



Oaks Plaza

360°

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VIRTUAL TOUR

Highly visible outparcel in prime *Sherman Oaks*

4801 HAZELTINE AVE, SHERMAN OAKS, CA 91423



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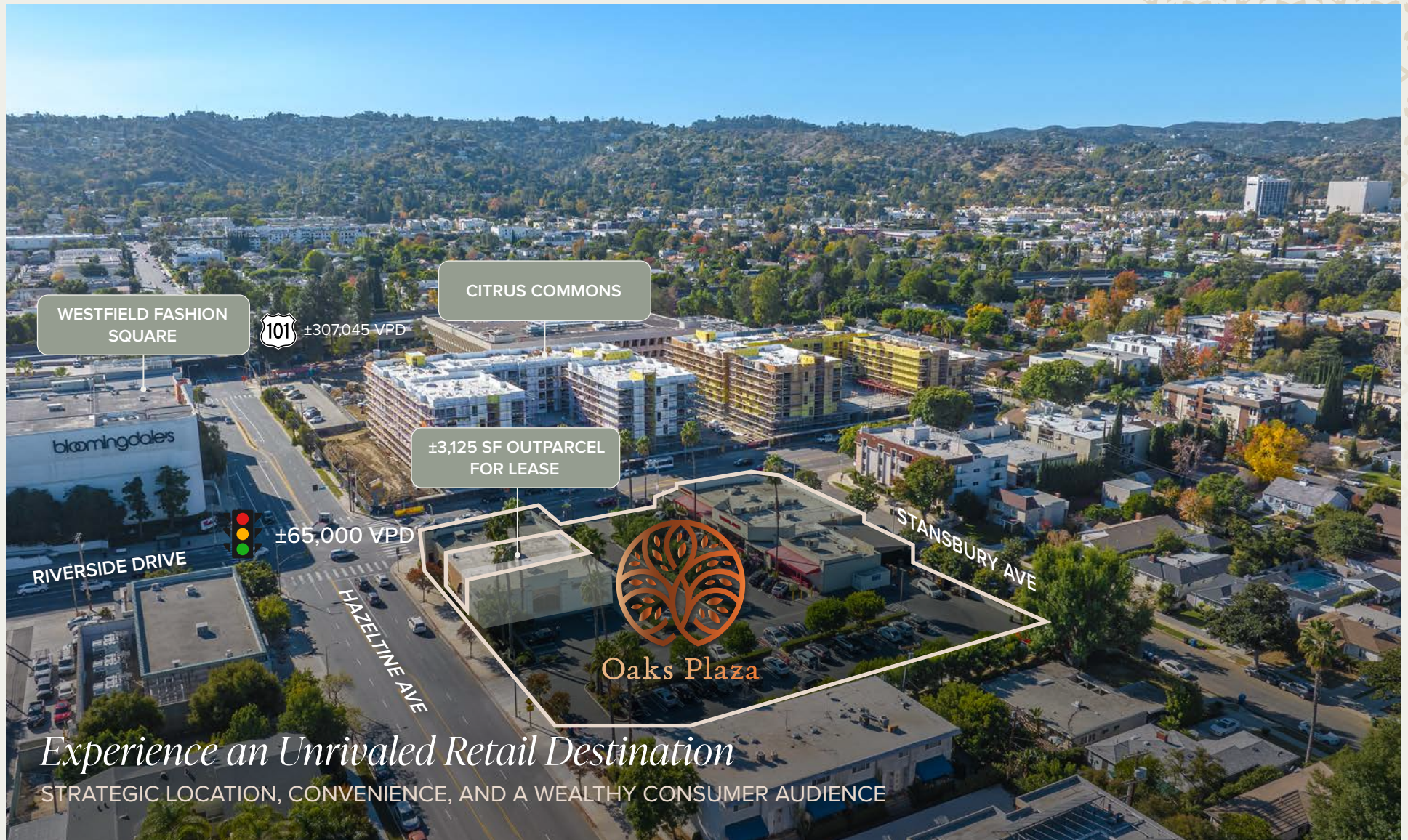
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±65,000 VPD

CBRE



Rare, freestanding outparcel in vibrant Sherman Oaks offers unmatched visibility and branding prospects, attracting select medical and retail service tenants seeking an ideal location with exceptional branding potential and an open floorplan.

