

SHERMAN OAKS SHOPPING CENTER

M U L T I R E T A I L S P A C E

4550-4580 VAN NUYS BLVD
SHERMAN OAKS, CA 91403

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



HIGHLIGHTS

- Sherman Oaks Collection is a boutique retail center serving the highly desirable Sherman Oaks community.
- Conveniently located on Van Nuys Blvd., between the 101 Freeway and Ventura Blvd., the center is easily accessible from the 101 and 405 Freeways and is visible to over 250,000 cars per day.
- This highly coveted trade area has a dense population of over 189,000 residents with an average household income of over \$120,000 and a median housing value of over \$830,000 within a 3 mile radius.
- Anchored by Ulta Beauty, the center features a variety of national retailers and casual dining options including Starbucks, FedEx Office, 18/8 Fine Men's Salon, Sprint, Burger Lounge and Luna Grill.

OPPORTUNITIES

- Join National Tenants: Best Buy, Ulta Beauty, FedEx, Starbucks, Sprint and many more.
- Steps From The Metro
- Affluent Area
- Walk Score 76%

DEMOGRAPHICS

- Total Population within 3 Miles 189,547
- Avg. HH Income within 3 Miles \$120,361
- Traffic Count: Van Nuys Blvd 55,930



55,930

TRAFFIC COUNT

CARS PER DAY

(At center's main intersection)

Source: CoStar 2016



94,653

DAYTIME POPULATION

(2018 - 3 mile radius
around center)

Source: Claritas



189,547

LOCAL POPULATION

(2018 - 3 mile radius
around center)

Source: Claritas



\$834,972

MEDIAN HOME VALUE

(2018 - 3 mile radius
around center)

Source: Claritas

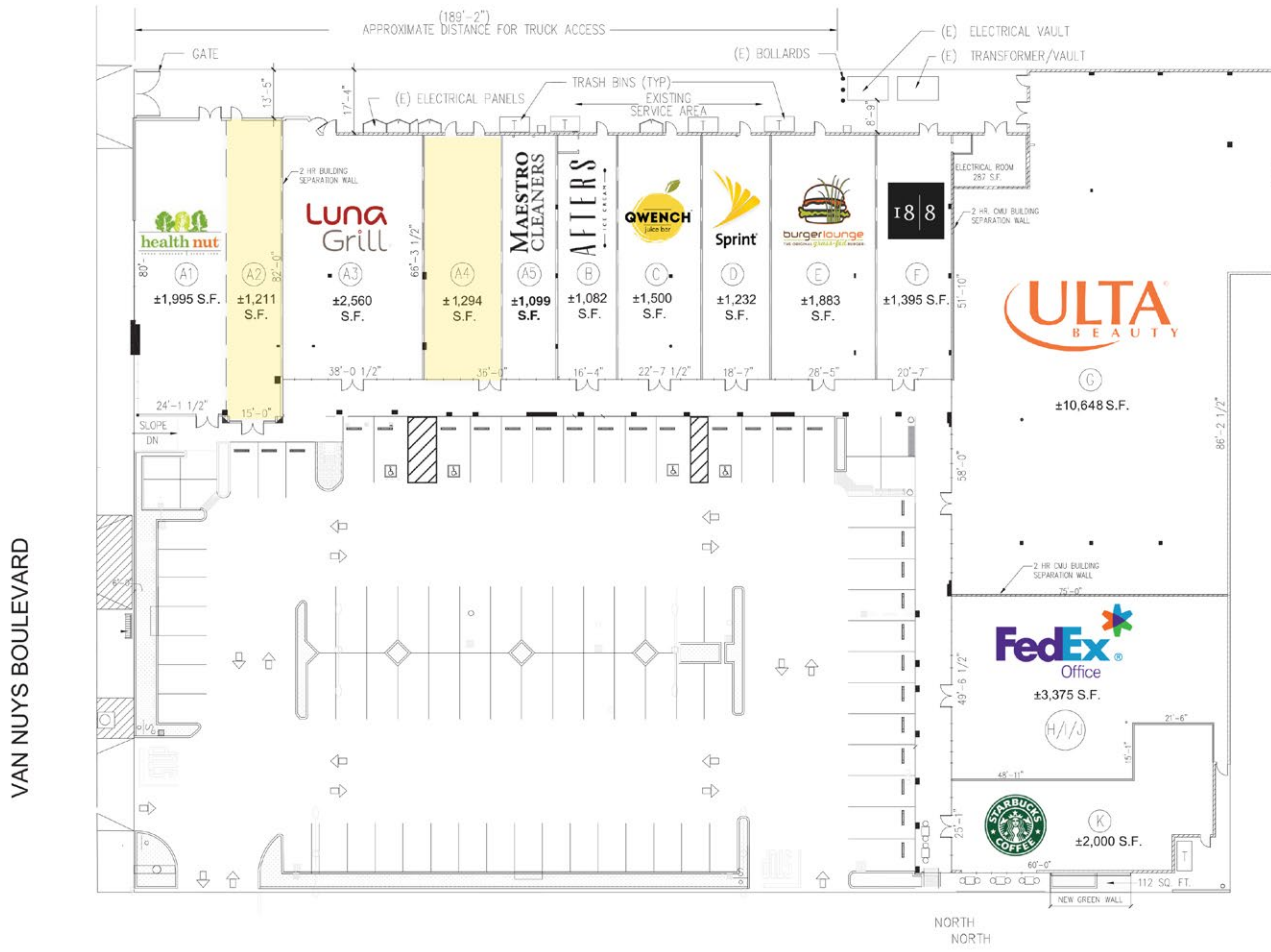


\$120,361

AVERAGE HOUSEHOLD INCOME

(2018 - 3 mile radius
around center)

