

EXCELLENT VENTURA BLVD LOCATION

**PREMIER LEASE OFFERING**



**13750 VENTURA BOULEVARD**  
SHERMAN OAKS, CA 91423

Matthew May | (323) 620-9845 | [Matthew@MRA.LA](mailto:Matthew@MRA.LA) | DRE 00912472 /0120673



# PROPERTY SUMMARY



**Space Overview:** The corner space is only 700 SF and provides a tenant with tremendous exposure and glass line. A unique opportunity to make a impact in the market.



13750 Ventura Blvd | Sherman Oaks | Lease Offering

## PROPERTY SUMMARY

ADDRESS	13750 Ventura Boulevard
CITY STATE ZIP	Sherman Oaks, CA 91423
SPACES AVAILABLE	2
SPACE TYPE	Retail & Cafe Spaces
SF AVAILABLE	700 SF & 1,100 SF
RENT	700 SF \$6.00 NNN 1,100 SF \$4.50 NNN

## LEASE HIGHLIGHTS

- The two-story retail and office building is undergoing a total renovation.
- Ground floor has two retail spaces, 700 SF on the hard corner and 1,100 SF space on the west side of the building.
- Surface parking in the rear with additional ample street and neighborhood parking



Marshalls  
HomeGoods

STUDIO ROW  
FOX SPORTS  
STEVE HARVEY  
premiere NETWORKS  
WB

PUBLIC SCHOOL  
RESTAURANT + BAR

Sepulveda Basin  
Recreation Area

COST PLUS  
WORLD MARKET  
Unique, authentic and always affordable.

BLU JAM  
-CAFE-

T.J. maxx

4A JAPANESE BBQ  
Gyu-Kaku

Sherman Oaks Galleria

FLIGHT	Baby's	DSW DRESS SHOE WARDROBE
tuso	Burke Williams beyond the spa	BEN & JERRY'S
HANAGRILL	WILD WINGS	FRIDA MEXICAN CUISINE
Cheesecake Factory	4YC	24 FITNESS

SHERMAN OAKS  
CASTLE PARK  
TENNIS CENTER

tamashii  
KAMEN HOUSE

BEST BUY

Guitar Center

MENDOCINO FARMS  
sandwich market

SHERMAN  
OAKS

UNITED STATES  
POSTAL SERVICE

TLP  
Sherman Oaks / Woodland Hills

PAMPA  
FURNITURE

Bamboo 竹 Cuisine

Sepulveda Basin  
Wildlife Reserve

Gelson's

ULTA  
BEAUTY

EL TORITO  
MEXICAN RESTAURANT

DOJO  
SUSHI

Ralphs

Sherman Oaks  
Antique Market

IMPERIAL  
PRINCE GUITARS

DOCKERS

DOCKERS

bluebird  
BRASSERIE

Kaiju

TARGET

COSTCO  
WHOLESALE

Van Nuys Blvd

Westfield Sherman Oaks

bloomingdales	macy's	VICTORIA'S SECRET
Orangetheory FITNESS	SEPHORA	Michael Kors
LUSH	ALDO	TUMI

TRADER JOE'S

Yogurtland

JOANN

ROSS  
DRESS FOR LESS

Hazeltine Ave

{tequila}  
DRINK. DINE. TRADITION.