With immediate access to the 101 Freeway, a bustling route known for its heavy traffic, this shopping center is one of the most convenient centers in Sherman Oaks. Furthermore, its prime position opposite the Westfield Fashion Center and the recently established Citrus Commons creative campus, coupled with direct access to the affluent Notre Dame High School, ensures convenience for customers. This strategic location and prominent visibility enhance the likelihood of customer visits, potentially resulting in increased footfall and patronage.

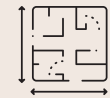
Retail ready:

LEASE THIS TURNKEY SPACE AND MAKE YOUR MARK

4801 Hazeltine Ave: in depth



Extremely Rare Out Parcel in
Grocery Anchored Center



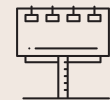
±3,125 SF Available



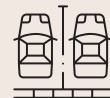
Prime Signalized Corner with High
Traffic Volume of ±65,000 VPD



Flexible Zoning: Ideal for Medical,
Wellness, Fitness, Daily Needs,
and Restaurants



4 Distinct Areas for
Prominent Signage



Ample Surface Parking for
Enhanced Convenience

Location:

4801 Hazeltine Ave is situated in a retail hub with a top-performing grocery anchor, centrally located in Sherman Oaks. Oaks Plaza is directly across from popular Westfield Fashion Square and Citrus Commons, a brand new 3.75 Acre Creative Campus, which encompasses offices, residential spaces, and upscale retail.

The ongoing development in this area is expected to attract a significant number of new residents and employees, presenting an excellent opportunity for a new tenant to cater to this growing community.

With its convenient proximity to the 101 Freeway, the property offers exceptional visibility and accessibility, resulting in steady customer traffic.

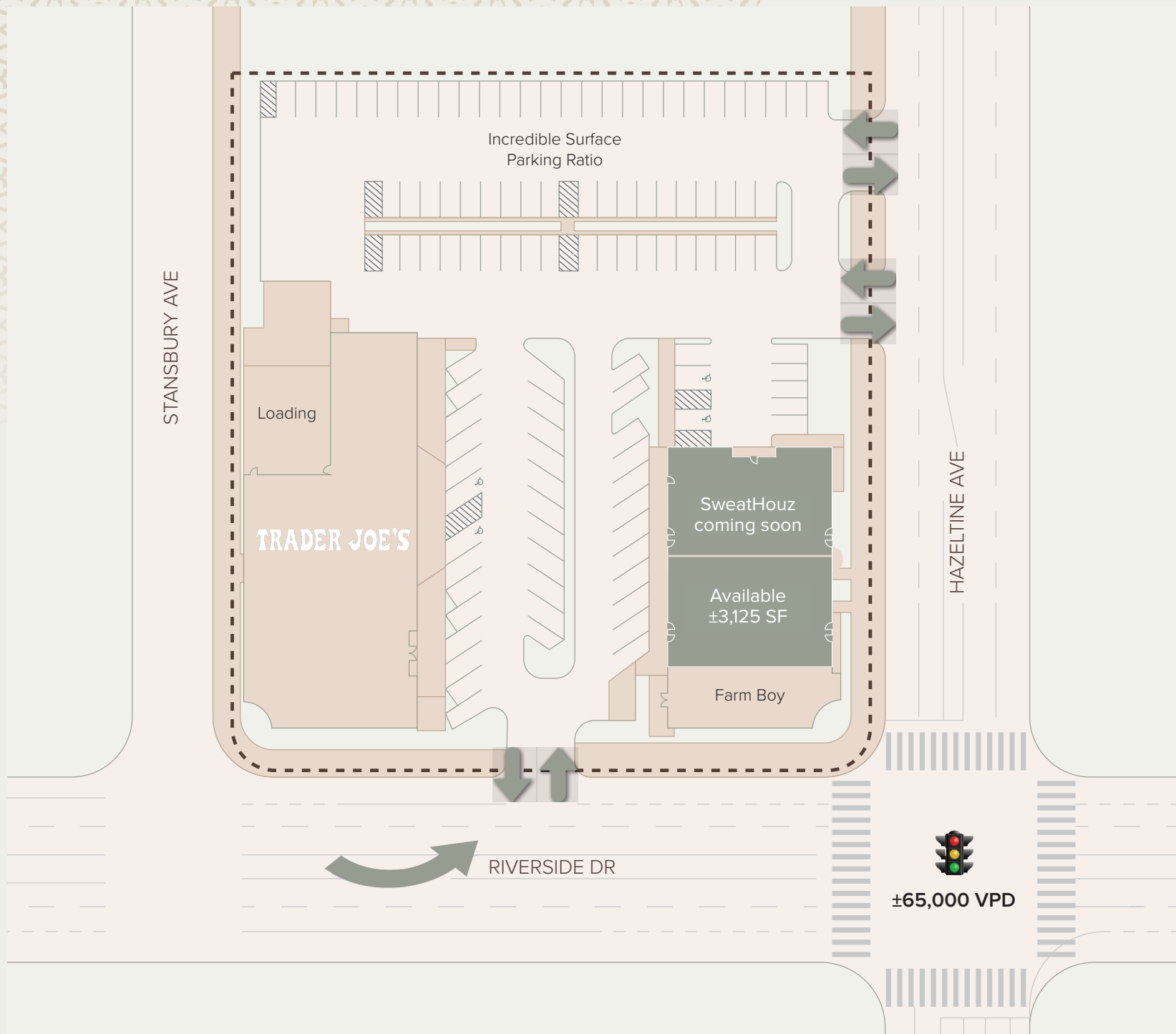
This location is highly suitable for various daily needs or select medical users due to the high density of both residential and commercial areas in the vicinity. It provides an opportunity for them to establish a substantial customer base.

