

FOR LEASE

4419 VAN NUYS BLVD SHERMAN OAKS, CA 91403



FULLY BUILT OUT 2ND GEN RESTAURANT WITH BAR OPPORTUNITY

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



NADEL

4419 VAN NUYS BLVD

H I G H L I G H T S

 FULLY BUILT OUT RESTAURANT WITH BAR


 APPROXIMATELY 100 FT. OF FRONTAGE ON VAN NUYS BLVD

 128 PARKING SPACES WITH PARKING ATTENDANT AND TRUCK DELIVERY ACCESS

 FACADE RENOVATIONS SUBJECT TO QUALIFIED OFFER

 LANDLORD OPEN TO TENANT IMPROVEMENT ALLOWANCE

 ASKING RENT: NEGOTIABLE

 ±1,500 - 9,000 SF (DIVISIBLE)



FULLY BUILT OUT RESTAURANT

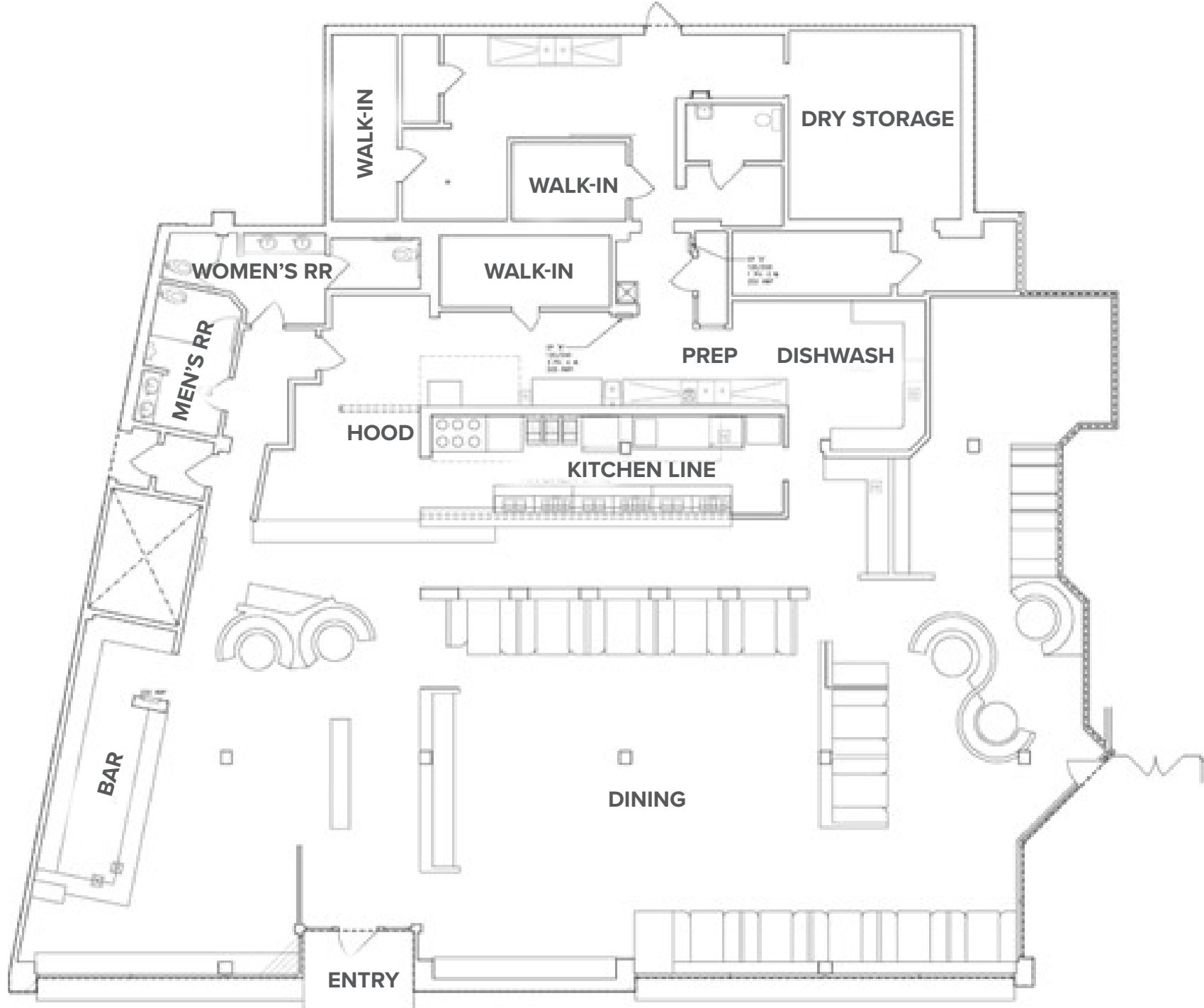


- OPEN SEATING FLOOR PLAN
- BAR, KITCHEN, AND STORAGE ROOM
- PRIVATE OFFICE AND THREE RESTROOMS
- KITCHEN EQUIPPED WITH 5 HOODS, 4 WALK-IN REFRIGERATORS

FLOOR PLAN

±1,500 - 9,000 SF (DIVISIBLE)

4419 VAN NUYS BLVD



S I T E P L A N

4419 VAN NUYS BLVD

AVAILABLE 
LEASED 



MOORPARK ST ± 15,000 VPD

NAIL SALON

Recessed
Entrance

AVAILABLE
RESTAURANT SPACE
±1,500 - 9,000 SF
(DIVISIBLE)

ALLEY

VAN NUYS BLVD ± 43,000 VPD

SURROUNDING AREA

4419 VAN NUYS BLVD



SURROUNDING AREA

4419 VAN NUYS BLVD



DEMOGRAPHICS

4419 VAN NUYS BLVD



Sherman Oaks is a diverse and primarily residential neighborhood located in the southeastern part of the San Fernando Valley in Los Angeles, California. Characterized by tree-lined streets and a suburban atmosphere, the community features a mix of housing options, including single-family homes, apartments, and condominiums. Ventura Boulevard serves as a vibrant hub for shopping and dining, contributing to the neighborhood's bustling atmosphere. The demographic makeup of Sherman Oaks includes a diverse range of residents, attracting families, professionals, and individuals from various cultural backgrounds.

