffic from morning to night.

A Can't-Miss Market for Growth

Sherman Oaks: Where LA's Affluence Meets Everyday Accessibility

Sherman Oaks sits at the heart of the San Fernando Valley, offering a rare blend of suburban charm and urban convenience. Framed by the Santa Monica Mountains and easily accessible via US-101 and I-405, this neighborhood draws affluent professionals, young families, and legacy residents who value walkability, schools, and a vibrant commercial core.

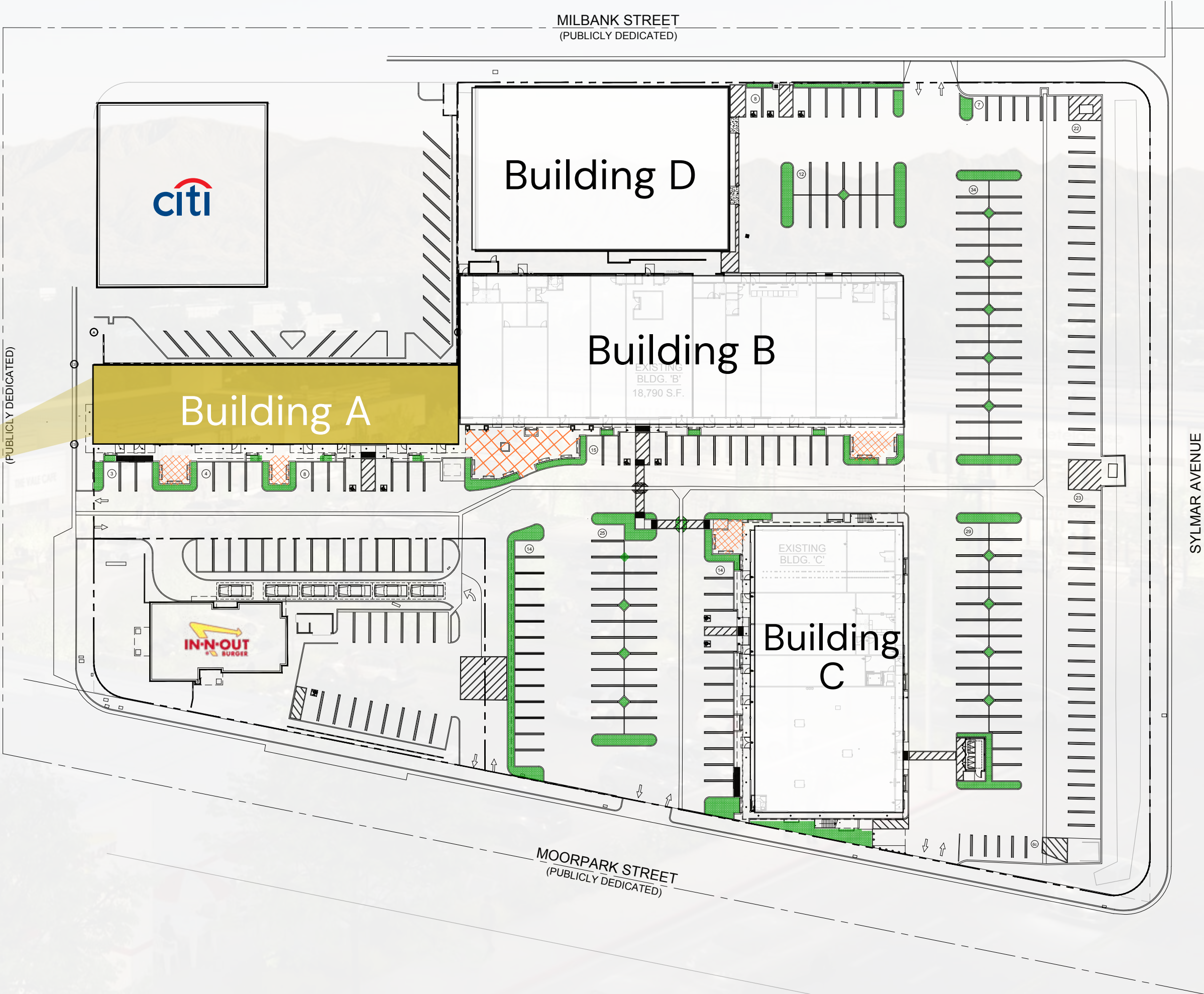
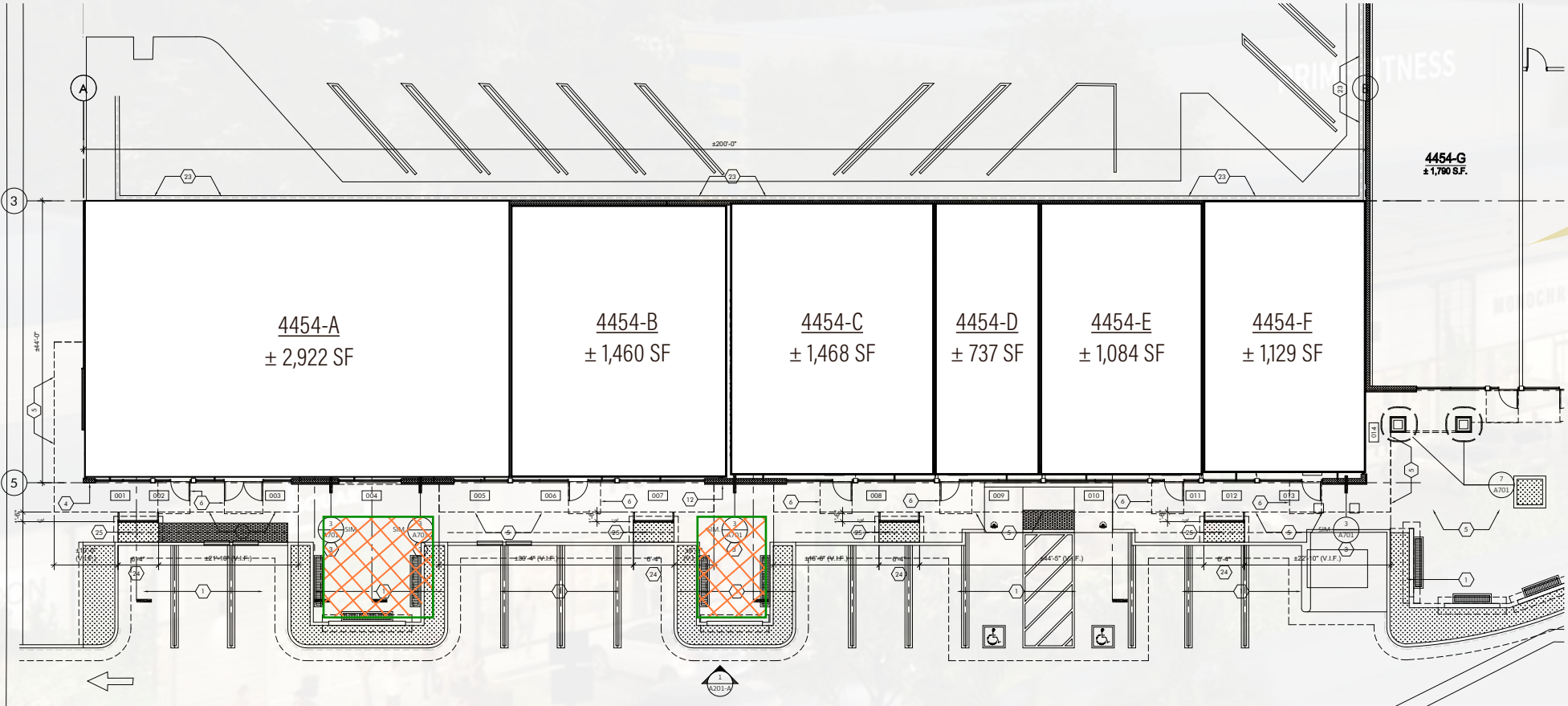
Neighborhood Highlights

