

FOR LEASE

PRIME RETAIL/CREATIVE OFFICE FLEX BUILDING | VENTURA BLVD + HAZELTINE
14014 VENTURA BOULEVARD | LOS ANGELES, CA 91423



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LEASING
BROKERAGE
INVESTMENTS

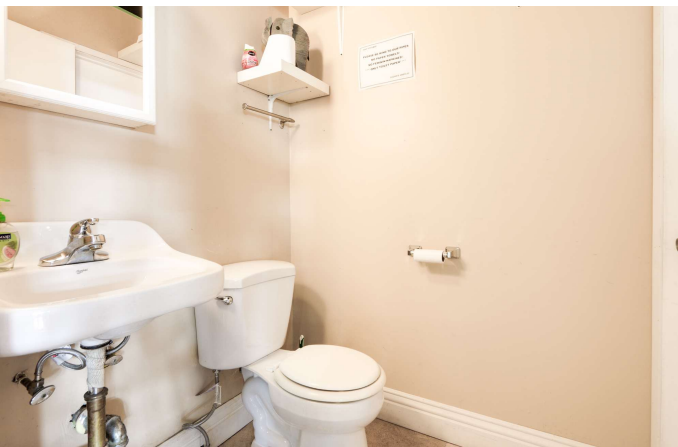
FEATURES & AMENITIES

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FEATURES & AMENITIES

- ± 4,450 SF RETAIL AND/OR CREATIVE OFFICE FLEX SPACE
- ± 795 SF PRIVATE COVERED GARAGE/STORAGE BONUS SPACE
- ADDITIONAL PARKING LOT IN ALLEY
- 3 BATHROOMS WITH SHOWERS
- PRIVATE EXIT/ENTRANCE IN BACK FOR CELEBRITY VIP CLIENTS AND 2 ENTRANCES ON VENTURA BLVD
- 11 FOOT HIGH CEILINGS WITH RECESSED LIGHTING
- SKYLIGHTS THROUGHOUT SECOND FLOOR
- MULTIPLE, HIGHLY VISIBLE SIGNAGE OPPORTUNITIES
- EXCELLENT LOCATION WITH STRONG DEMOGRAPHICS



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,045	79,816	195,650
Total Population	26,857	186,397	489,646
Average HH Income	\$155,983	\$144,663	\$123,712