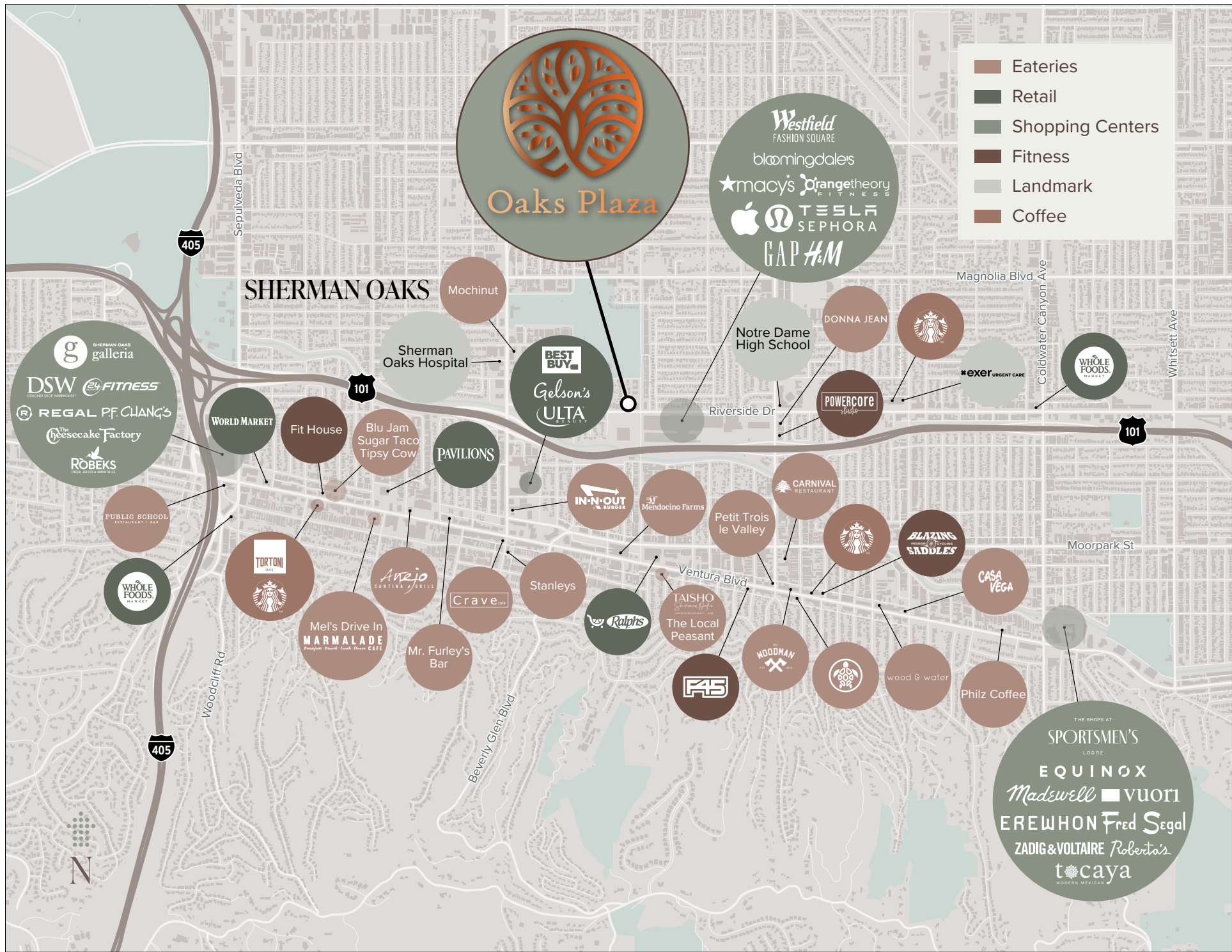


Aerial View



Site Plan





- Eateries
- Retail
- Shopping Centers
- Fitness
- Landmark
- Coffee


Oaks Plaza

Westfield FASHION SQUARE
bloomingdale's
★ macys
apple
ORANGETHEORY FITNESS
TESLA
SEPHORA
GAP & M

SHERMAN OAKS galleria
DSW
EL FITNESS
REGAL PF CHANG'S
the cheesecake Factory
ROBEKS

WORLD MARKET

Fit House

Blu Jam Sugar Taco Tippy Cow

PAVILIONS

Gelson's ULTA

Notre Dame High School

DONNA JEAN

Starbucks

exer URGENT CARE

WHOLE FOODS MARKET

PUBLIC SCHOOL RESTAURANT + BAR

WHOLE FOODS MARKET

TORTONI
Starbucks

Mel's Drive In MARMALADE

Anzo CANTINA & GRILL

Crave

Stanleys

IN-N-OUT BURGER

sf Mendocino Farms

Petit Trois le Valley

CARNIVAL RESTAURANT

Starbucks

BLAZING SADDLES

CASA VEGA

TAISHO
The Local Peasant

Ralphs

F45

WOODMAN

wood & water

Philz Coffee

THE SHOPS AT SPORTSMEN'S LODGE
EQUINOX
Madewell **vuori**
EREWON **Fred Segal**
ZADIG & VOLTAIRE **Roberto's**
tocaya
MODERN MEXICAN

Beverly Glen Blvd

Woodcliff Rd

Sepulveda Blvd

Magnolia Blvd

Coldwater Canyon Ave

Whitsett Ave

Moorpark St

Ventura Blvd

N

Sherman Oaks by the Numbers

DEMOGRAPHICS



Employees:
52,867

2-MILES 2025

Daytime
Population
113,915

2-MILES 2025



	Population
1 Mile Radius	34,238
2 Miles Radius	108,402
3 Miles Radius	218,349



Average Household Income
\$147,404

1-MILE 2025



Meet the Locals

THE SHERMAN OAKS CONSUMER TYPE

TRENDSETTERS

36.4%



| AVG HH SIZE: 2.12



| MEDIAN AGE: 36.3

- Young, Well-Educated, and Single Individuals
- Spend on Upscale Entertainment and Experiences
- Typically Spends 20% Above National Avg
- Travel Often, Exploring New Destinations
- Will Pay More for Socially and Eco-Friendly Products

INTERNATIONAL MARKET

22%



| AVG HH SIZE: 3.07



| MEDIAN AGE: 32.8

- 76% + HH Live in Multi-unit Apt Bldgs
- 41% of Families with Children
- Values the Environment and Nature
- Attentive to Personal Style

