

14557

VENTURA BLVD

SHERMAN OAKS, CA 91403



RYAN GURMAN

Senior Vice President
Lic. 01972081
+1 310 650 7545
ryan.gurman@cbre.com

BRONSON MORGAN

Senior Associate
Lic. 02194401
+1 415 446 8796
bronson.morgan@cbre.com

GEOFF MARTIN

Senior Vice President
Lic. 01180819
+1 818 502 6739
geoff.martin@cbre.com

RYAN BURNETT

First Vice President
Lic. 01481691
+1 818 502 6791
ryan.burnett@cbre.com



PROPERTY HIGHLIGHTS

±3,200 SF

PRICE & NNN:
UPON REQUEST



Heavy foot traffic



Located along very busy Ventura Blvd,
just west of Van Nuys Blvd



In the heart of Sherman Oaks



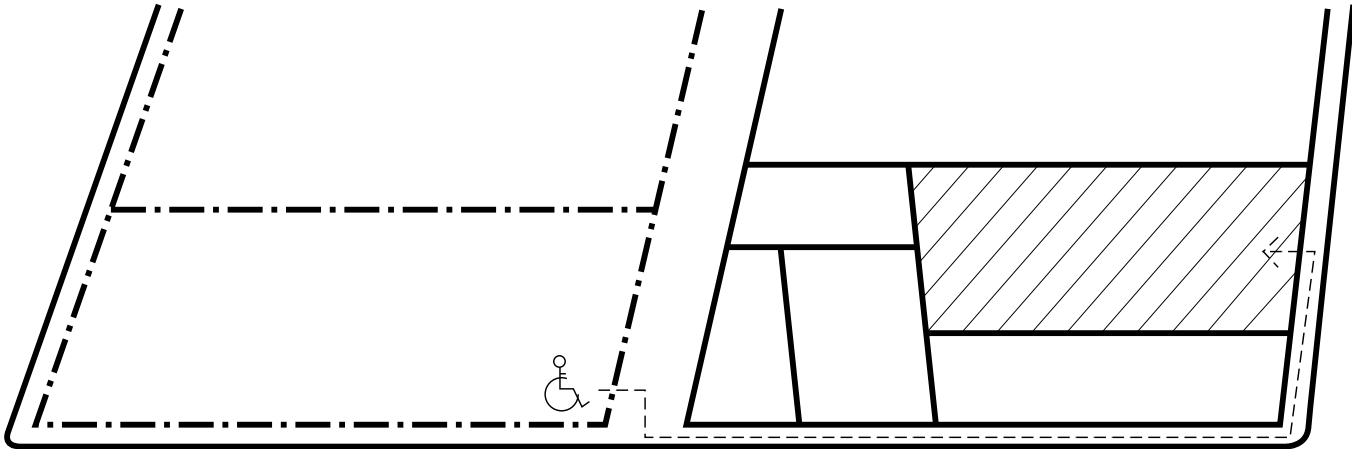
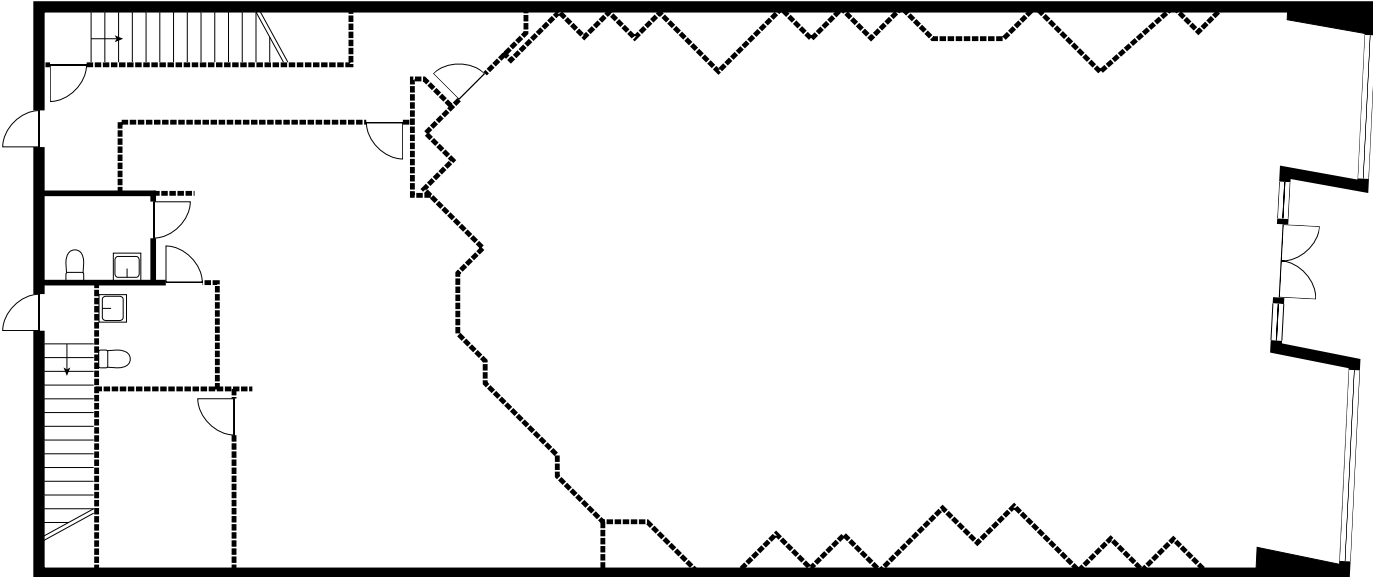
13 designated parking spaces