SUBJECT

TROIS

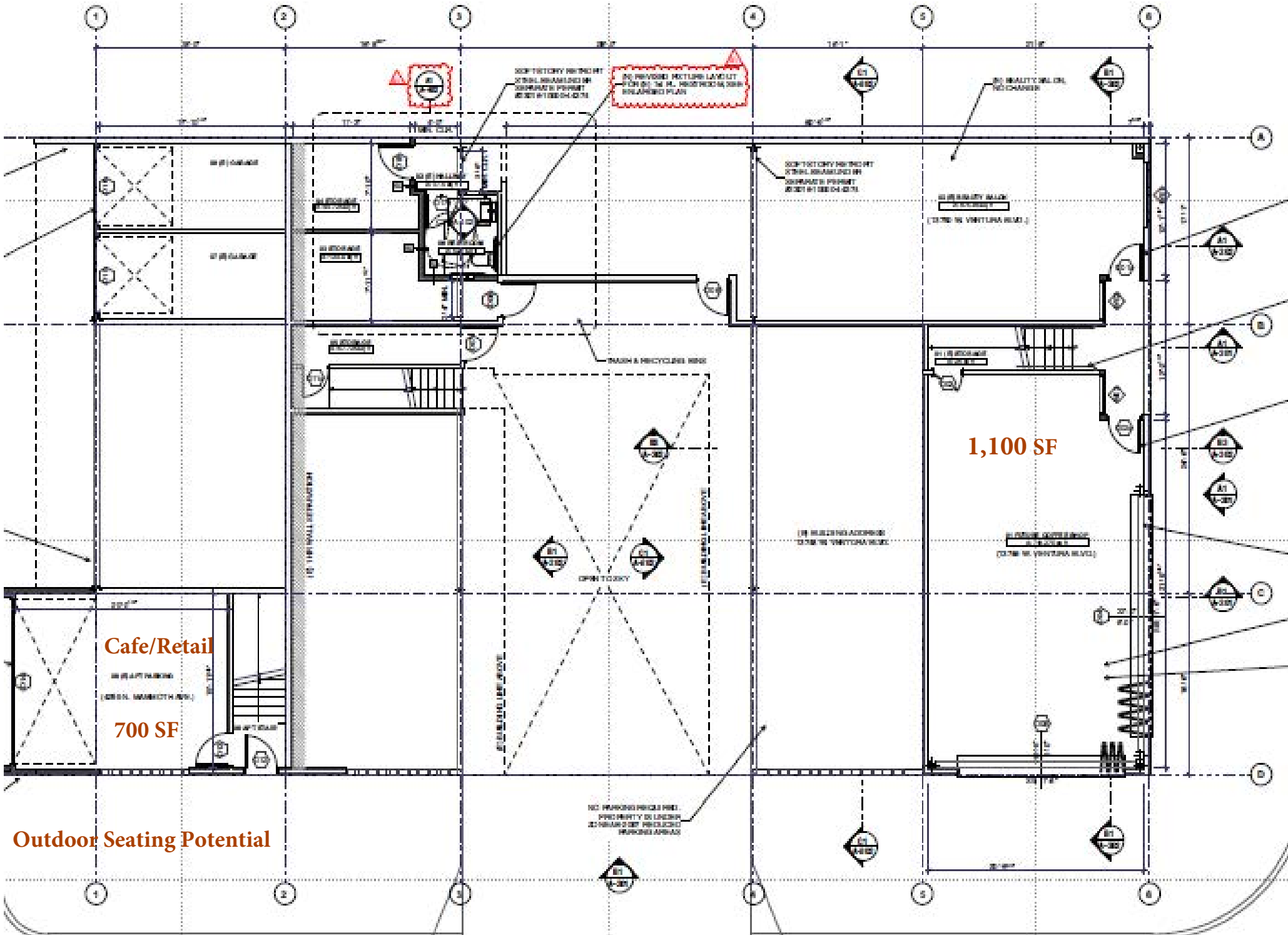
Ventura Blvd

Woodman Ave

Sweet Butter  
Kitchen - Cafe - Market

SANTINO'S  
RESTAURANT

# GROUND FLOOR SPACE PLAN



**Outdoor Seating Potential**

# SHERMAN OAKS

2 MI RADIUS

224,496

POPULATION

101,093

WORK FORCE

143,010

AVG HH INCOME



DSW

The Cheesecake Factory

The subject property is situated in Sherman Oaks, an affluent residential community located in the southern San Fernando Valley. The submarket's expansive green spaces, neighborhood charm, and central location make it a desirable place of residence for many and result in some of the strongest area demographics in Los Angeles.