URBAN CHIC

14.2%

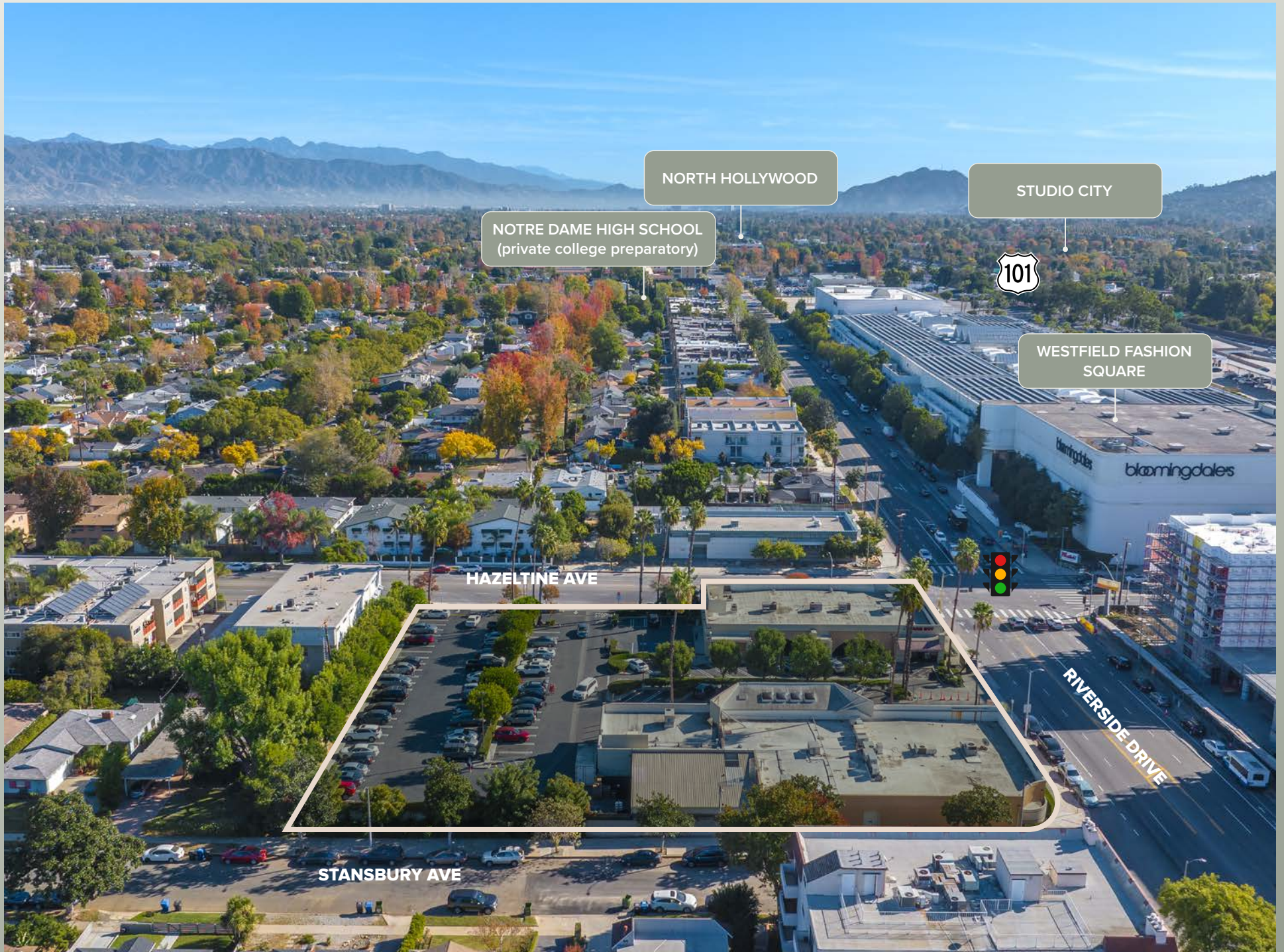


| AVG HH SIZE: 2.39



| MEDIAN AGE: 43.3

- 60% + HH Live in Single-Family Homes
- Over 65% Hold Bachelor's Degree or Higher
- Nearly 40% HH Receive Investment Income
- Actively Recycles and Maintains "Green" Lifestyle