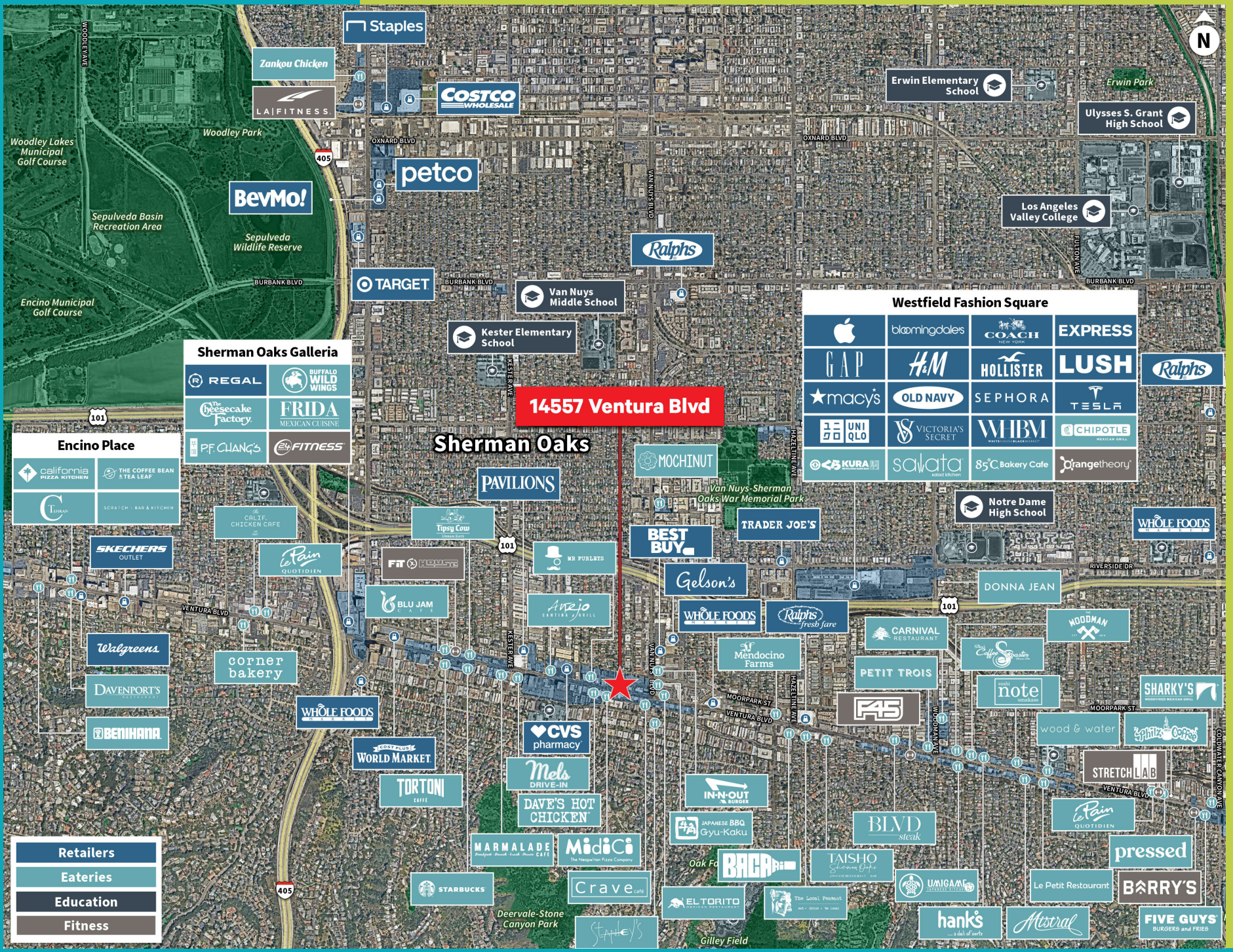


Approximately 41,000 cars per day



FLOOR PLANS





BevMo!

petco

TARGET

Ralphs

Van Nuys Middle School

Kester Elementary School

Erwin Elementary School

Ulysses S. Grant High School

Los Angeles Valley College

Sherman Oaks Galleria

REGAL	BUFFALO WILD WINGS
The Cheesecake Factory	FRIDA MEXICAN CUISINE
P.F. Chang's	LA FITNESS

Encino Place

california PIZZA KITCHEN	THE COFFEE BEAN & TEA LEAF
THE LOBBY	SCORCH - BAR & KITCHEN

Westfield Fashion Square

Apple	blomingdales	COACH	EXPRESS
GAP	H&M	HOLLISTER	LUSH
macy's	OLD NAVY	SEPHORA	TESLA
UNIQLO	VICTORIA'S SECRET	WHBM	CHIPOTLE
KURA	salata	85°C Bakery Cafe	OrangeTheory

