



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
(818) 697-9365 | jbriggs@illicre.com
DRE#02204046

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

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





AERIAL MAP



COMMERCIAL
REAL ESTATE

JASON BRIGGS
ASSOCIATE

(818) 697-9365 | jbriggs@illicre.com
DRE#02204046

TODD NATHANSON
PRESIDENT

(818) 514-2204 | todd@illicre.com
DRE#00923779



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

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.