

MATTHEWS™

FOR LEASE

**15432 VENTURA BLVD
SHERMAN OAKS, CA**



SECOND FLOOR SPACE AVAILABLE FOR LEASE ALONG VENTURA BLVD.

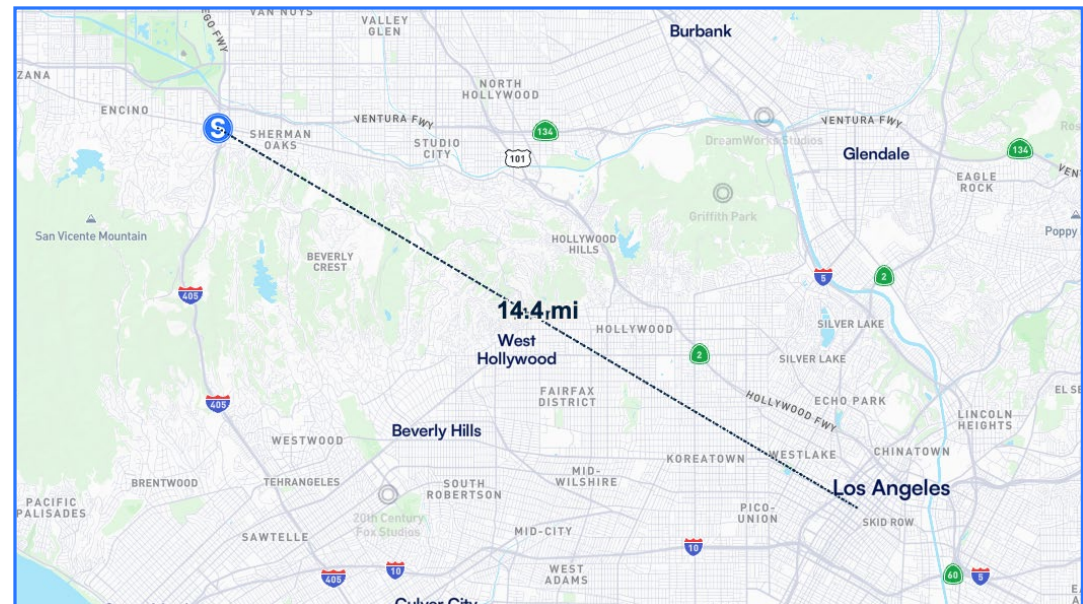
PROPERTY HIGHLIGHTS

±5,700 SF
SECOND FLOOR

\$3.00 PSF MG
ASKING RENT

OFFICE/ SECOND FLOOR RETAIL AND FITNESS
POTENTIAL USE

- **Two-story office asset featuring private balconies on each level:** offering a differentiated and high-quality workplace environment with panoramic views of the San Fernando Valley.
- **Efficiently designed office layout:** with a mix of private offices, bullpen space, and a conference room, supporting a range of operational and professional uses.
- **Well-appointed improvements include five private restrooms and a kitchenette:** enhancing functionality and convenience for tenants and users.
- **Prominent signage exposure along Ventura Boulevard:** provides strong visibility in one of Sherman Oaks' most heavily traveled commercial corridors.
- **Direct access to a gated and secured shared parking lot with nine reserved parking spaces:** an attractive amenity in this high-demand submarket.
- **Premier Sherman Oaks location on Ventura Boulevard:** with strong vehicular and pedestrian traffic, supported by a robust surrounding demographic profile.
- **Situated near affluent residential neighborhoods:** and major area demand drivers, including Sherman Oaks Galleria, Courtyard Marriott, and Whole Foods.
- **Surrounded by a dense concentration of retail, dining, hospitality, fitness, daycare, and other daily-use amenities:** reinforcing tenant appeal and convenience.
- **Excellent regional connectivity:** with rapid access to the I-405 and US-101 freeway interchange, providing convenient access throughout the San Fernando Valley and greater Los Angeles.



SECOND FLOOR SPACE AVAILABLE

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Kyle Pari
(310) 499-8123
License No. 02084773 (CA)