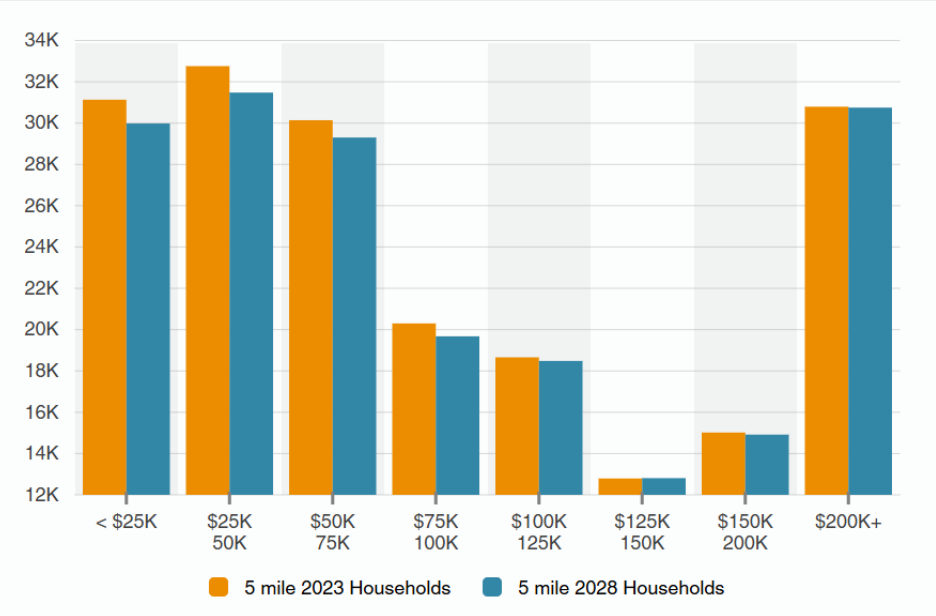
Sherman Oaks offers single family, apartment and condominium living options all in close proximity to several business districts providing a diverse array of job opportunities including law, finance, accounting and architecture.

# LOCATION OVERVIEW

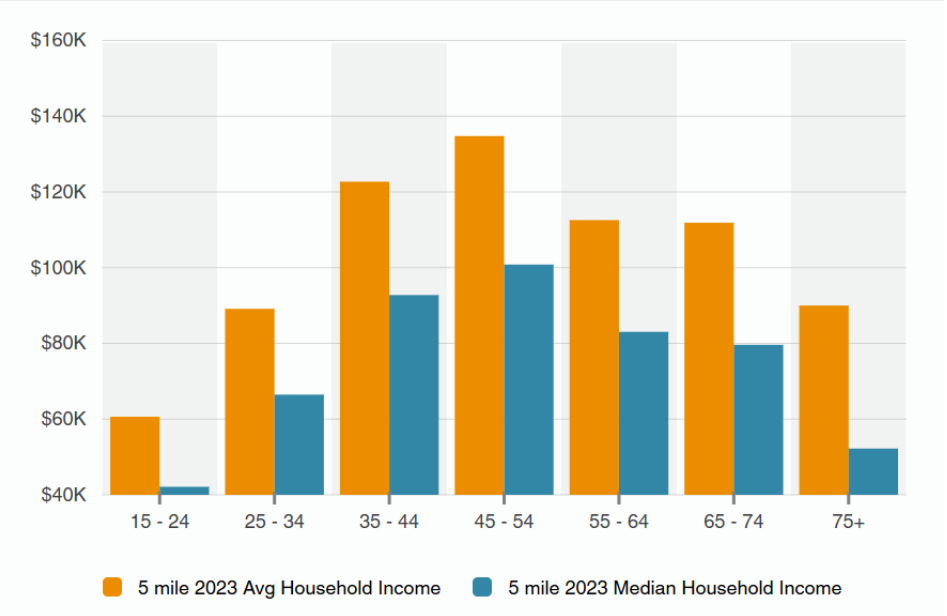
The retail and restaurant corridor of Ventura Blvd east of Hazeltine is experiencing the tremendous growth and repositioning. The property is located just a few doors from Sweet Butter Cafe and Blvd. Steak House, Ralph's Market. The neighbors in the Sherman Oaks neighborhood in Los Angeles are upper-middle income, making it an above average income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 78.4% of the neighborhoods in America. In addition, 5.3% of the children seventeen and under living in this neighborhood are living below the federal poverty line, which is a lower rate of childhood poverty than is found in 63.5% of America's neighborhoods.

