



COMMERCIAL
REAL ESTATE
the sign of a profitable property



UPSCALE GARDEN SALON/OFFICE SUITES IN SHERMAN OAKS, CA

13455 Ventura Blvd., Sherman Oaks, CA 91423



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SMALL OFFICE SPACES
SHERMAN OAKS, CA



EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

PROPERTY FEATURES

13455 Ventura Blvd., Sherman Oaks, CA 91423



APPROX. 275 SF

SMALL SALON AND OFFICE SUITES AVAILABLE

- ✓ Hard to find private, professional office suites
- ✓ All suites open to courtyard
- ✓ Upscale design - wood plank floors & ceilings, designer lighting
- ✓ Operable windows - fresh air
- ✓ On site laundry available
- ✓ Off street parking available

AREA AMENITIES

- ✓ Prime Sherman Oaks location
- ✓ Best valley eateries, restaurants, groceries, and bars within walking distance
- ✓ Bookended between new Whole Foods to the west and Sportsmen's Lodge shopping center to the east
- ✓ Close proximity to 101 Freeway entrances / exits

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	24,166	181,104	523,221
Avg. HH Income	\$132,240	\$123,008	\$112,387
Daytime Pop	20,083	150,055	429,671
Traffic Count	± 25,064 CPD ON VENTURA BLVD		

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CONCEPT PHOTOS

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CONCEPT PHOTOS



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1ST FLOOR PLAN

13455 Ventura Blvd., Sherman Oaks, CA 91423

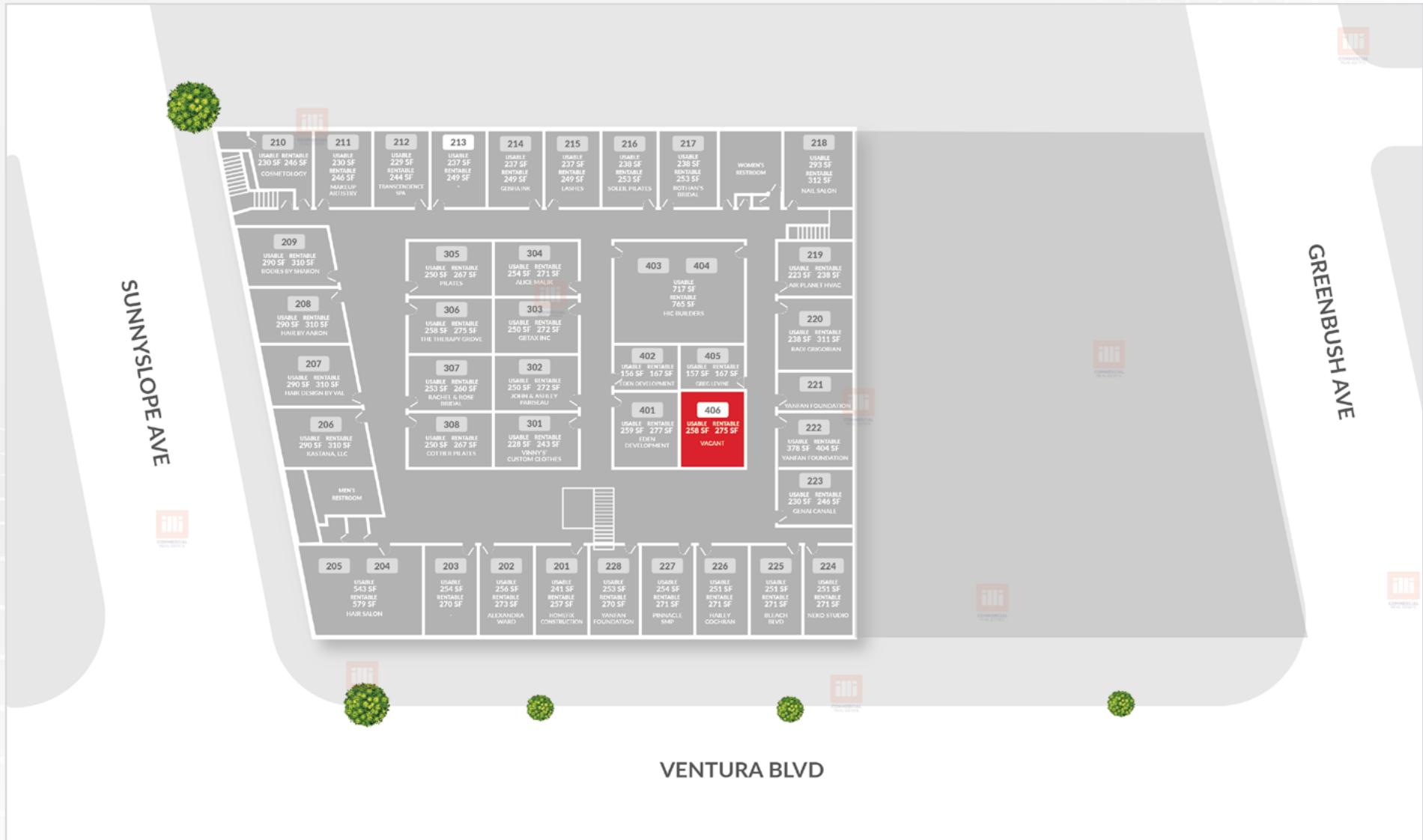


Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

SMALL OFFICE SPACES
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2ND FLOOR PLAN

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AERIAL MAP



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