



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



PRIME SHERMAN OAKS FREESTANDING RETAIL/OFFICE FOR LEASE

13300 Ventura Boulevard, Sherman Oaks, CA 91411



VIEW LISTING PAGE

DEAN CUTLER

(818) 514-0633 | dcutler@illicre.com

DRE#00907933

 CoStar™
POWERBROKER™

 **Cicsc**  **RETAIL BROKERS NETWORK**
EMPOWERING COMMERCIAL SERVING COMMUNITIES

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL/OFFICE SPACE
SHERMAN OAKS, CA

EXCLUSIVELY LISTED BY

DEAN CUTLER

EXECUTIVE VICE PRESIDENT

(818) 514-0633 | dcutler@illicre.com

DRE#00907933

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.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL/OFFICE SPACE
SHERMAN OAKS, CA

PROPERTY FEATURES

13300 Ventura Boulevard, Sherman Oaks, CA 91411







APPROX. 5,617 SF

FREESTANDING RETAIL/OFFICE - RATE \$4.85 PSF NNN

- ✓ Prime end cap visibility
- ✓ Located at the corner of a signalized intersection
- ✓ Prominent pole signage & opportunity for maximum exposure
- ✓ Versatile layout, easily customizable to a variety of uses, including retail, office, banking, and medical
- ✓ LAC-2 zoning
- ✓ 20 exclusive parking spaces
- ✓ Interior skylights
- ✓ 600 amps power
- ✓ Ceiling height 9' 8" to the t-bar

AREA AMENITIES

- ✓ Strong Sherman Oaks and Studio City demographics
- ✓ Located near densely populated residential communities
- ✓ In the heart of Restaurant Row Sherman Oaks, which includes restaurants such as Taisho, Casita, Osteria La Buca, Petit Trois, Sweet Butter, Pizzana, Boneyard Bistro, Casa Vega, Maria's Italian Kitchen, Wood & Water, Mistral, HomeState, and more

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	21,887	183,071	524,568
 Avg. HH Income	\$136,079	\$122,637	\$113,332
 Daytime Pop	18,232	151,816	431,419
 Traffic Count	± 44,672 CPD ON VENTURA BLVD & FULTON AVE		

RETAIL/OFFICE SPACE
SHERMAN OAKS, CA

INTERIOR PHOTOS

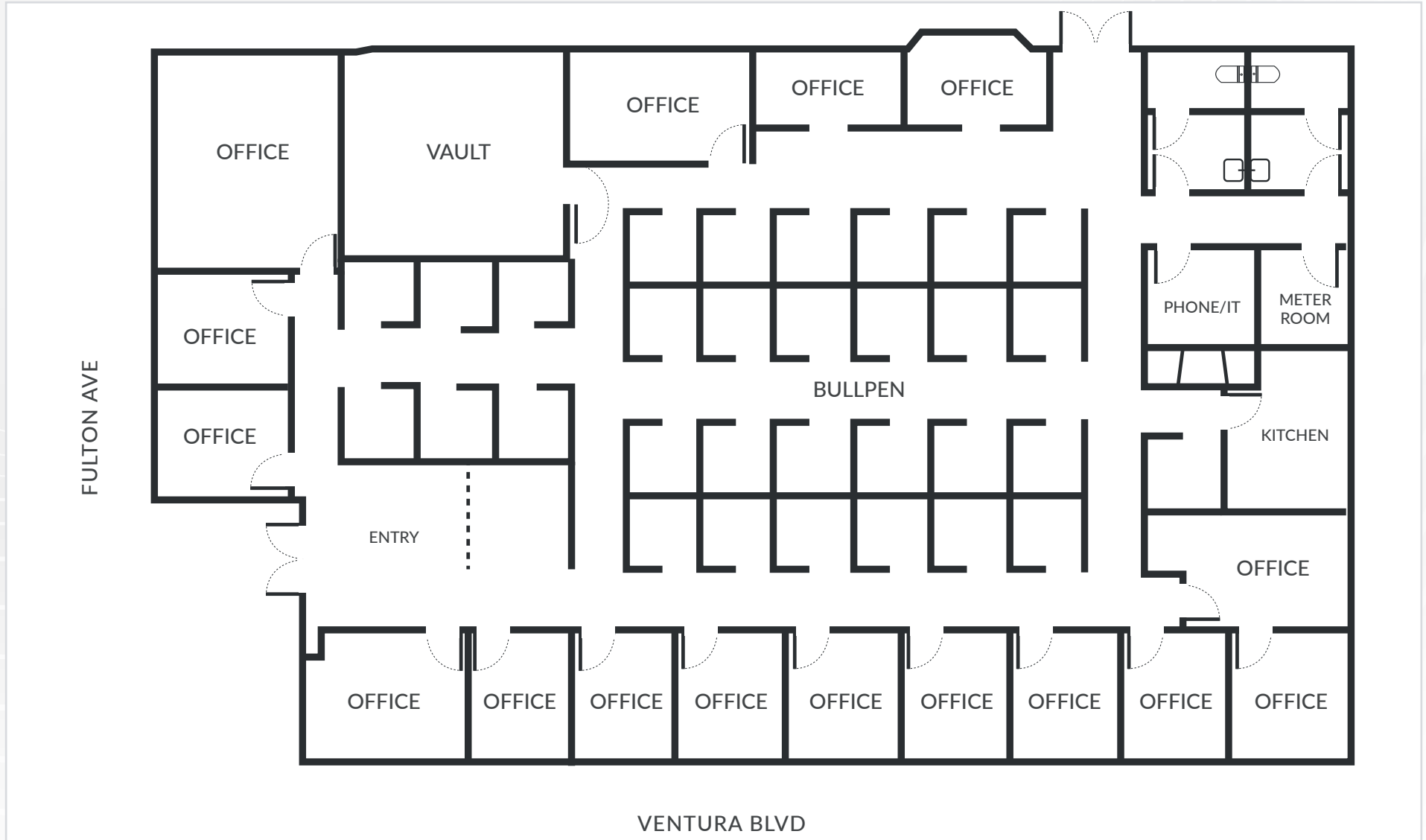
13300 Ventura Boulevard, Sherman Oaks, CA 91411



RETAIL/OFFICE SPACE
SHERMAN OAKS, CA

FLOOR PLAN

13300 Ventura Boulevard, Sherman Oaks, CA 91411



Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



Ralphs

BEST
BUY

EREWHON

Gelson's



GUESS

petco



EQUINOX

Lemonade

Peet's Coffee



AT&T

AERIAL MAP

STAPLES



CASA
VEGA



VONS

BARNES
& NOBLE

Westfield



COMMERCIAL
REAL ESTATE

DEAN CUTLER

EXECUTIVE VICE PRESIDENT

(818) 514-0633 | dcutler@illicre.com

DRE#00907933



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

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.