

13359 Ventura Blvd.

SHERMAN OAKS, CA 91423

BUSINESS ASSET SALE

OFFERING MEMORANDUM

wood & water
kitchen & bar

wood & water

13359



CITYSTREET
COMMERCIAL



2 HOUR
PARKING
8AM - 6PM

PASSENGER
LOADING
ZONE
6PM - MIDNIGHT

2 HOUR
PARKING
8AM - 8PM
EXCEPT SUNDAY

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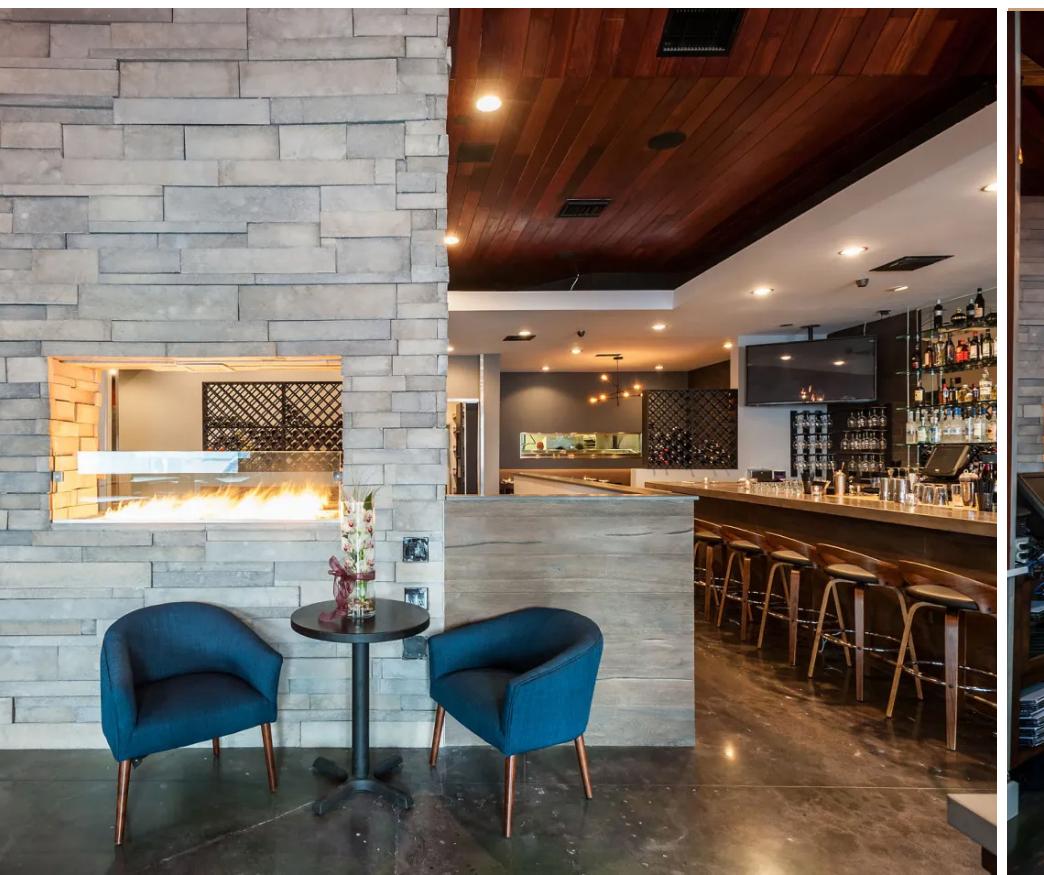
Area Highlights

CityStreet Commercial is pleased to present this premier restaurant opportunity at **13359 Ventura Boulevard** in **Sherman Oaks**. Situated along the highly sought-after Ventura Boulevard corridor, this prime San Fernando Valley location attracts affluent residents, professionals, and visitors year-round, supported by strong demographics, consistent foot traffic, and nearby luxury residences, retail, and entertainment. Neighboring establishments include Bacari, Homestate, Petit Trois le Valley, Sushi Note, Taisho, Blvd Steak, Granville, Sugarfish, Joey, and other acclaimed restaurants.