1457 Ventura Blvd

Sherman Oaks

PAVILIONS

MOCHINUT

Van Nuys-Sherman Oaks War Memorial Park

BEST BUY

TRADER JOE'S

Notre Dame High School

WHOLE FOODS

SKECHERS OUTLET

Le Pain QUOTIDIEN

Tipny Cow

MR. PUBLIX'S

Gelson's

DONNA JEAN

Walgreens

corner bakery

BLU JAM

Anejo CANTINA & GRILL

WHOLE FOODS

Ralphs fresh fare

CARNIVAL RESTAURANT

Coffee Spectator

WOODMAN

DAVENPORT'S RESTAURANT

WHOLE FOODS

WORLD MARKET

CVS pharmacy

Mendocino Farms

PETIT TROIS

note

SHARKY'S

BENIHANA

corner bakery

TORTONI CAFE

Mel's DRIVE-IN

DAVE'S HOT CHICKEN

IN-N-OUT

F45

wood & water

STRETCH LAB

Retailers
Eateries
Education
Fitness

MARMALADE

Midici

STARBUCKS

Crave cafe

JAPANESE BBQ Gyu-Kaku

BLVD steak

note

pressed

Deervale-Stone Canyon Park

Crave cafe

EL TORITO

The Local Pub

TAISHO

UWIGAME

Le Petit Restaurant

BARRY'S

hank's

Mistral

FIVE GUYS

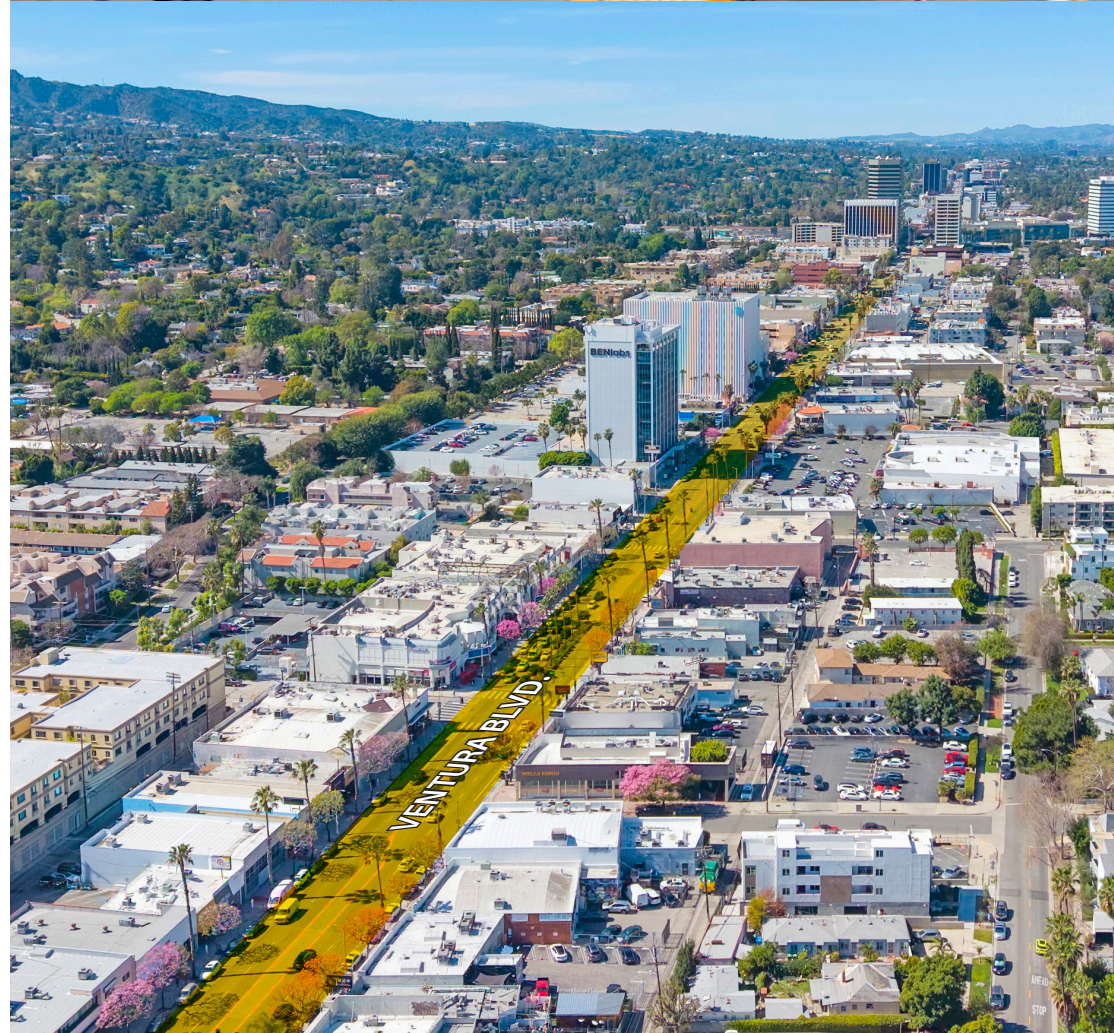
Gilley Field

EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT

METRO'S PLAN FOR BETTER TRANSIT INCLUDES MORE RAIL SERVICE IN THE HEART OF THE SAN FERNANDO VALLEY.

A transformative infrastructure project with 11 stations along a 6.7-mile southern segment, expected to finish in 2031

