

EXECUTIVE SUMMARY



HIGHLIGHTS:

- Potential to convert Office back into Medical – Formerly Dental Office
- 28 Gated Parking Spaces
- 13,443 SF Lot, Ideal for Development: Zoned C2-1VL with Highest Resource and DDA Designation and ED-1 Eligible
- Affluent Neighborhood - \$101k Avg income within 2 Miles
- Amenity Rich Location - right by Target and with easy access to the Sherman Oaks Galleria, Costco, Starbucks, LA Fitness and all other amenities
- Across from the largest Park in the Valley – Lake Balboa Park & Recreation Area, with 2 Golf Courses
- Easy Access to 3 Freeways – 405, 101 & 118 Freeways

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OFFERING SUMMARY: 15235 Burbank Blvd offers the possibility of converting the property back into medical office, as the property was formerly a dental office with ample parking. The property is also ideal for development with bonuses including highest resource & DDA designation and ED-1 eligibility. Sherman Oaks is one of the most affluent areas in the San Fernando Valley. The property is close to high end shopping and amenities like the Sherman Oaks Galleria while providing easy access to schools and the largest park and recreation area in the valley – Lake Balboa Park & Recreation Area which also includes 2 golf course. The property offers convenient 405 freeway access and is very close to the 405/101 Freeway interchange.

DEMOGRAPHICS: Affluent Area with average household income over \$101k in dense area with over 113k residents within 2 miles.

PRICE: \$3,200,000 – 7,291 SF Building on 13,443 SF Lot with Highest Resource and DDA Designation