The community is known for its inclusive and welcoming atmosphere, fostering a strong sense of connection among its residents. Engaging in local events and activities, such as street fairs and farmers' markets, contributes to the neighborhood's vibrant community spirit. Sherman Oaks offers parks and recreational spaces, including Van Nuys Sherman Oaks Park, providing opportunities for outdoor activities. The neighborhood is served by several educational institutions, both public and private, and has convenient access to major highways, facilitating commuting within Los Angeles. Additionally, Sherman Oaks' proximity to cultural attractions and entertainment venues reflects its connection to the broader Los Angeles entertainment industry.



	POPULATION		HOUSEHOLDS		INCOME
	2023 ESTIMATE	2028 PROJECTION	2023 ESTIMATE	2028 PROJECTION	2023 AVG. HH INCOME
1-MILE	27,379	26,713	13,480	13,102	\$125,073
3-MILE	168,126	164,279	69,015	67,154	\$122,650
5-MILE	493,038	484,634	188,288	184,412	\$108,038

EXCLUSIVE LEASING AGENTS:



MICHAEL PAKRAVAN
FIRST VICE PRESIDENT &
NATIONAL DIRECTOR, LEASING
D (310) 919-5737 M (213) 219-3111
michael.pakravan@matthews.com
License No. 01706065 (CA)



KYLE PARI
ASSOCIATE, LEASING
M (310) 499-8123
kyle.pari@matthews.com
License No. 02084773 (CA)



ALEC TORGAN
ASSOCIATE, LEASING
D (310) 919-5799 M (310) 486-1639
alec.torgan@matthews.com
License No. 02120321 (CA)



DEVIN KLEIN
VICE PRESIDENT, LEASING, JLL
M (310) 387-0303
Devin.klein@jll.com
License No. 01471525 (CA)



MATTHEW FAINCHTEIN
JLL
M (310) 430-2548
matthew.Fainchtein@jll.com
License No. 01503546 (CA)

This Leasing Package contains select information pertaining to the business and affairs of 4419 Van Nuys Blvd, Sherman Oaks, CA 91403 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services 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 Real Estate Investment Services 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.