VAN NUYS

BURBANK

VAN NUYS/ SHERMAN OAKS
RECREATION CENTER

HAZELTINE AVE

TRADER JOE'S

FARM BOY



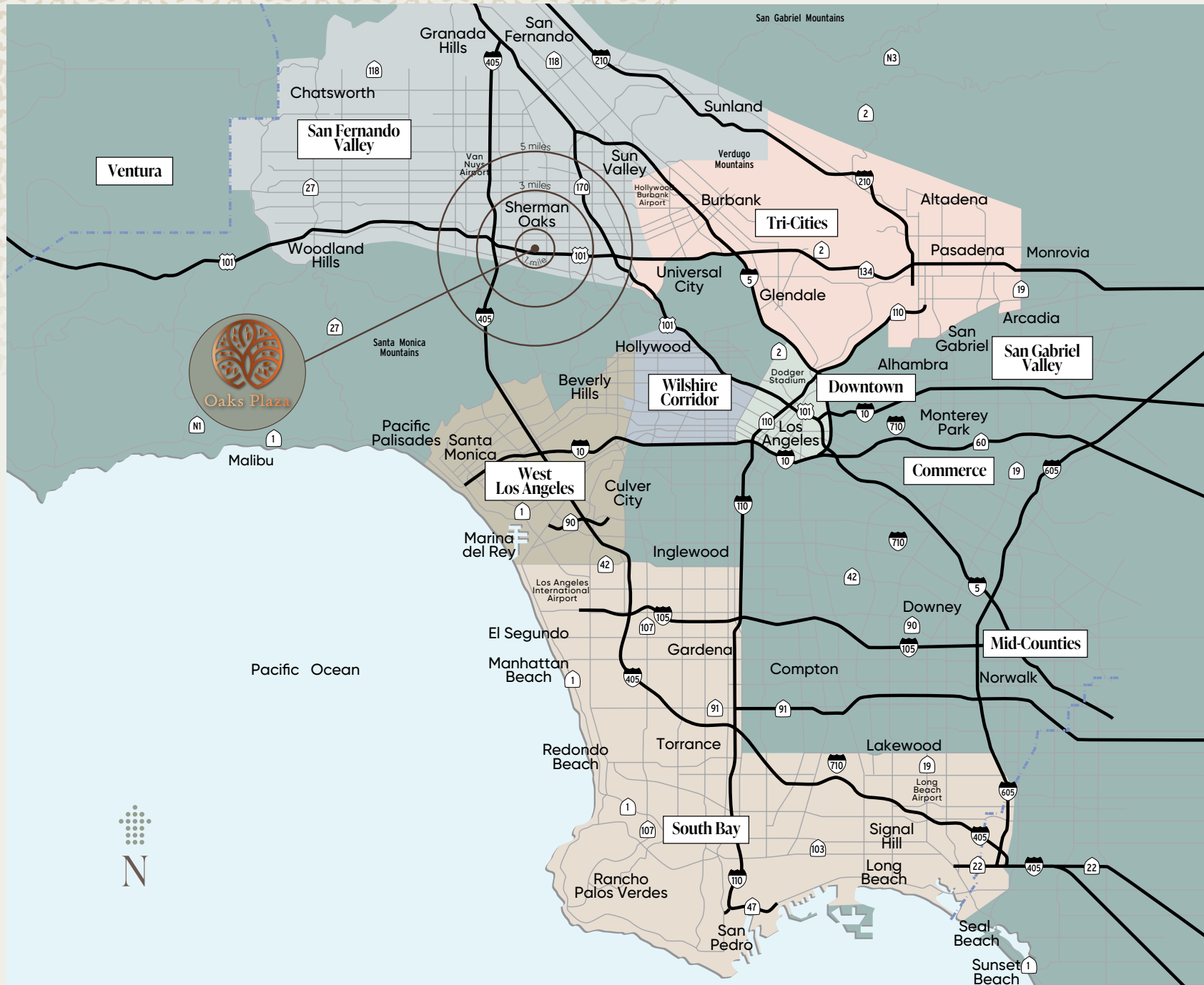
STUDIO CITY

WESTFIELD FASHION
SQUARE

101

CITRUS COMMONS

Regional Map





Oaks Plaza

For more information,
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