



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

AVAILABLE 



±1,500SF OF RETAIL SPACE AVAILABLE/SHERMAN OAKS

12910 Magnolia Blvd, Sherman Oaks, CA 91423



JASON BRIGGS
(818) 697-9365 | jbriggs@illicre.com
DRE#02204046

TODD NATHANSON
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DRE#00923779



RETAIL SPACE
SHERMAN OAKS, CA



EXCLUSIVELY LISTED BY

JASON BRIGGS
ASSOCIATE

(818) 697-9365 | jbriggs@illicre.com
DRE#02204046

TODD NATHANSON
PRESIDENT

(818) 514-2204 | todd@illicre.com
DRE#00923779

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.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

12910 Magnolia Blvd, Sherman Oaks, CA 91423



APPROX. 1,536 SF

RETAIL SPACE AVAILABLE FOR LEASE

- ✓ Retail space in a high-traffic Sherman Oaks strip center, offering excellent street visibility and prominent pole signage for maximum exposure

AREA AMENITIES

- ✓ Surrounded by a diverse mix of local businesses, service providers, and community amenities
- ✓ Convenient access to the 101 & 405 Freeways
- ✓ Metro Bus Line directly in front of property
- ✓ National brands in close proximity (Ralph's, Walgreens)
- ✓ Property is adjacent to a dense residential community

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	000,000	000,000	000,000
 Avg. HH Income	\$000,000	\$000,000	\$000,000
 Daytime Pop	000,000	000,000	000,000
 Traffic Count	± 00,000 CPD ON STREET		

SITE PLAN

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Measurements 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.

AVAILABLE



AERIAL MAP



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