



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

**RESTAURANT  
AVAILABLE**




**VIDEO TOUR**  
SCAN QR TO VIEW THE VIDEO TOUR  
OF THIS SPACE OR CLICK BELOW:

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**2ND GENERATION RESTAURANT W/ LIQUOR LICENSE**  
15300 Ventura Blvd., Sherman Oaks, CA 91403



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2ND GEN RESTAURANT  
SHERMAN OAKS, CA



## 2ND GENERATION RESTAURANT AVAILABLE



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5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124



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SHERMAN OAKS, CA

# PROPERTY FEATURES

15300 Ventura Blvd., Sherman Oaks, CA 91403



## APPROX. 7,150 SF

SHERMAN OAKS LANDMARK RESTAURANT / BAR  
FORMER PUBLIC SCHOOL 818

- ✓ Open seating floor plan, bar, event room, private office, kitchen, storage, and 2 restrooms
- ✓ Seating capacity (occupant load): Restaurant: 277, bar: 18, 2 outdoor patios: 40 + 44
- ✓ Bar area: Seats 18 and has 24 beer taps
- ✓ Liquor license: Type 47 (full Liquor) is available
- ✓ Fully built out kitchen, 3 hoods, 3 walk in coolers and freezer, dry storage and more
- ✓ No key money
- ✓ Separate event room
- ✓ Zoning: LAC2

## RENTAL RATE

± 7,150 SF | \$ 3.75 PSF + \$ 0.50 PSF NNN PER MONTH





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# AREA HIGHLIGHTS

15300 Ventura Blvd., Sherman Oaks, CA 91403



COURTYARD®  
Marriott



- ✓ Across from Fox Radio Studios: The Steve Harvey Morning Show, AT40 with Ryan Seacrest, George Noory Coast to Coast
- ✓ High density of commercial buildings in the immediate vicinity
- ✓ High residential density and additional new multifamily projects in the area
- ✓ Near schools, places of worship, financial services, restaurants, shopping, entertainment
- ✓ Adjacent to the 101 & 405 freeways

## POPULATION



1 MILE	3 MILE	5 MILE
22,394	153,420	457,891

## AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILE	5 MILE
\$130,424	\$120,603	\$108,711

## DAYTIME POPULATION



1 MILE	3 MILE	5 MILE
24,634	160,022	457,261

## TRAFFIC COUNT



- ± 92,067 CPD ON VENTURA BLVD & SEPULVEDA BLVD  
- ± 200,000 CPD ON 405 FREEWAY



Adjacent to the 405 FWY





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## NEIGHBORING TENANTS





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# EXTERIOR PHOTOS

15300 Ventura Blvd., Sherman Oaks, CA 91403





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# INTERIOR PHOTOS

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BAR AREA: SEATS 18



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BAR AREA: 24 BEER TAPS



GAME AREA



SEPARATE EVENT ROOM



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# INTERIOR PHOTOS

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OUTDOOR PATIO FACING  
VENTURA BLVD