Elan Esagoff
(424) 332-8553
License No. 02066609 (CA)
www.matthews.com

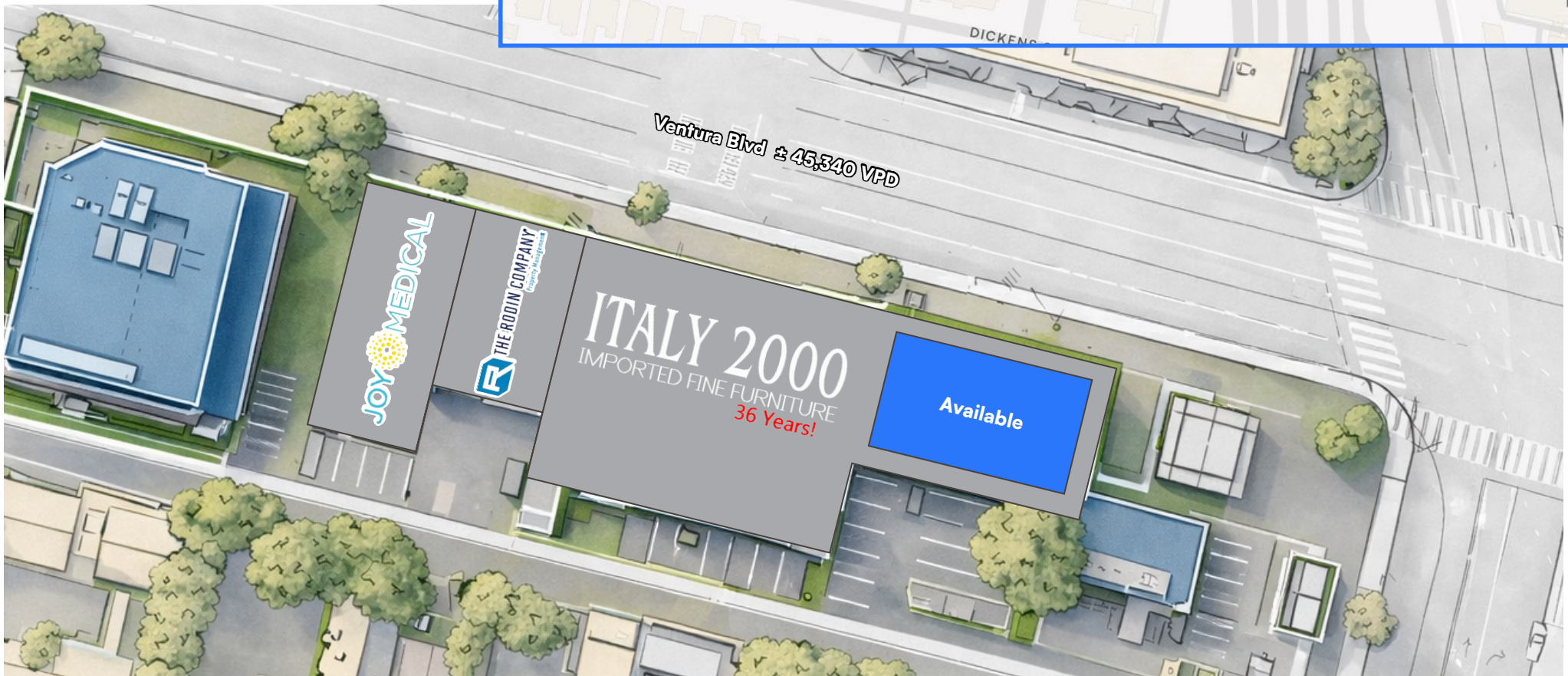
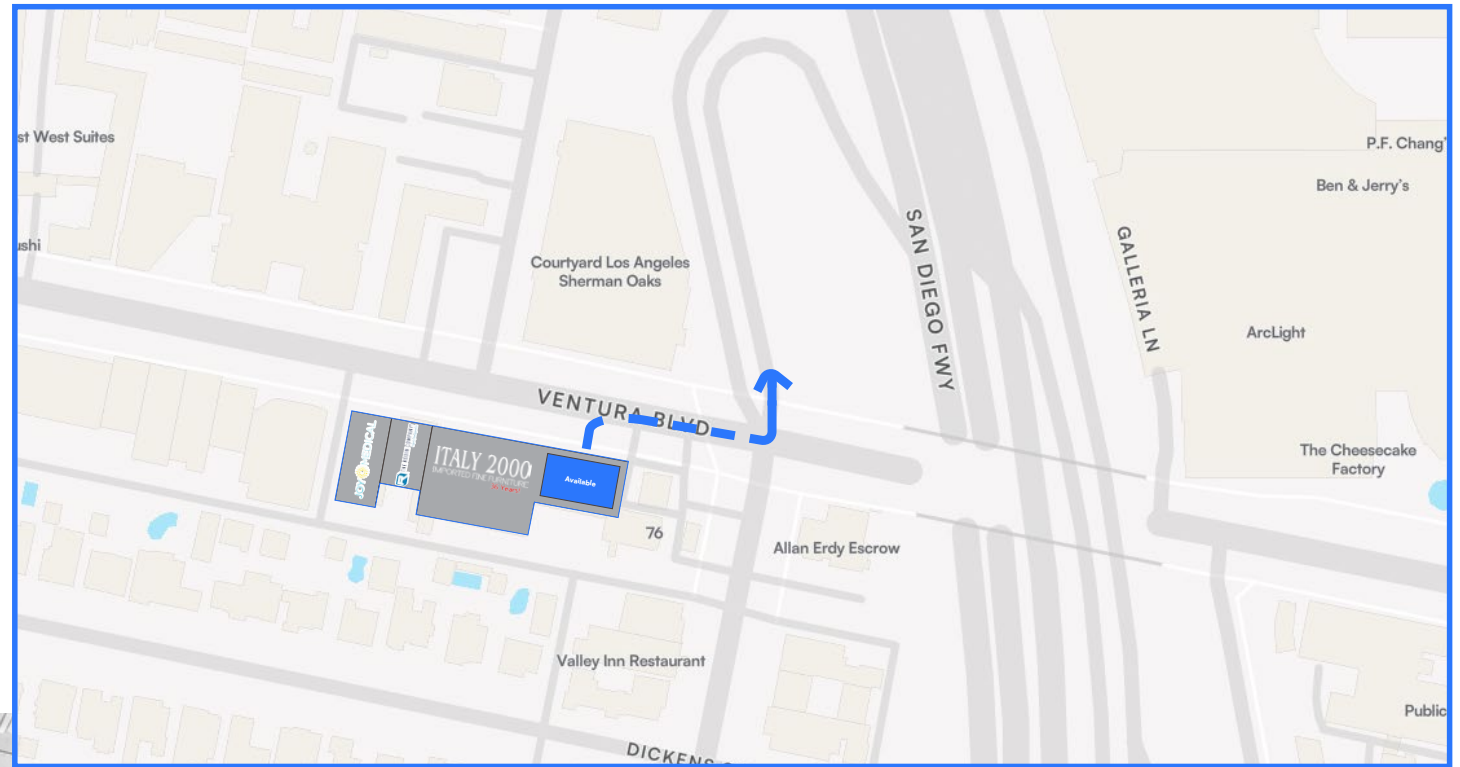
COURTYARD
BY HARRIOTT



