



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

2ND FLOOR
DANCE CENTER

CREATIVE OFFICES
GROUND FLOOR

YOUR SIGN
HERE



SHERMAN OAKS DANCE STUDIO AND CREATIVE OFFICE FOR LEASE

14252 Ventura Blvd., Sherman Oaks, CA 91403



VIEW LISTING PAGE

DEAN CUTLER
(818) 514-0633 | dcutler@illicre.com
DRE#00907933

CoStar™
POWERBROKER™

Cicsc RETAIL BROKERS
EMPOWERING COMMERCIAL SERVING COMMUNITIES

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

DANCE STUDIO & CREATIVE OFFICE
SHERMAN OAKS

PROPERTY FEATURES

14252 Ventura Blvd., Sherman Oaks, CA 91403



APPROX. 7,500 SF DIVISIBLE

DANCE STUDIO & CREATIVE OFFICE

- ✓ ±3,750 SF second floor dance studio available (two separate interior studios- see photos)
- ✓ ±3,750 SF creative ground floor space available
- ✓ Excellent signage
- ✓ Courtyard entrance and rear patio
- ✓ Bright windowed natural light
- ✓ \$2.25 NNN

AREA AMENITIES

- ✓ Strong Sherman Oaks demographics
- ✓ Located near densely populated residential communities
- ✓ Diverse demographics
- ✓ Close proximity to 101 and 405 Freeways

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	21,887	183,071	524,568
 Avg. HH Income	\$136,079	\$122,637	\$113,332
 Daytime Pop	18,232	151,816	431,419
 Traffic Count	± 44,672 CPD ON STREET		

DANCE STUDIO & CREATIVE OFFICE
SHERMAN OAKS

INTERIOR PHOTOS

14252 Ventura Blvd., Sherman Oaks, CA 91403



GROUND FLOOR



SUITE 14252-1



DANCE STUDIOS



STUDIO 1



STUDIO 2

SUITE 14252-2



- Westfield FASHION SQUARE
 - ★macy's
 - JOANN
 - ROSS DRESS FOR LESS
 - GUESS
 - change theory
 - Bank of America
- NOTRE DAME HIGH SCHOOL
- BEST BUY
- Gelson's
- WHOLE FOODS MARKET
- IN-N-OUT BURGER
- Ralphs
- McDonald's
- PETIT TROIS
- Starbucks
- CASA VEGA
- WELLS FARGO
- EREWON
- EQUINOX
- petco
- Staples
- AT&T
- california pizza kitchen
- Lemonade
- Peet's Coffee

- Ralphs
- BEST BUY
- EREWON
- Gelson's
- Starbucks
- GUESS
- petco
- LOUIS BERRI TEASER
- EQUINOX
- Lemonade
- Peet's Coffee
- AT&T
- STAPLES
- WELLS FARGO
- CASA VEGA
- WHOLE FOODS MARKET
- VONS
- BARNES & NOBLE
- Westfield

AERIAL MAP