OUTDOOR  
FIRE PIT



OUTDOOR PATIO FACING  
SEPULVEDA BLVD



FULLY BUILT OUT KITCHEN, 3 HOODS, 3 WALK-IN  
COOLERS & FREEZER, DRY STORAGE AND MORE

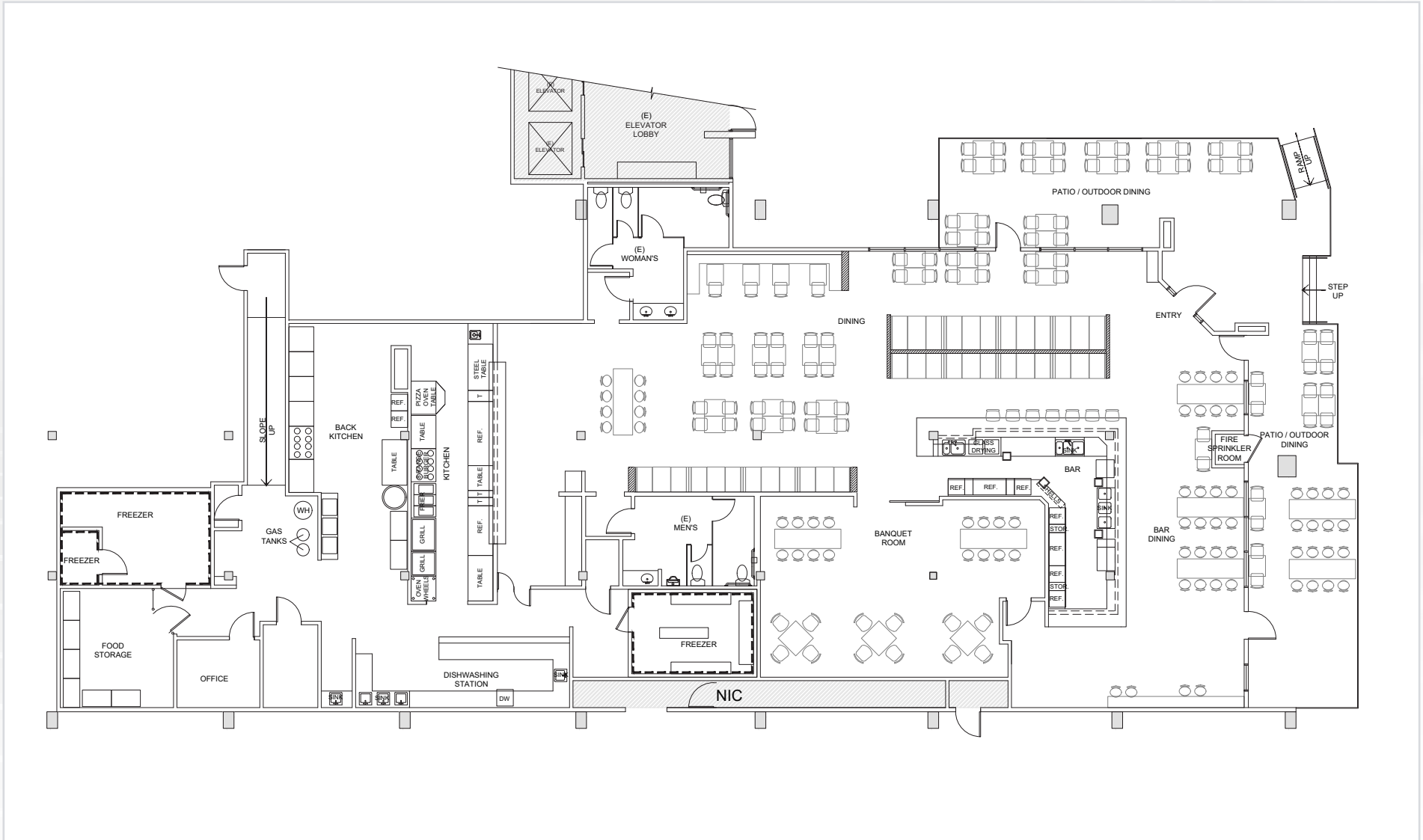


LARGE CAPACITY HOOD + PREP AREA



# FLOOR PLAN

15300 Ventura Blvd., Sherman Oaks, CA 91403

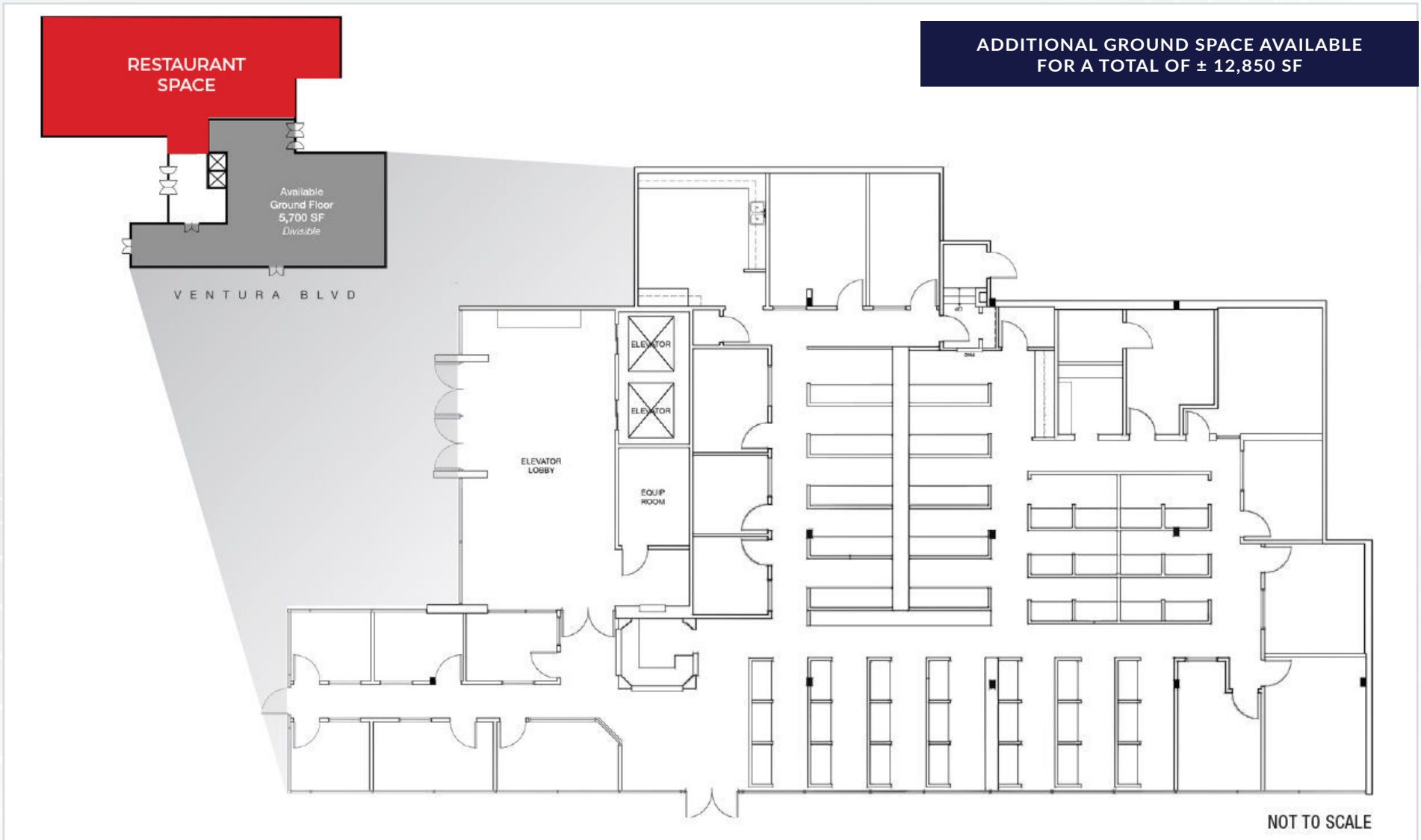


Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the features tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due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



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**AVAILABLE**

- US 101
- INTERSTATE CALIFORNIA 405
- The Cheesecake Factory
- g SHERMAN OAKS galleria
- Starbucks
- BUFFALO WILD WINGS
- BEN & JERRY'S
- FRIDA MEXICAN CUISINE
- WORLD MARKET
- CHASE
- Starbucks
- PAVILIONS
- CVS pharmacy
- BEST BUY
- Gelson's
- WHOLE FOODS MARKET
- MARMALADE Breakfast - Dessert - Lunch - Dinner CAFE
- Goodwill
- WELLS FARGO
- IN-N-OUT BURGER
- CITI
- EL TORITO

- Sleep
- CHIPOTLE MEXICAN GRILL
- SUBWAY
- BEST BUY
- ups
- WORLD MARKET
- The Cheesecake Factory
- Starbucks
- citi
- WHOLE FOODS MARKET
- IN-N-OUT BURGER
- g
- SHERMAN OAKS galleria
- AT&T
- PAVILIONS
- CVS pharmacy
- target
- MARMALADE Breakfast - Dessert - Lunch - Dinner CAFE
- Gelson's
- BUFFALO WILD WINGS
- 7 ELEVEN
- Jack in the box
- EL TORITO

# AERIAL MAP





**COMMERCIAL**  
REAL ESTATE

**MICHAEL SHARON**

SENIOR VICE PRESIDENT

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