EXCLUSIVELY REPRESENTED BY

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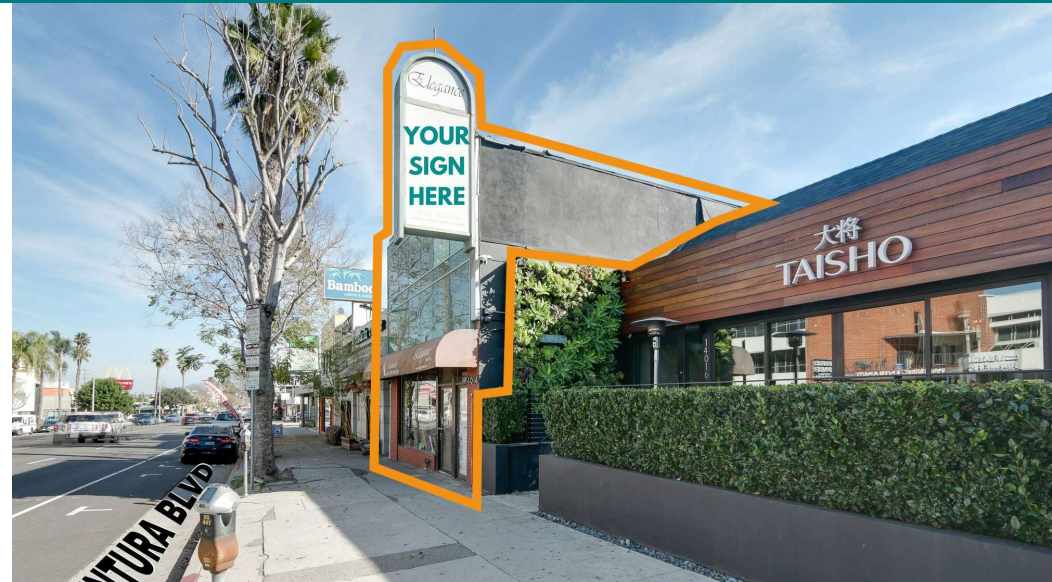
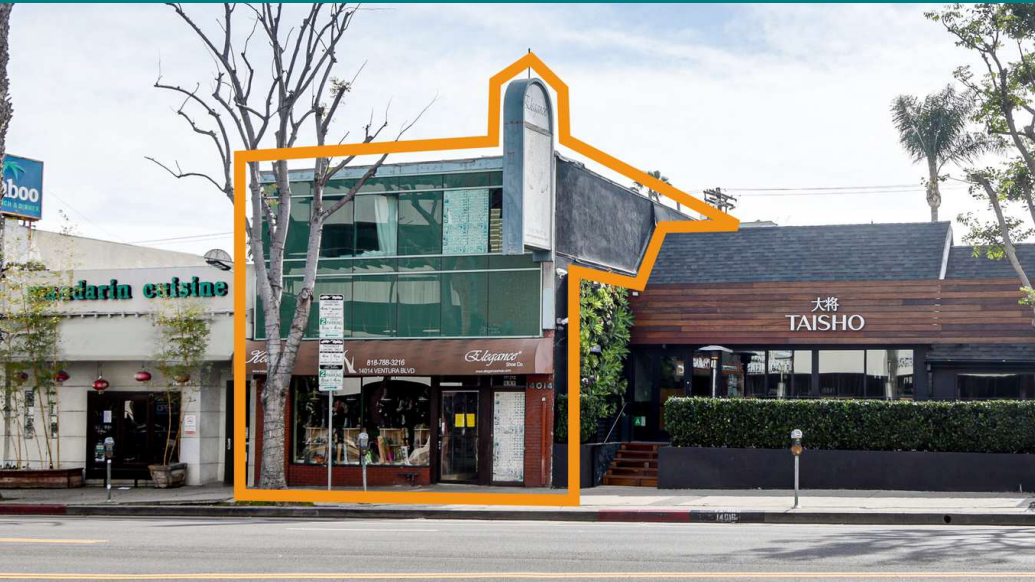
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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

± 4,450 SF two-story unit with ± 795 SF of bonus covered 4 car tandem parking garage/storage space, perfect for celebrity VIP clientele. There is an additional parking lot in the alley. Each floor has high 11-foot ceilings with recessed lighting, private bathrooms, and tile and hardwood floor. The second floor, a former hair salon, has ample natural light with well-positioned skylights, build out of private rooms or offices, 3 bathrooms with showers, and a kitchenette/break room with 2 sinks. Excellent signage opportunities on Ventura Blvd including a highly visible blade sign. A unique opportunity in a high-traffic, sought-after area. Tenant to verify square footage.

Ideal for med spa, clinic, fitness gym, yoga or pilates studio, coffee lounge, private members club, hair and nail salon, and retail and creative office flex space.

LOCATION DESCRIPTION

Rare unit available in prime Ventura Blvd location in Sherman Oaks. Next door to popular restaurant Taisho and steps from prestigious tenants Whole Foods, Casita, BLVD Steak, Bacari, and In-N-Out Burger. Strong area demographics with \$155K average annual income and approx 500K residents in a 5-mile radius.