Source: Claritas



LEASING LEGEND	
Suite	GLA
A1 - Health Nut	1,995 SF
A2- Restaurant/Retail	1,211 SF
A3 - Luna Grill	2,560 SF
A4 - Restaurant/Retail	1,294 SF
A5 - Maestro Cleaners	1,099 SF
B - After's	1,082 SF
C - Qwench	1,500 SF
D - Sprint	1,232 SF
E-Burger Lounge	1,883 SF
F - 18/8	1,395 SF
G - ULTA	10,776 SF
H/I/J - FedEx	3,375 SF
K - Starbucks	2,000 SF
	31,394 SF

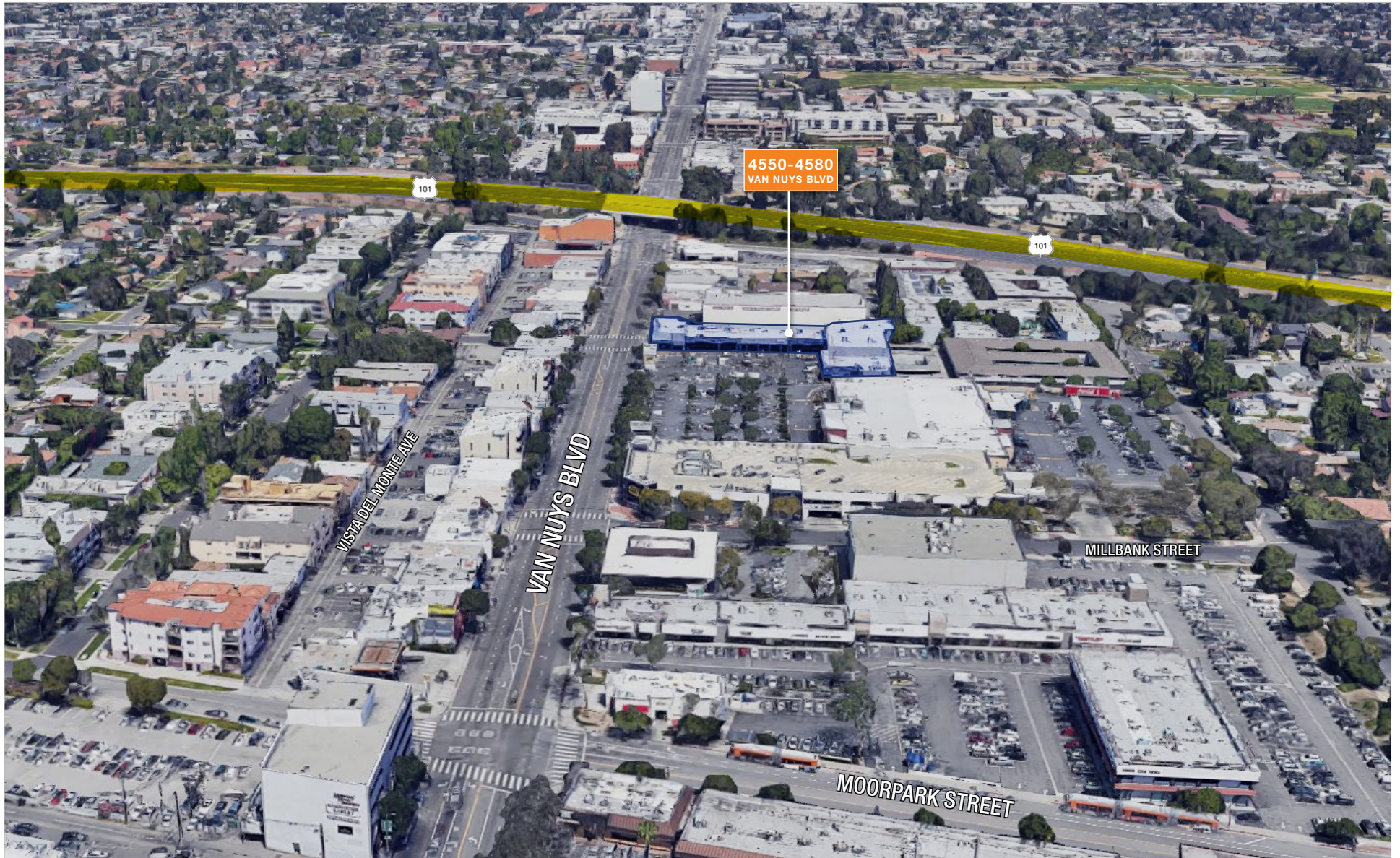
- PARKING PROVIDED: TOTAL 80 STALLS
- ADA STALLS PROVIDED: 4 STALLS
- COMPACT STALLS PROVIDED: 32 STALLS (ALLOWED 32)
- STANDARD STALLS: 44 STALLS
- BIKE RACKS: 4 RACKS PROPOSED FOR 8 BIKE STALLS. EQUIVALENT TO 2 CAR STALLS

- PROPOSED LANDSCAPING - ±1,834 SQ. FT.
- PERMEABLE PAVERS
- EXISTING LANDSCAPING - ±330 S.F.

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AERIAL MAP



4550-4580

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