- Highly Affluent & Established**
Avg. Household Income (2-Mile): \$135,000+
Known for top-rated schools, luxury homes, and multi-generational residents.
- Retail Magnetism**
Anchored by Ventura Blvd and proximity to Fashion Square Mall, with powerhouse neighbors like Gelsons, Whole Foods, and Best Buy.
- Lifestyle at Every Corner**
From fine dining and boutique fitness to daily essentials, Sherman Oaks is built around convenience-driven consumption.
- Commercial Synergy**
Situated directly in the middle of the San Fernando Valley's traffic drivers, Sherman Oaks sits directly to the east of Woodland Hills and Encino and directly to the west of Studio City, Burbank and Toluca Lake.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	30,869	182,996	511,882
HOUSEHOLDS	14,863	75,312	200,410
AVERAGE HOUSEHOLD INCOME	\$127,608	\$125,060	\$109,299

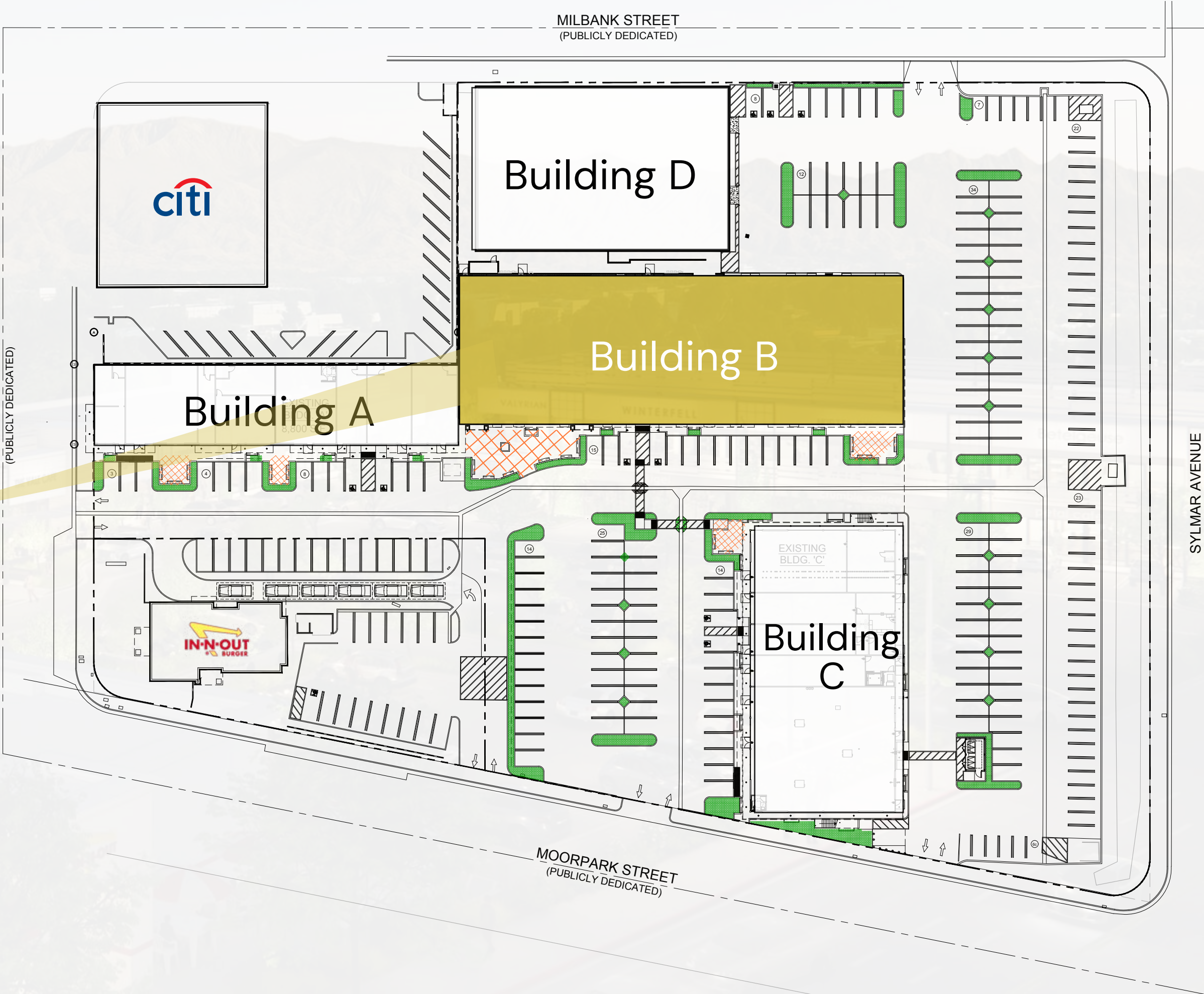
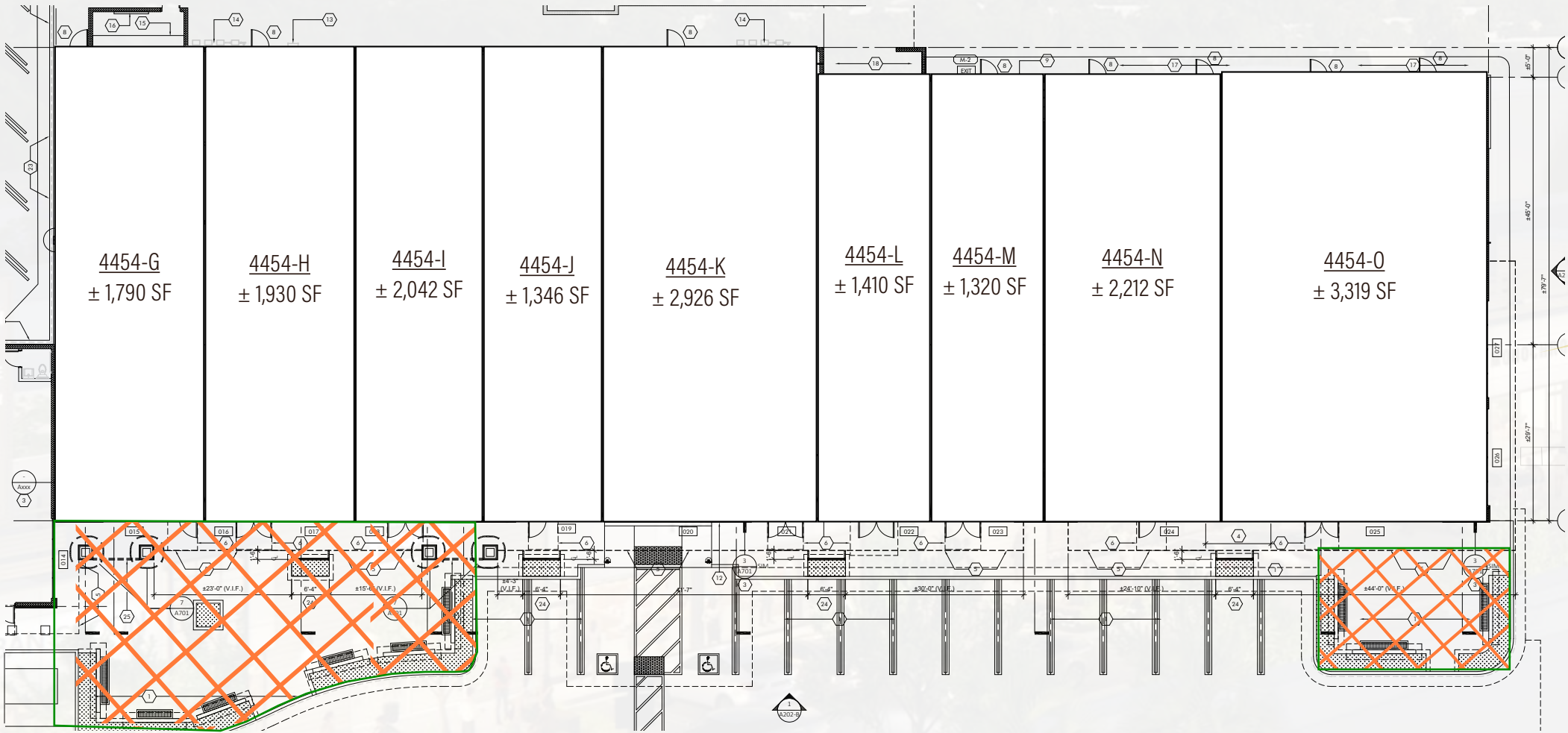
Building A