OFFERING SUMMARY

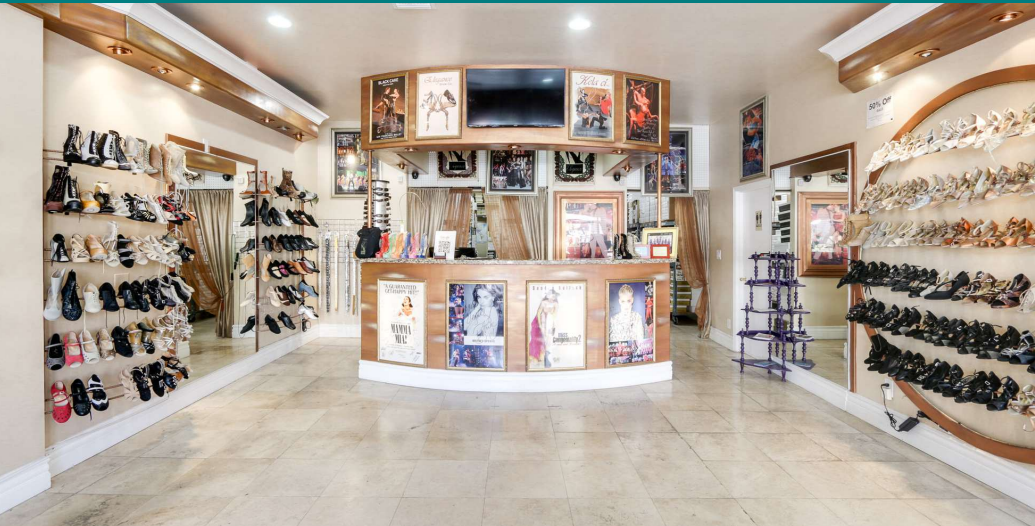
Lease Rate:	\$3.88 SF/month (\$0.17)
Available SF:	4,450 SF
Building Size:	4,450 SF

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FIRST FLOOR

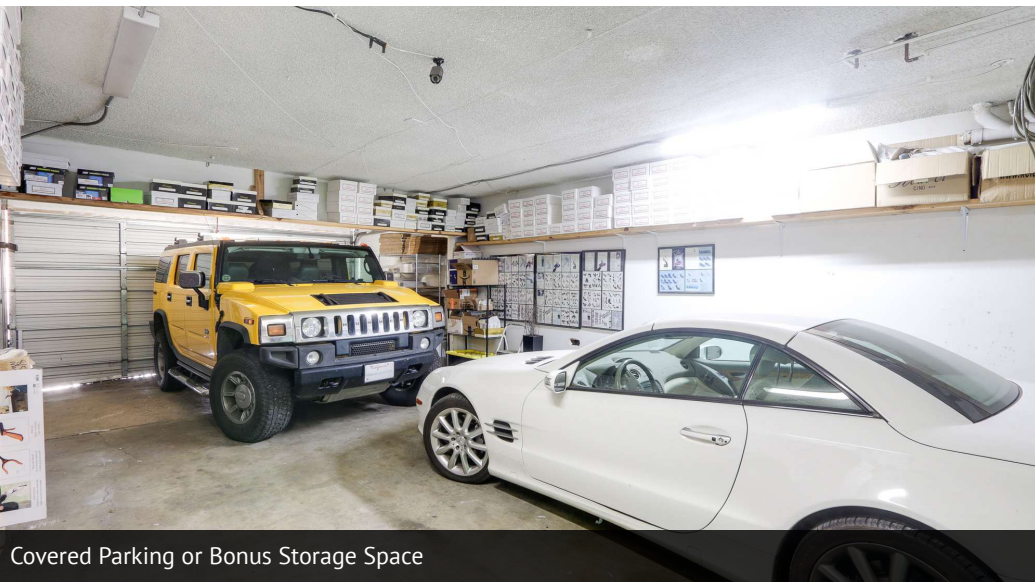
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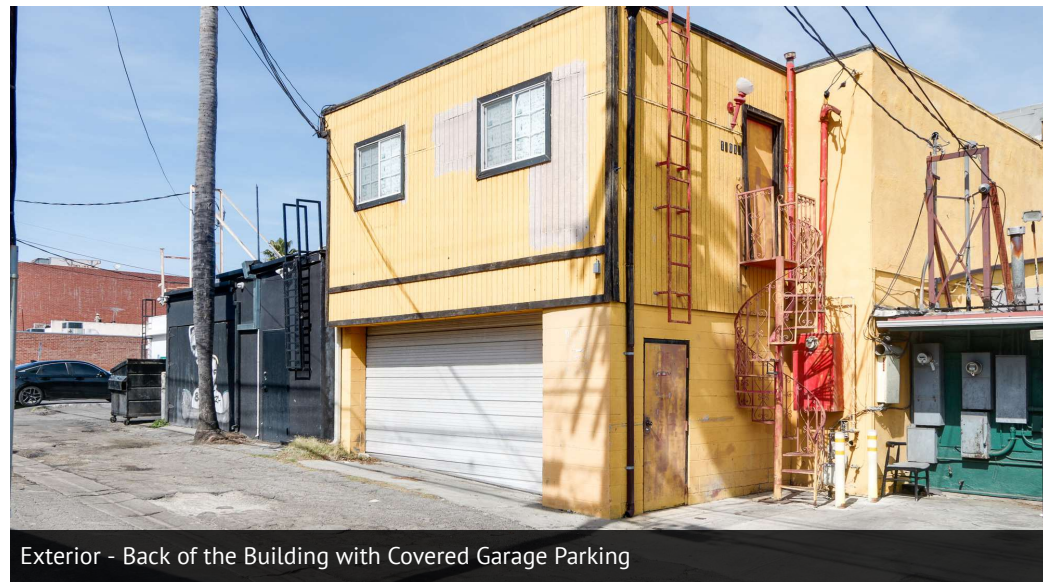
First Floor - High Ceiling with Recessed Lighting