Deal Points

- + Asking Price (Business Assets): \$325,000**
- + Lease Rate: \$19,000 + NNN**
NNN Estimated to be Appx \$1,000 (Landlord will Consider Direct New Lease with Qualified Tenant)
- + Lease Expires: September 2028**
- + Size: Appx 3,200 SF + Patio**
- + Direct Lease with the Landlord**
- + Grandfathered ABC Liquor License with No Operation Conditions**
- + Type-47 Liquor License included in Sale**
- + All FF&E included in the Sale**
- + Hours of Operation: 2 AM, 7 Days a Week**

Property Photos



Sherman Oaks Overview

About the City



Sherman Oaks is one of Los Angeles' most sought-after neighborhoods, known for its blend of suburban charm, vibrant commercial corridors, and proximity to the San Fernando Valley's major business and entertainment hubs. Anchored by the bustling Ventura Boulevard, the area features a dynamic mix of upscale dining, trendy boutiques, and well-established national retailers, drawing affluent residents and professionals from across the Valley. Its tree-lined residential streets, strong school districts, and family-friendly environment make it a highly desirable place to live, while its thriving restaurant and nightlife scene adds to the community's appeal.

Strategically located with direct access to the 101 and 405 freeways, Sherman Oaks provides seamless connectivity to Beverly Hills, Hollywood, Burbank, and West Los Angeles. The neighborhood's steady population growth, high household incomes, and consistent demand for both retail and dining concepts offer exceptional opportunities for businesses and investors. With its balance of lifestyle, convenience, and long-term stability, Sherman Oaks stands out as a premier destination in Los Angeles.

Area Map

DEMOGRAPHICS

3-Mile Radius

Consumer Spending

Total: **\$2.6B+**

Per Capita: **\$15K**

\$126,367

Average Household Income

\$1.05M

Median Household Income

2.4

Average Household Income

102,664

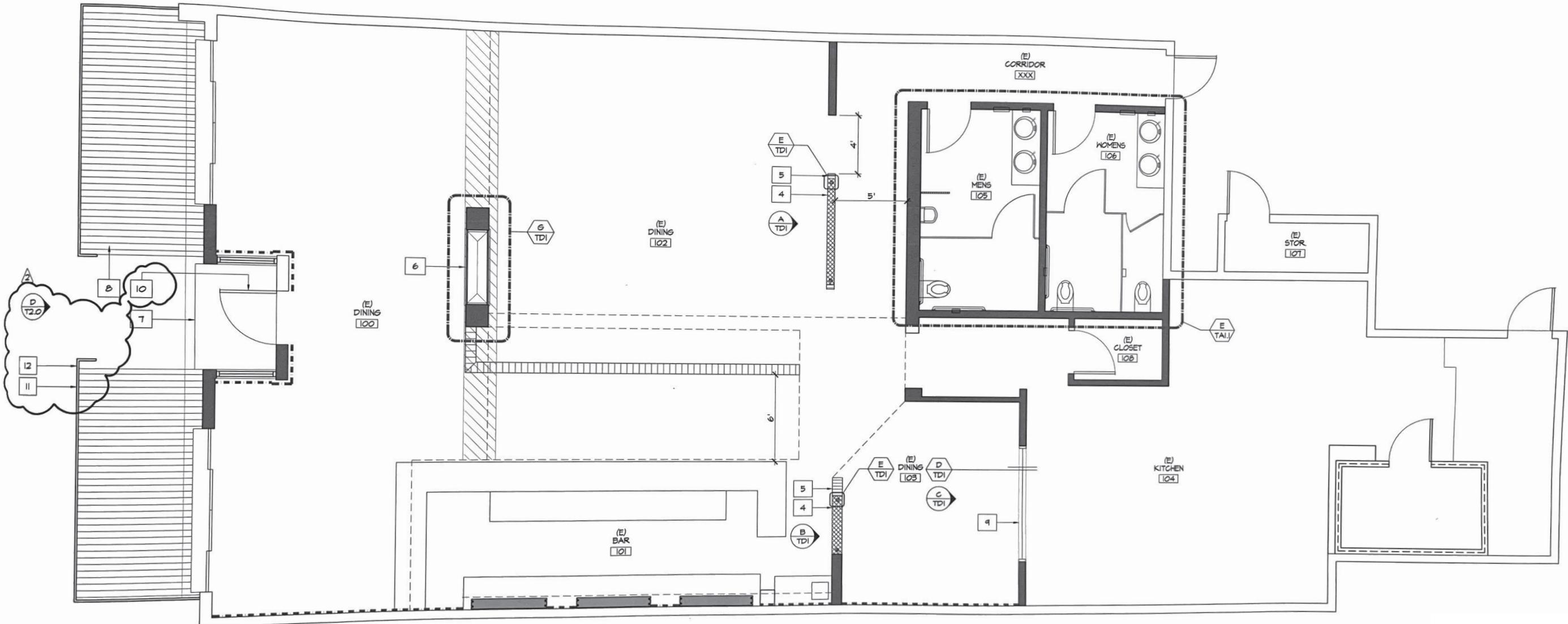
Daytime Employee Population

48%

Bachelor's Degree or Higher



Floor Plan



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SHERMAN OAKS, CA 91423

BUSINESS ASSET SALE

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