PROPERTY PICTURES



PROPERTY PICTURES

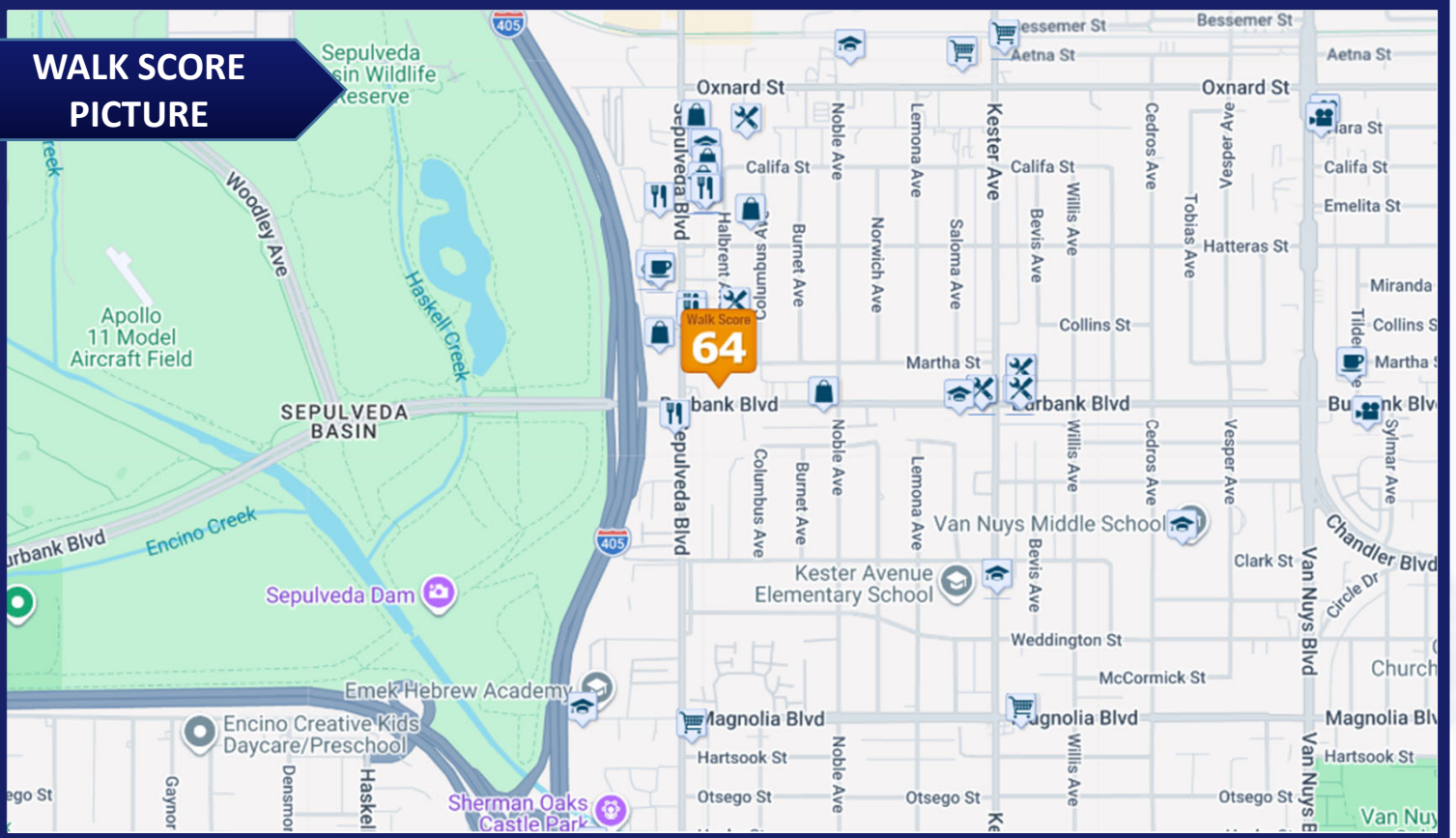
CREI

Commercial Real Estate Investments



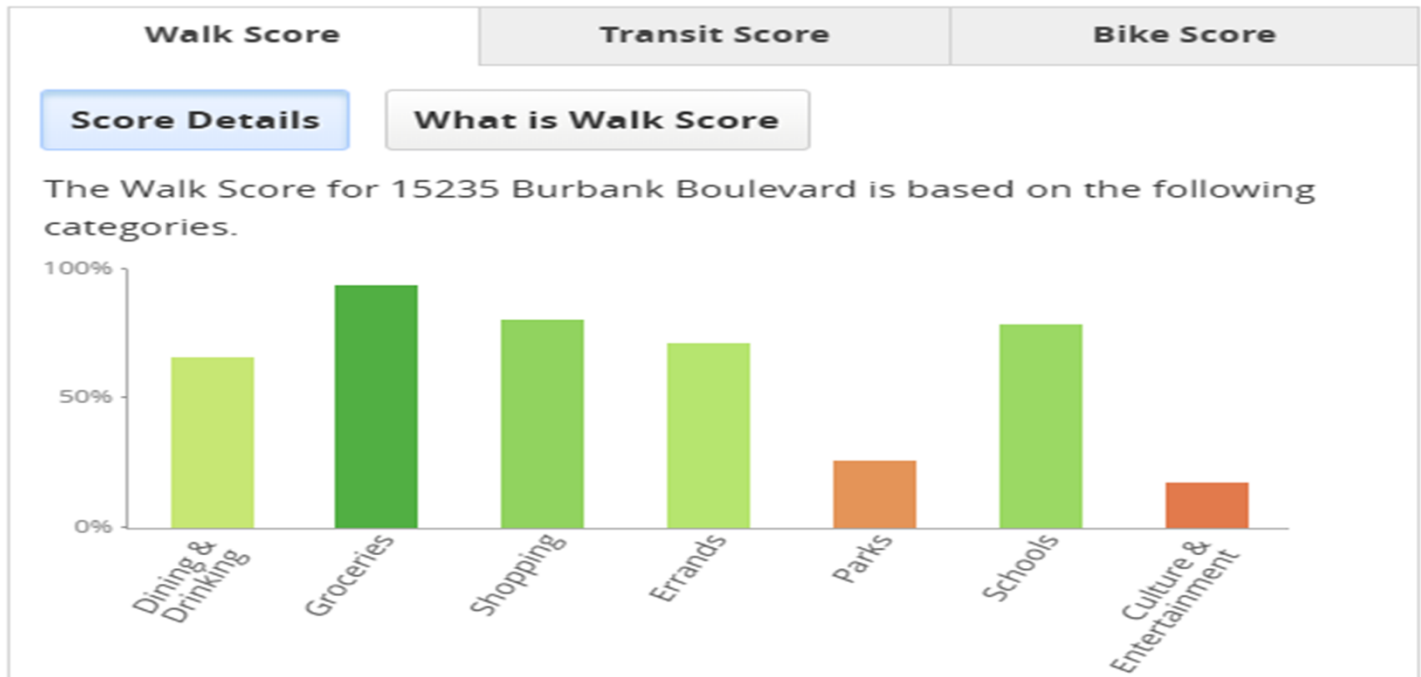
PROPERTY PICTURES

WALK SCORE PICTURE



Walk Score **64**
Transit Score **46**
Bike Score **48**

WALK SCORE SUMMARY



DEMOGRAPHIC SUMMARY

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$115,073



POPULATION

630,165



HOUSEHOLDS