First Floor - Private Restroom



Covered Parking or Bonus Storage Space



Exterior - Back of the Building with Covered Garage Parking

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SECOND FLOOR

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Second Floor - Former Barbershop/Hair Salon



Second Floor - High Ceilings with Recessed Lighting and Many Sinks



Second Floor - Full Bathroom



Second Floor - Full Bathroom

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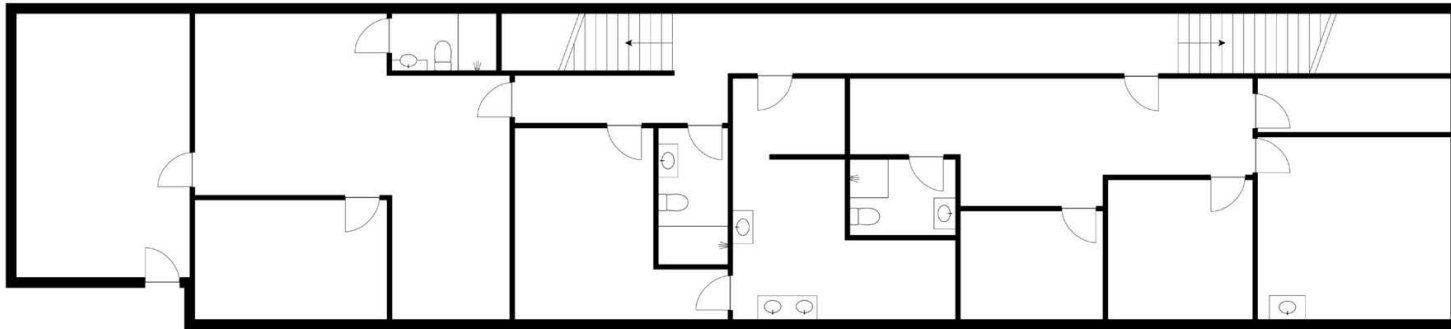
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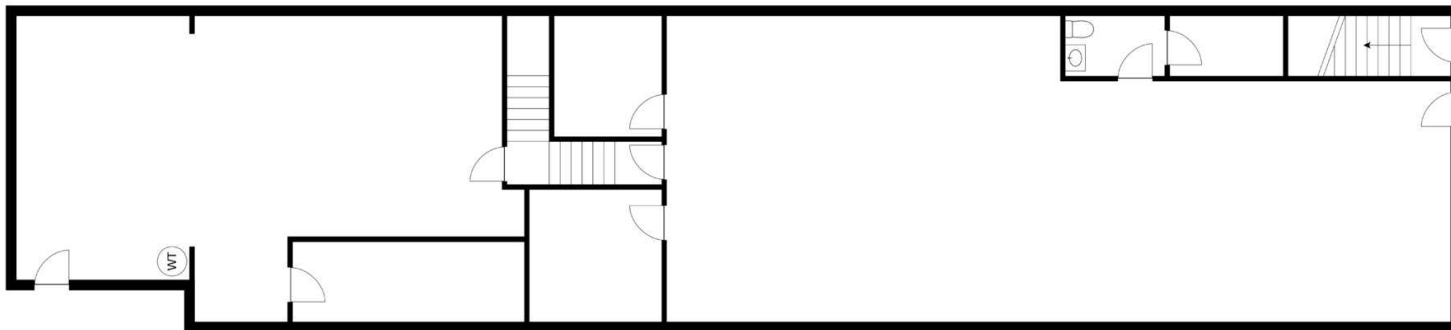
FLOOR PLANS

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SECOND FLOOR



FIRST FLOOR



Ventura Blvd

* Floor plan is approximate. Tenant to verify.