Spaces can be combined



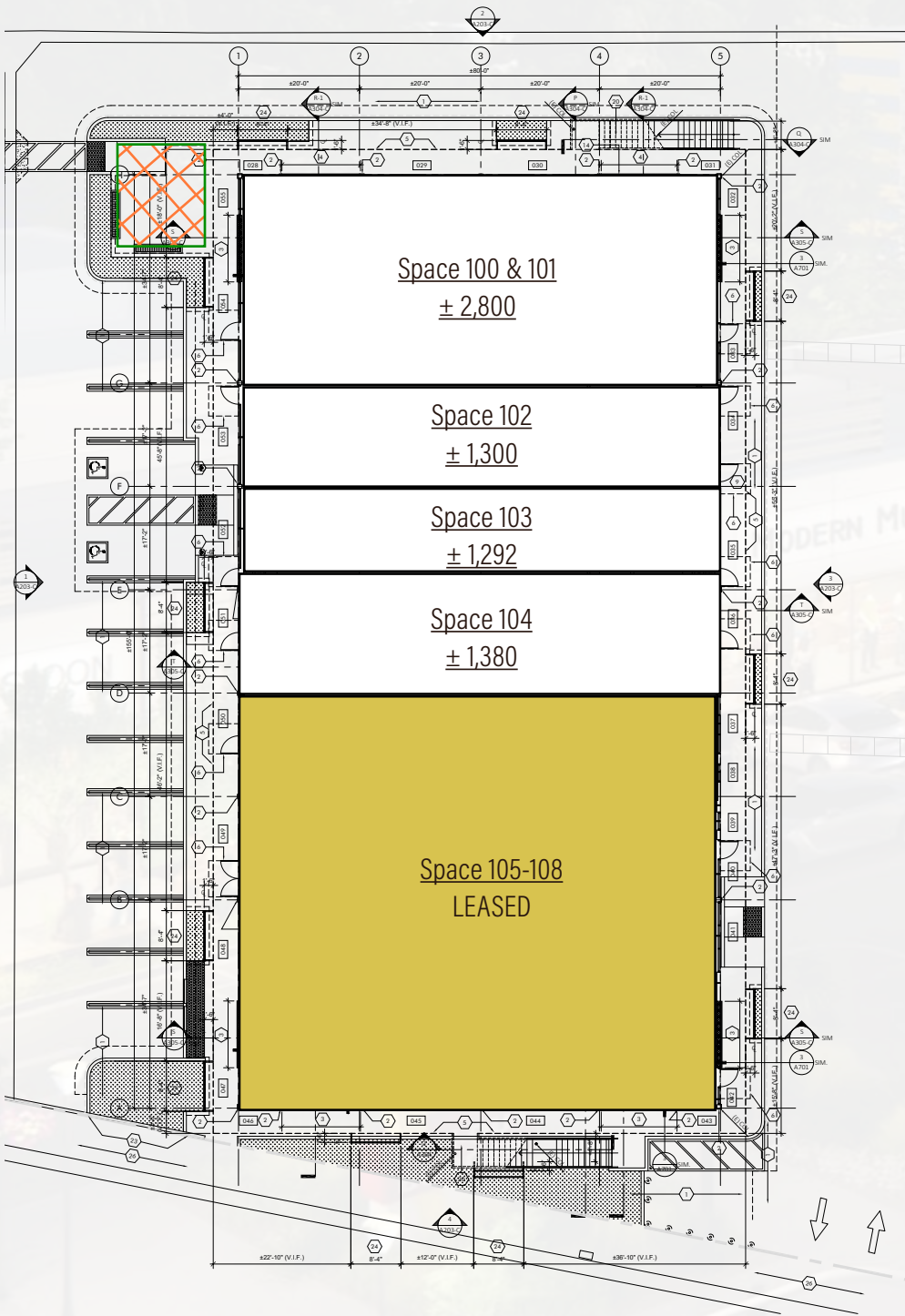
Building B

Spaces can be combined

