

PRIME LOS ANGELES MARKET—EASY FREEWAY ACCESS - SHERMAN OAKS, CA

15125 Ventura Blvd. Sherman Oaks, CA 91403



MICHAEL HAIM SHARON

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The sign of a **PROFITABLE PROPERTY**

5990 Sepulveda Blvd. Suite 600,

Sherman Oaks, CA 91411



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PROPERTY HIGHLIGHTS

- High ceilings & skylights
- Kitchen & breakroom
- Excellent Ventura exposure
- Private elevator directly into suite
- Excellent exterior signage
- Opportunity for company branding
- Private restrooms
- Central air & heating
- High end trophy space
- Lots of natural light

AREA AMENITIES

- Located in upscale Sherman Oaks, the regional retail/financial corridor of the San Fernando Valley
- Walking distance to Sherman Oaks Galleria shopping mall, movie theater, fitness center, business/financial district
- The area is a local hub for transportation, business, shopping, & restaurants
- Heavy daytime car traffic and pedestrian traffic



RENTAL RATE

- Suite 2-1 & 2-3 | ±350 SF | \$3.75 PSF FSG
- Suite 2-21 | ±154 SF | \$4.00 PSF FSG
- Suite 2-23 | ±175 SF | \$4.00 PSF FSG
- Suite 2-27 | ±165 SF | \$4.00 PSF FSG
- Suite 2-29 | ±177 SF | \$4.00 PSF FSG
- Suite 2-30 | ±277 SF | \$3.75 PSF FSG

DEMOS	1 mile	3 mile	5 mile
Population	27,930	168,917	502,684
Avg. HH Income	\$114,817	\$111,937	\$96,686
Daytime Pop.	21,438	87,067	465,887
Traffic Count	±35,837 CPD on Ventura Blvd		

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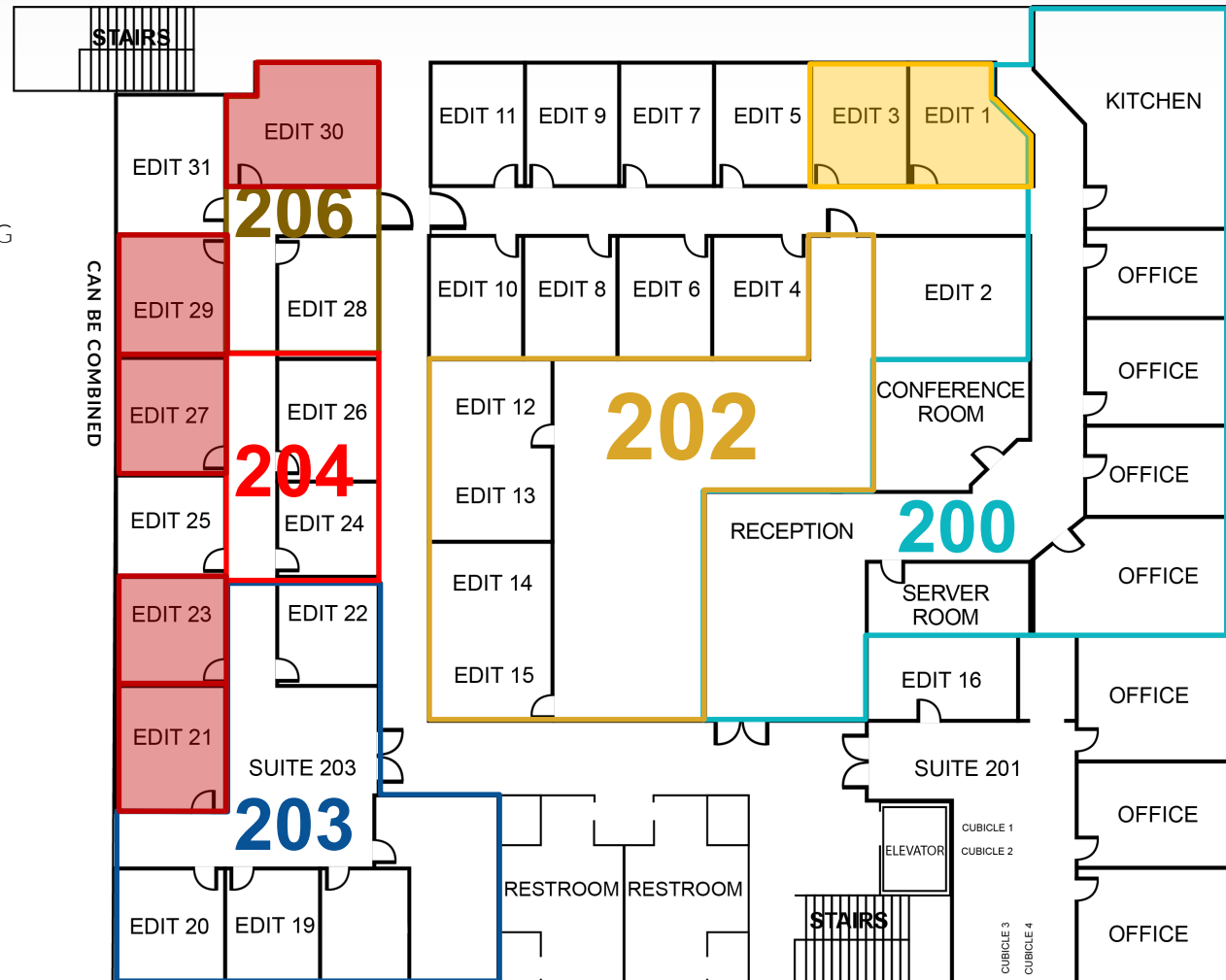


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2ND FLOOR

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