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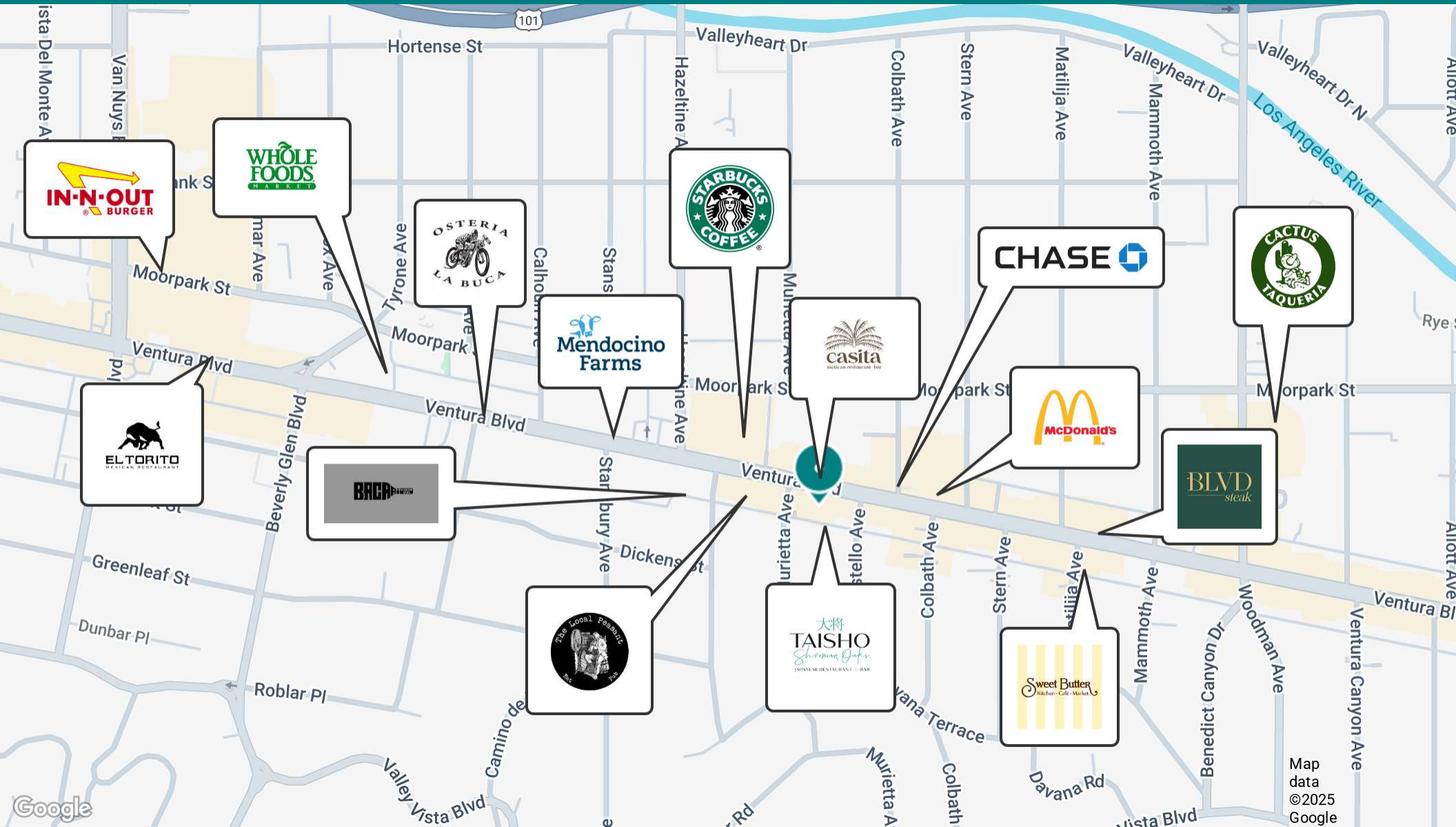
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RETAILER MAP