The East San Fernando Valley Light Rail Transit Project is a significant infrastructure initiative aimed at enhancing public transit connectivity in the San Fernando Valley. The project includes a 6.7-mile light rail line with 11 stations along Van Nuys Boulevard, providing access to jobs, schools, healthcare, and key destinations while reducing emissions. The project is funded through Measure M, state sources, federal grants, and the Infrastructure Investment and Jobs Act (IIJA). Trains are expected to run every 7-10 minutes during peak hours, and parking will be removed as the project progresses. The project is expected to be completed by 2031, with the first phase of revenue service targeted for October 29, 2031.



DEMOGRAPHICS



14557
VENTURA BLVD

1 MILE 3 MILES 5 MILES

Population

2025 Population - Current Year Estimate 30,329 167,890 489,627

Households

2025 Households - Current Year Estimate 14,944 71,910 200,557

1 MILE 3 MILES 5 MILES

Household Income

2025 Average Household Income \$174,958 \$174,624 \$149,862

2025 Median Household Income \$107,900 \$89,957 \$106,823

Population

2025 Daytime Population 38,959 189,609 486,446

14557

VENTURA BLVD

SHERMAN OAKS, CA 91403



RYAN GURMAN

Senior Vice President
Lic. 01972081
+1 310 650 7545
ryan.gurman@cbre.com

BRONSON MORGAN

Senior Associate
Lic. 02194401
+1 415 446 8796
bronson.morgan@cbre.com

GEOFF MARTIN

Senior Vice President
Lic. 01180819
+1 818 502 6739
geoff.martin@cbre.com

RYAN BURNETT

First Vice President
Lic. 01481691
+1 818 502 6791
ryan.burnett@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.