



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

**AVAILABLE
±380 SF**



RARE SMALL SPACE AVAILABLE IN PRIME SHERMAN OAKS CENTER

5152 Van Nuys Blvd., Sherman Oaks, CA 91403



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PROPERTY FEATURES

5152 Van Nuys Blvd., Sherman Oaks, CA 91403







APPROX. 380 SF

RETAIL SPACE

- ✓ Great visibility on signalized intersection
- ✓ Easy ingress & egress on Van Nuys and Magnolia
- ✓ AutoZone anchored strip center
- ✓ Pylon sign space available

AREA AMENITIES

- ✓ Located adjacent to Van Nuys Auto Row
- ✓ Tremendous traffic counts of ±61,045
- ✓ Affluent area - \$114,474 average Household income in a 1-mile radius

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	32,350	239,568	598,447
 Avg. HH Income	\$114,474	\$108,740	\$102,184
 Daytime Pop	26,709	196,468	487,659
 Traffic Count	± 61,045 CPD ON STREET		

SITE PLAN

5152 Van Nuys Blvd., Sherman Oaks, CA 91403

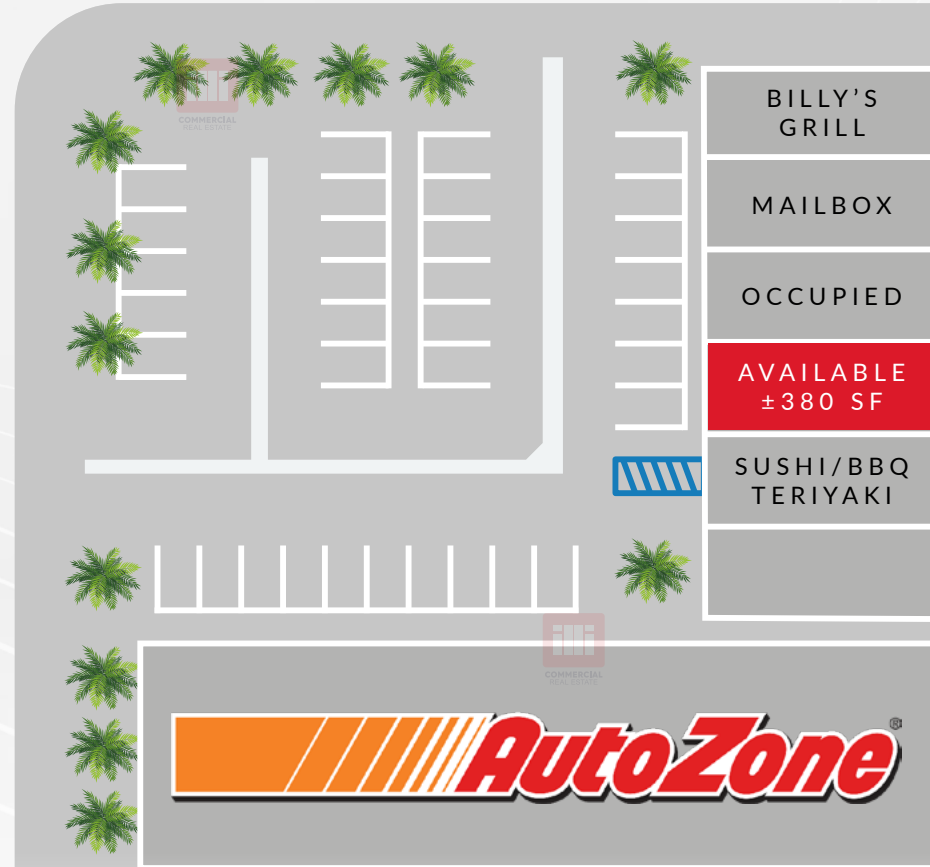
MAGNOLIA BLVD

MAGNOLIA BLVD

MAGNOLIA BLVD



VAN NUYS BLVD



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 featured 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.



AERIAL MAP



Mercedes-Benz



**COMMERCIAL
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