In the Sherman Oaks neighborhood, 61.1% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 20.2% of the residents employed. Other residents here are employed in clerical, assistant, and tech support occupations (12.5%), and 6.2% in manufacturing and laborer occupations.

### Household Income



### Household Income By Age

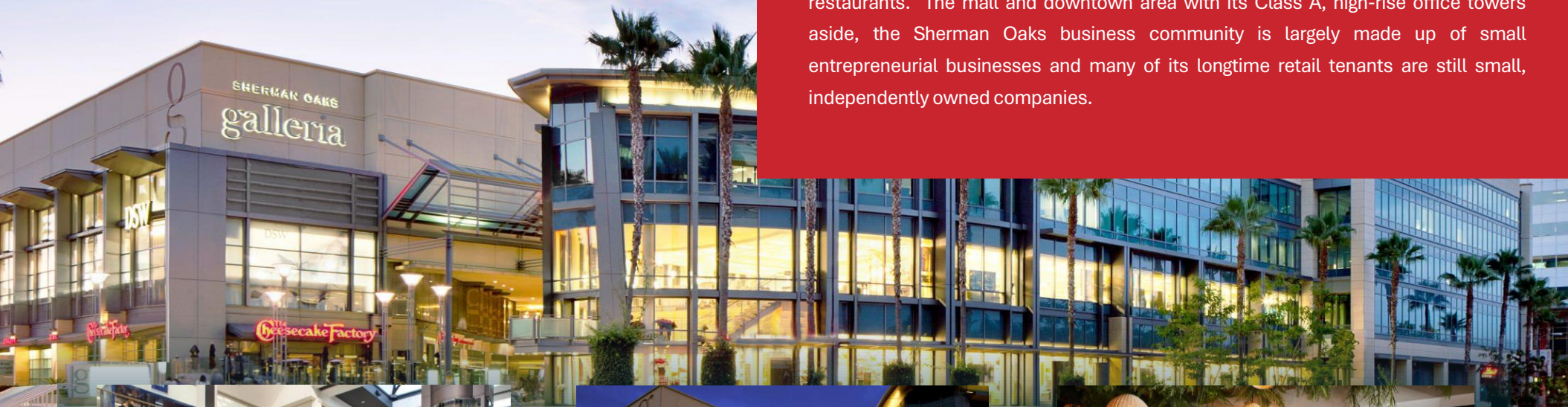


# COMMUNITY PROFILE

Sherman Oaks offers single family, apartment and condominium living options all in close proximity to several business districts providing a diverse array of job opportunities including law, finance, accounting and architecture.

With a population of 65,436 residents, Sherman Oaks is among the lowest density communities in Los Angeles, and it also registers among the highest for residents with college degrees.

The community is home to Westfield Fashion Square, with over 120 stores that includes Macy's and Bloomingdale's as well as many specialty stores and an array of restaurants. The mall and downtown area with its Class A, high-rise office towers aside, the Sherman Oaks business community is largely made up of small entrepreneurial businesses and many of its longtime retail tenants are still small, independently owned companies.