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Map
data
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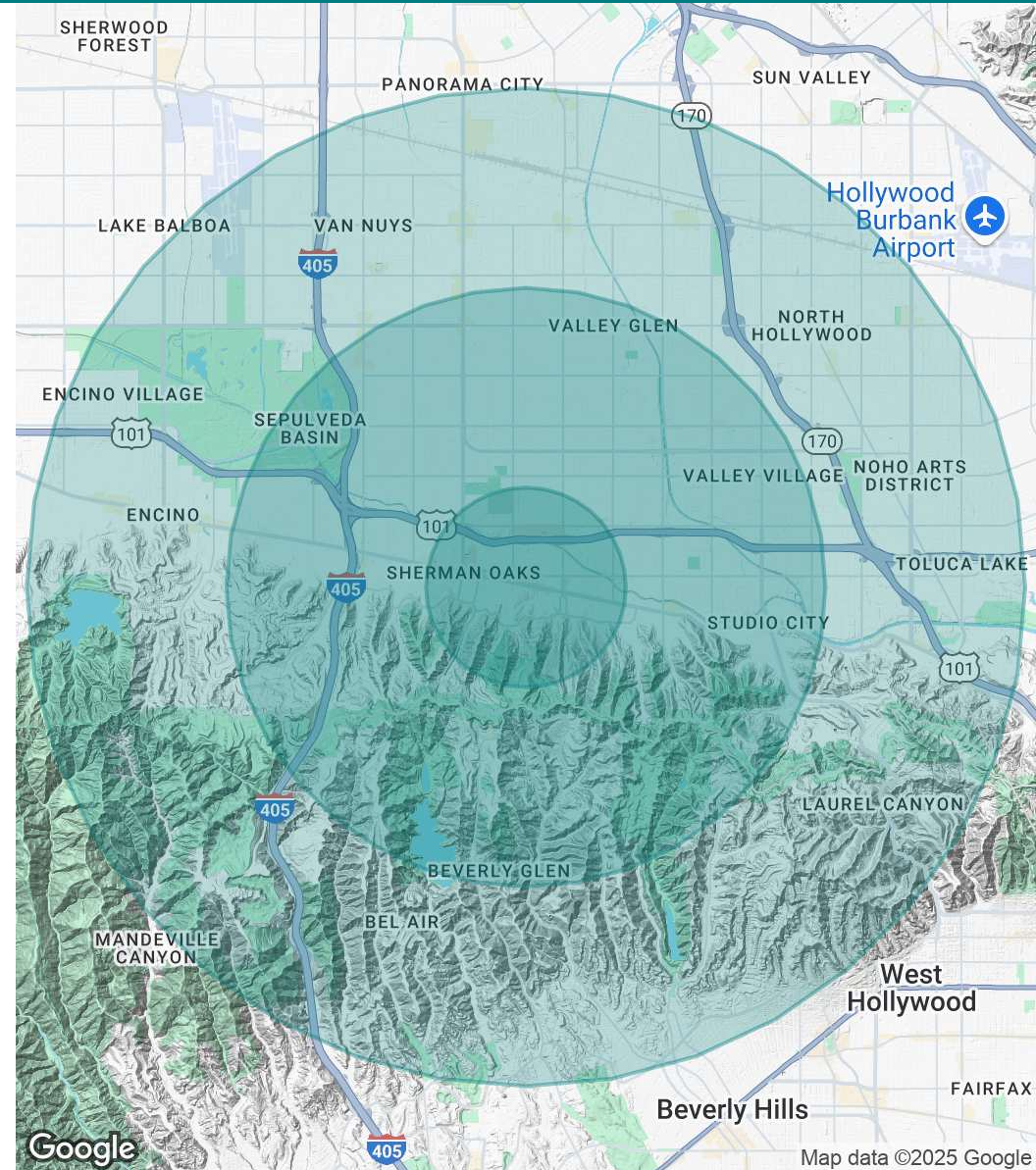
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,857	186,397	489,646
Average Age	42	41	41
Average Age (Male)	41	41	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,045	79,816	195,650
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$155,983	\$144,663	\$123,712
Average House Value	\$1,397,799	\$1,288,109	\$1,124,973

Demographics data derived from AlphaMap



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MEET THE TEAM

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