224,162



OWNER-OCCUPIED
HOUSING

88,045



RENTER-OCCUPIED
HOUSING

135,492



BUSSINESSES

38,851

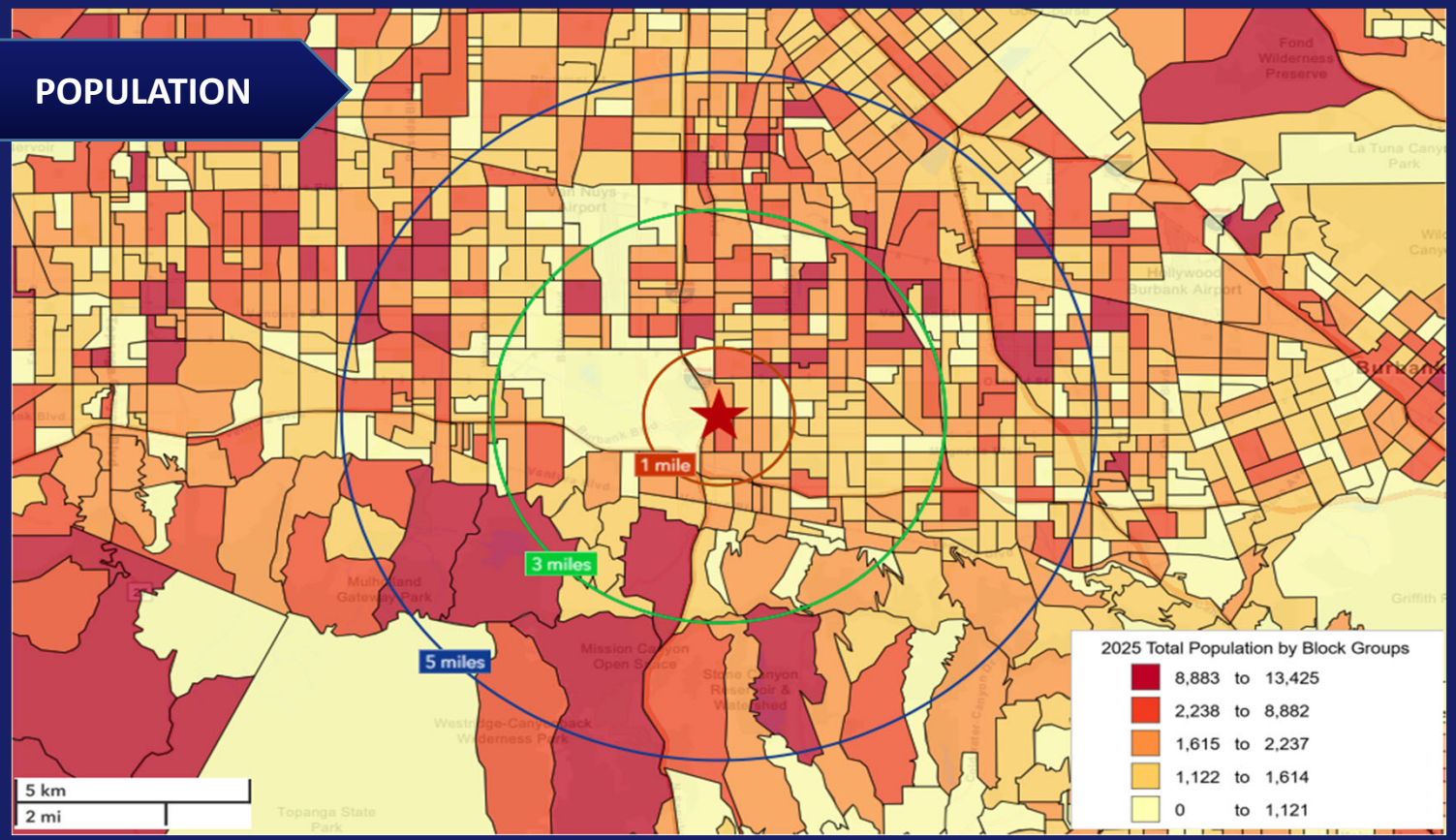
POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	116,609	628,790	1,989,977
2024 POPULATION	116,009	630,165	1,988,377
2029 POPULATION PROJECTION	115,763	629,904	1,986,171
ANNUAL GROWTH 2020-2024	-0.1%	0.1%	0%
ANNUAL GROWTH 2024-2029	0%	0%	0%
MEDIAN AGE	39.4	39.8	40

