



COMMERCIAL
REAL ESTATE
the sign of a *profitable* property

AVAILABLE



±450 SF OF RETAIL SPACE FOR LEASE / SHERMAN OAKS

14440 Magnolia Blvd., Sherman Oaks, CA 91423



JASON BRIGGS

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DRE#02204046

TODD NATHANSON

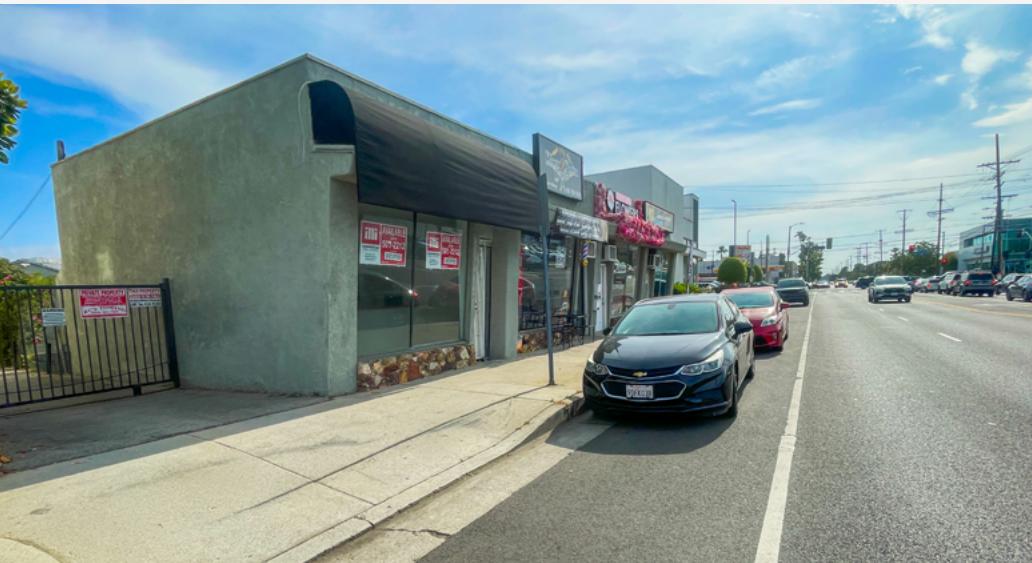
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OFFICE & RETAIL SPACE
SHERMAN OAKS, CA

PROPERTY FEATURES

14440 Magnolia Blvd., Sherman Oaks, CA 91423



APPROX. 450 SF

RETAIL SPACE FOR LEASE AVAILABLE

- ✓ Currently in shell condition
- ✓ Offers excellent versatility and customization options
- ✓ Making it ideal for a wide range of uses
- ✓ Excellent parking

AREA AMENITIES

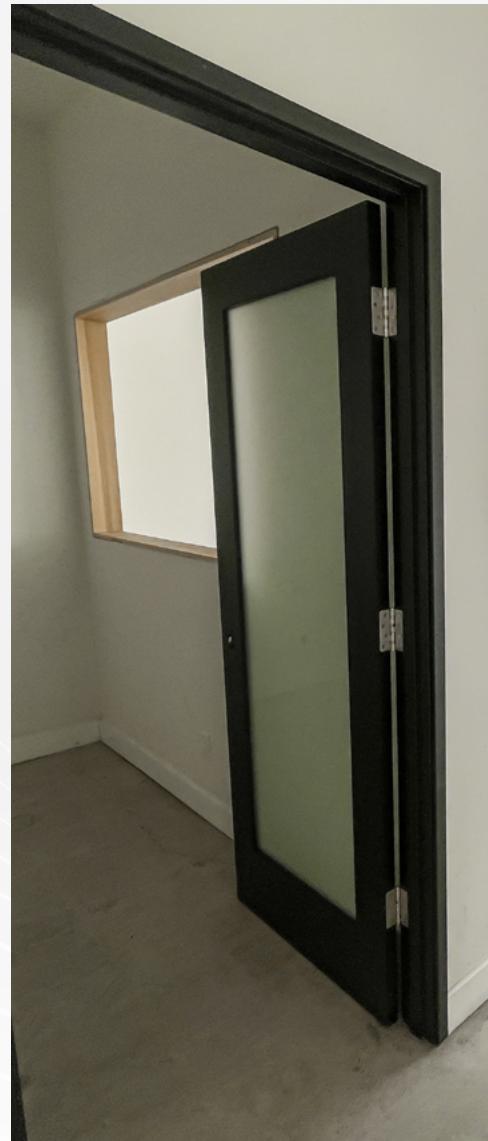
- ✓ Center is adjacent to a dense residential community
- ✓ Affluent area - approx: \$114,480 average Household income in a 1-mile radius
- ✓ Near the Van Nuys - Sherman Oaks Park
- ✓ Close proximity to the 101 and 405 freeway

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	34,875	248,035	607,472
Avg. HH Income	\$121,109	\$111,448	\$104,155
Daytime Pop	29,244	204,566	499,761
Traffic Count	± 24,922 CPD ON MAGNOLIA BLVD & VAN NUYS BLVD		

OFFICE & RETAIL SPACE
SHERMAN OAKS, CA

INTERIOR PHOTOS

14440 Magnolia Blvd., Sherman Oaks, CA 91423





AutoZone

CHASE

Mercedes-Benz

Walgreens



CVS
pharmacy

amc
THEATRES

LA FITNESS

BANK OF AMERICA



COSTCO
WHOLESALE



7
ELEVEN

Ralphs

macys

JONS
fresh inorean

AERIAL MAP



**COMMERCIAL
REAL ESTATE**

JASON BRIGGS
ASSOCIATE

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