SITE PLAN

Positioned just seconds from the San Diego Freeway (I-405) on-ramp.

This Ventura Blvd address delivers exceptional connectivity for effortless commuting across Los Angeles.





Los Angeles Valley College
±18,308,000 Students

Sherman Oaks Hospital
±153 Beds

Tilden Oaks Apartments
±31 Units

PAVILIONS

CAVA

Sherman Oaks Galleria



Alister Sherman Oaks
±105 Units

HOT 8 YOGA



± 238,000 VPD

COURTYARD
BY MARRIOTT

Ventura Blvd ± 45,340 VPD

Subject Property



Google Earth

SHERMAN OAKS, CA

Sherman Oaks, located in the central San Fernando Valley, is one of Los Angeles' most established and affluent suburban neighborhoods, offering a blend of residential stability and high-traffic commercial corridors. The area benefits from consistent population density and above-average household incomes, supported by a strong base of professionals working in entertainment, healthcare, and technology sectors. Ventura Boulevard serves as the primary retail spine, drawing both local residents and regional visitors with a mix of national retailers, boutique storefronts, and dining destinations. Its walkability and accessibility contribute to sustained consumer engagement and retail performance.

The surrounding community features a highly educated population with a preference for experiential retail, dining, and service-oriented businesses. Proximity to major employment hubs such as Studio City, Burbank, and Downtown Los Angeles further enhances daytime population and spending power. Sherman Oaks continues to experience steady residential demand, driven by quality schools, lifestyle amenities, and connectivity via US-101 and I-405. These factors collectively support long-term retail viability and stable leasing fundamentals within the Ventura Boulevard corridor.

MARKET OVERVIEW



\$133,984 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

66,030 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

163,684 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$2.3B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

SECOND FLOOR SPACE AVAILABLE FOR LEASE ALONG VENTURA BLVD.

FOR LEASE

15432 VENTURA BLVD SHERMAN OAKS, CA

EXCLUSIVE LEASING AGENTS

KYLE PARI

Senior Associate | Leasing

M: (310) 499-8123

E: kyle.pari@matthews.com

License No. 02084773 (CA)

ELAN ESAGOFF

Associate | Leasing

M: (424) 332-8553

E: elan.esagoff@matthews.com

License No. 02084773 (CA)

DAVID HARRINGTON | *BROKER OF RECORD* | Broker License No. 02168060 (CA) | Firm License No. 02168060 (CA)

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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