



**COMMERCIAL
REAL ESTATE**
illigence • profitable property



UPSCALE GARDEN SALON/OFFICE SUITES IN SHERMAN OAKS, CA

13455 Ventura Blvd., Sherman Oaks, CA 91423



TODD NATHANSON
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DRE#00923779



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

SMALL OFFICE SPACES
SHERMAN OAKS, CA



EXCLUSIVELY LISTED BY

TODD NATHANSON
PRESIDENT

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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.

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PROPERTY FEATURES

13455 Ventura Blvd., Sherman Oaks, CA 91423







APPROX. 249 - 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



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2ND FLOOR PLAN

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AVAILABLE



AERIAL MAP



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