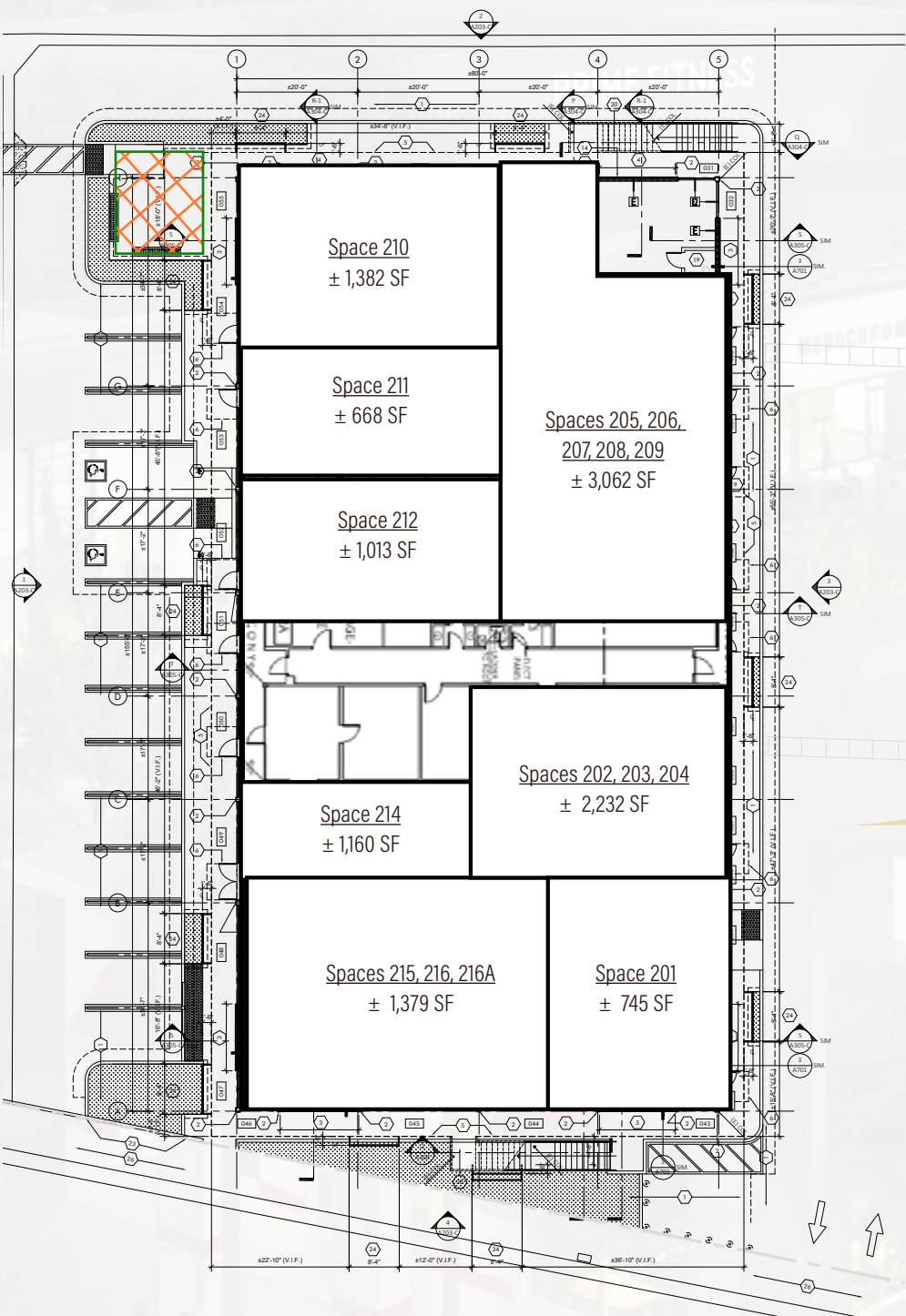


Building C

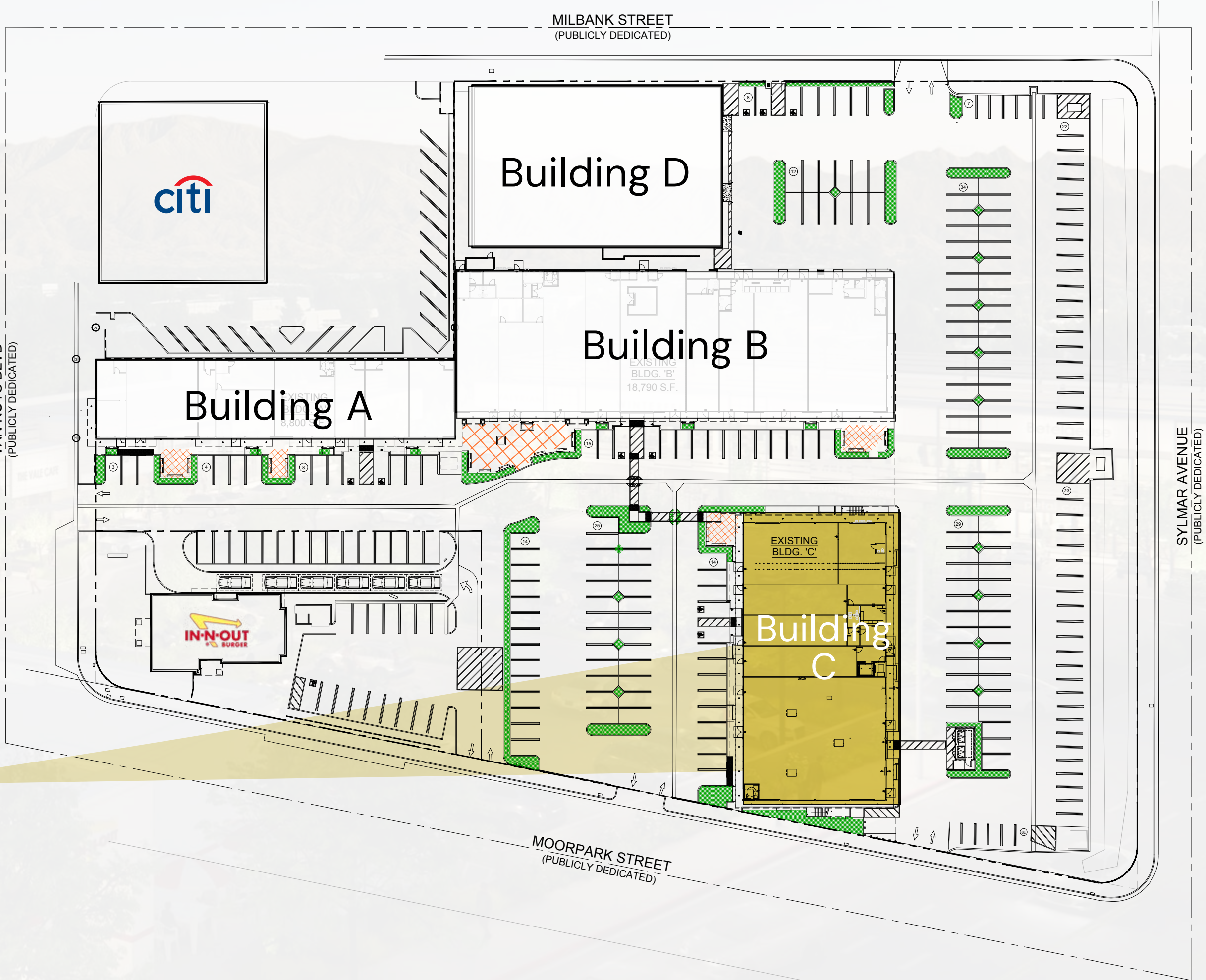
Spaces can be combined