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$114,702	\$115,073	\$127,227
MEDIAN HH INCOME	\$85,499	\$82,957	\$94,214

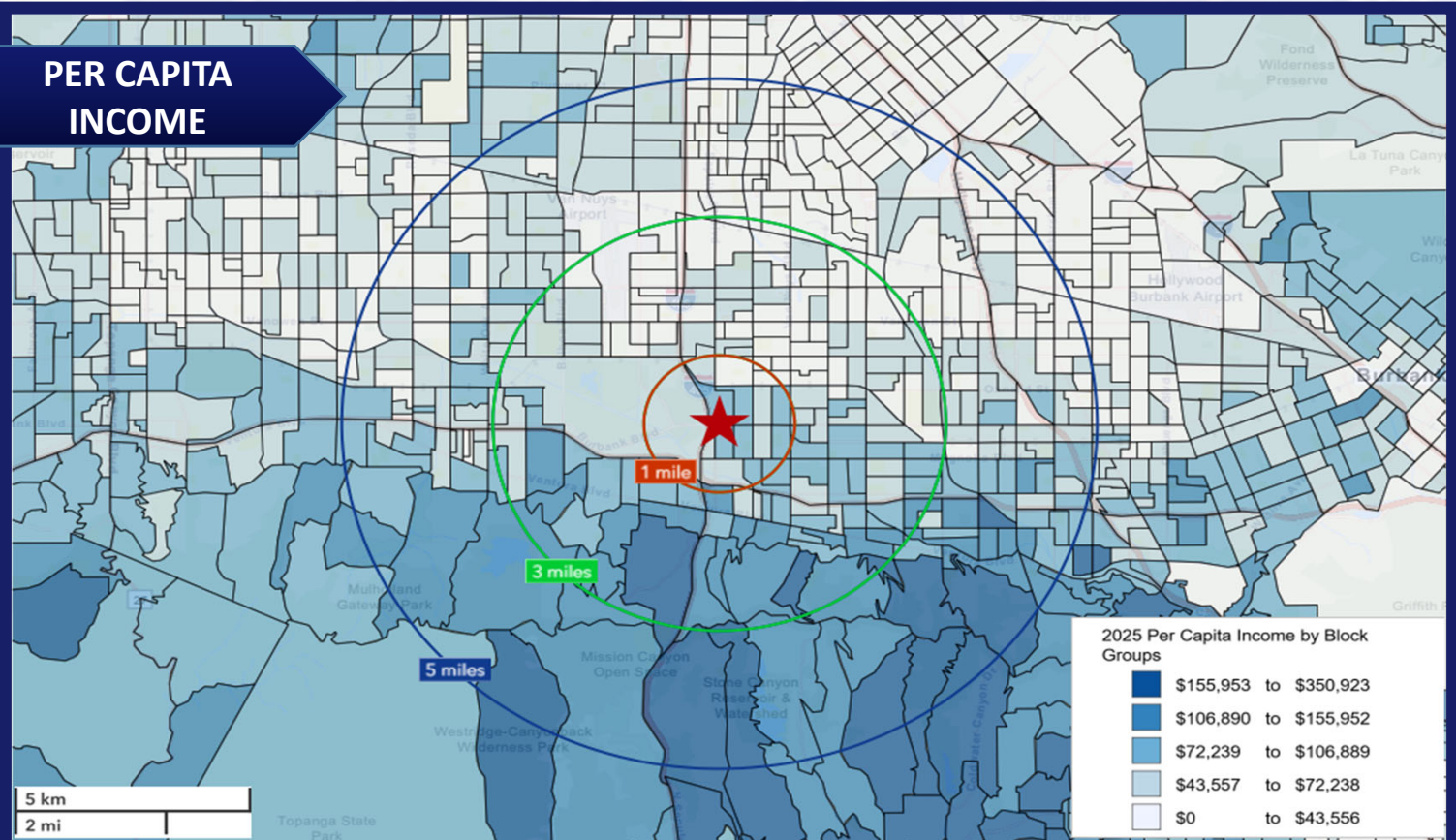
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	46,072	225,859	748,583
2024 HOUSEHOLDS	45,365	224,162	746,290
2029 HOUSEHOLDS	45,154	223,538	745,001