**WESTFIELD FASHION SQUARE**

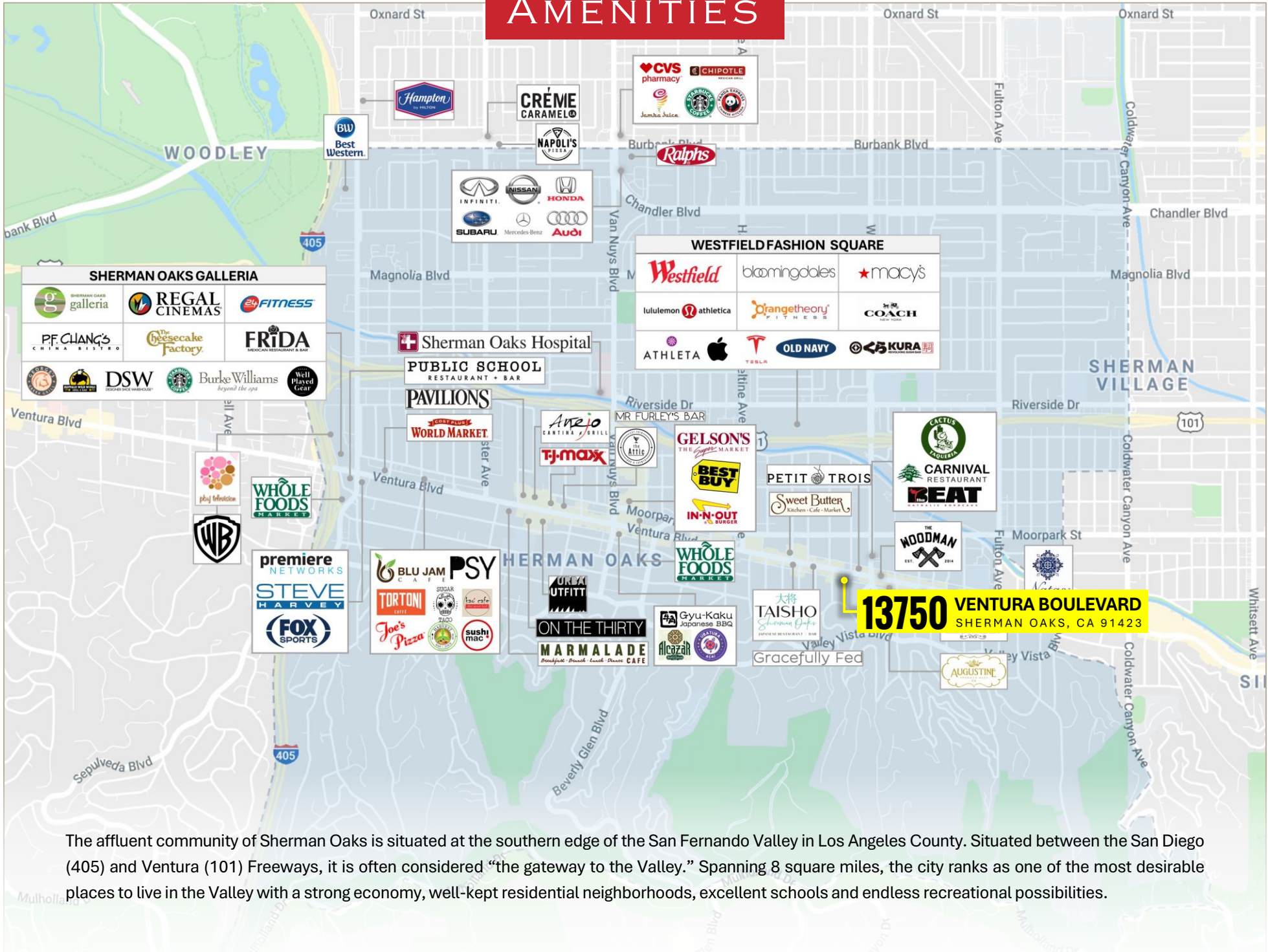


**SHERMAN OAKS GALLERIA**



**VENTURA BOULEVARD**

# AMENITIES



The affluent community of Sherman Oaks is situated at the southern edge of the San Fernando Valley in Los Angeles County. Situated between the San Diego (405) and Ventura (101) Freeways, it is often considered “the gateway to the Valley.” Spanning 8 square miles, the city ranks as one of the most desirable places to live in the Valley with a strong economy, well-kept residential neighborhoods, excellent schools and endless recreational possibilities.



# 13750 VENTURA BOULEVARD

SHERMAN OAKS, CA 91423



## **MATTHEW MAY**

President | DRE 00912472 / 0120673

**(323) 620-9845**

Matthew@MRA.LA

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from May Realty Advisors. The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from May Realty Advisors and it should not be made available to any other person or entity without the written consent of Keller Williams. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Keller Williams.

DESIGN BY CRESC