First Floor



Second Floor

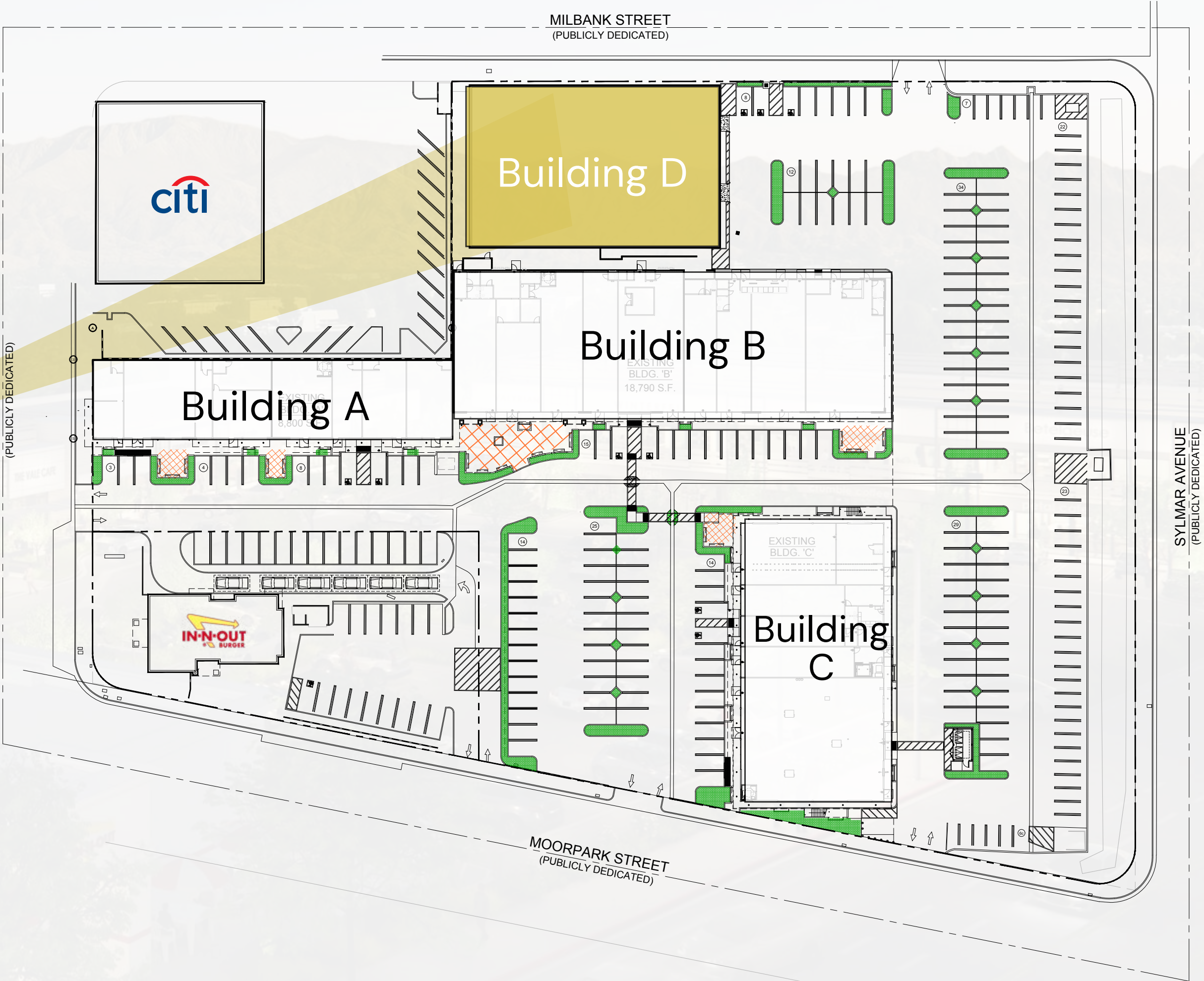
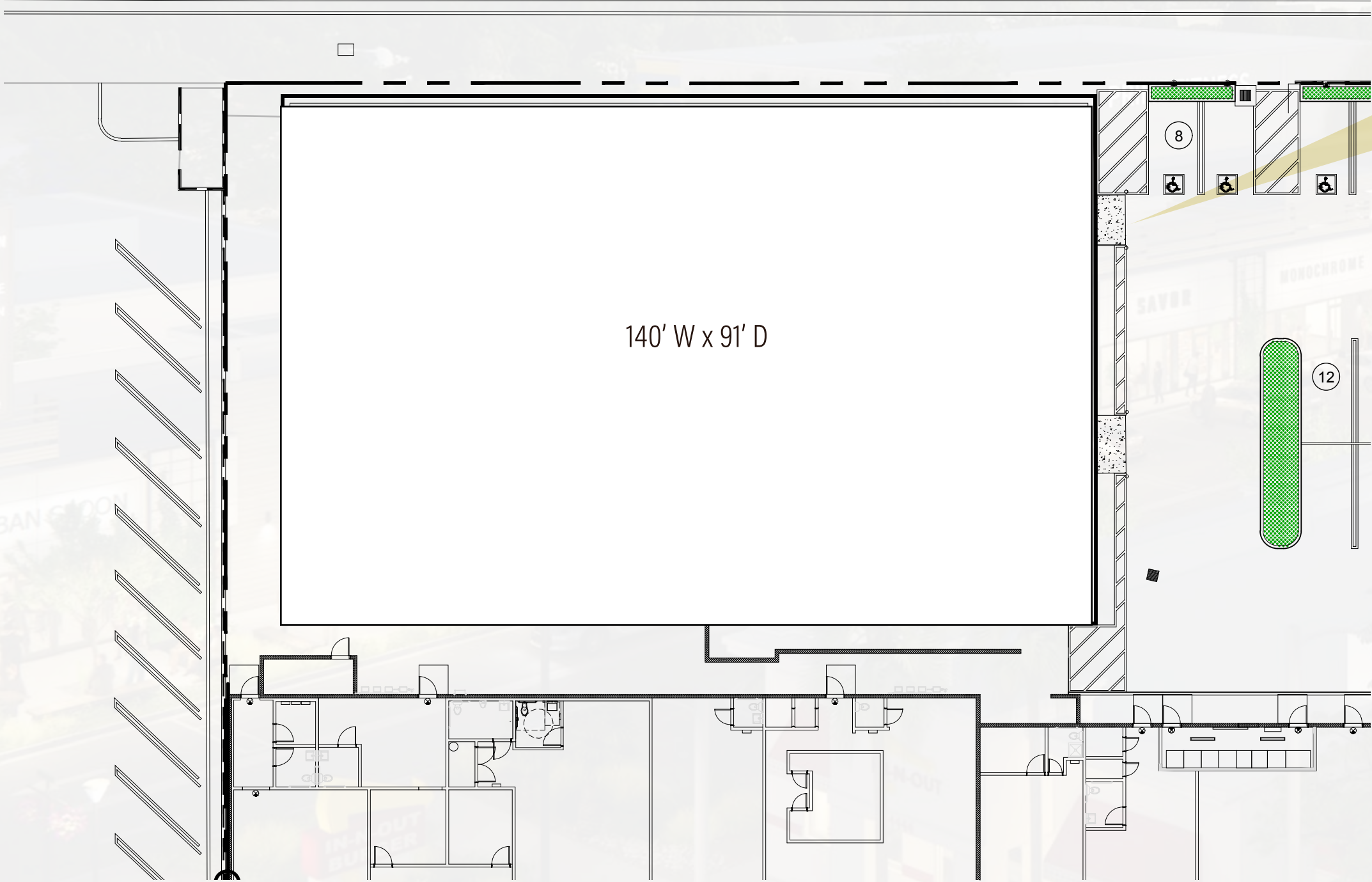


Legend



Patio Area

Building D





SHERMAN OAKS S Q U A R E

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