DEMOGRAPHICS

POPULATION

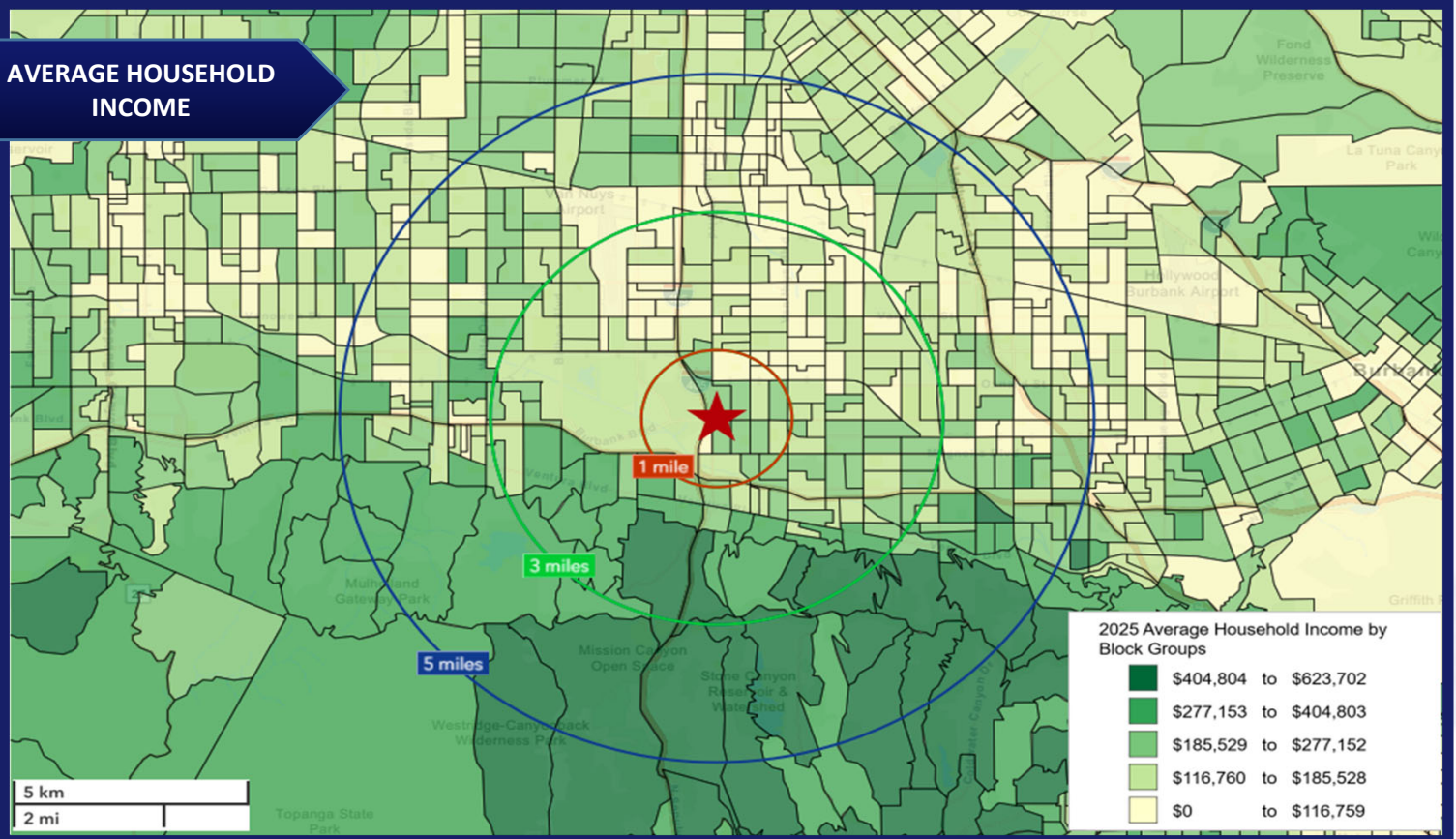


PER CAPITA INCOME



DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

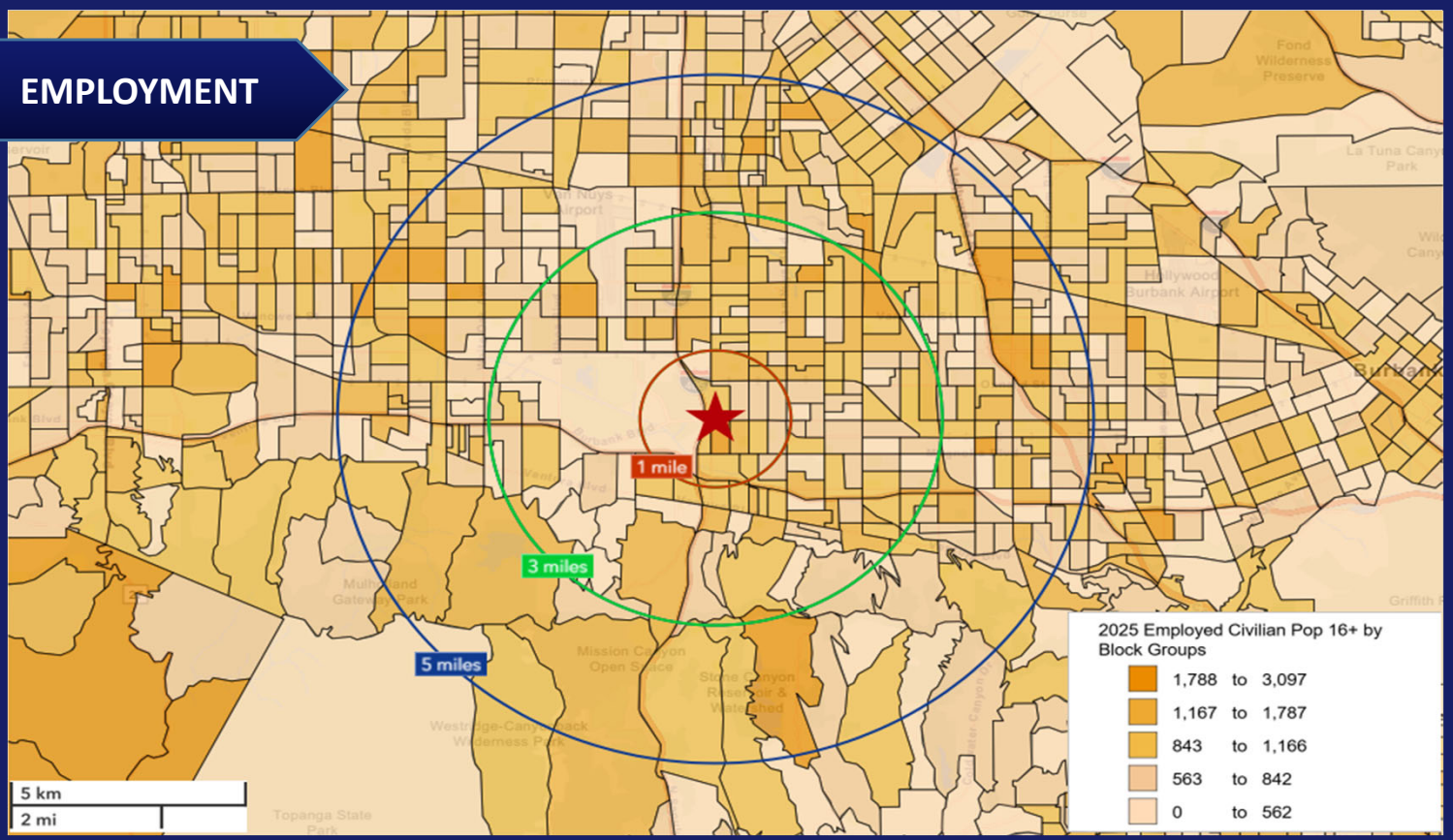


RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

