

13359 Ventura Blvd.

SHERMAN OAKS, CA 91423

BUSINESS ASSET SALE



OFFERING MEMORANDUM



CITYSTREET  
COMMERCIAL



wood  
& water  
kitchen & bar

wood & water

13359

2 HOUR  
PARKING  
8AM - 6PM  
EXCEPT SUNDAY

PASSENGER  
LOADING  
ZONE  
6PM - MIDNIGHT

2 HOUR  
PARKING  
8AM - 8PM  
EXCEPT SUNDAY



CITYSTREET  
COMMERCIAL





# Area Highlights

---

**CityStreet Commercial** is pleased to present this premier restaurant opportunity at **13359 Ventura Boulevard** in **Sherman Oaks**. Situated along the highly sought-after Ventura Boulevard corridor, this prime San Fernando Valley location attracts affluent residents, professionals, and visitors year-round, supported by strong demographics, consistent foot traffic, and nearby luxury residences, retail, and entertainment. Neighboring establishments include Bacari, Homestate, Petit Trois le Valley, Sushi Note, Taisho, Blvd Steak, Granville, Sugarfish, Joey, and other acclaimed restaurants.

## Deal Points

---

- + **Asking Price (Business Assets): \$395,000**
- + Lease Rate: \$19,000 + NNN  
NNN Estimated to be Appx \$1,000 (Landlord will Consider Direct New Lease with Qualified Tenant)
- + Lease Expires: September 2028
- + Size: Appx 3,200 SF + Patio
- + Direct Lease with the Landlord
- + Grandfathered ABC Liquor License with No Operation Conditions
- + Type-47 Liquor License included in Sale
- + All FF&E included in the Sale
- + Hours of Operation: 2 AM, 7 Days a Week



# Property Photos





# Sherman Oaks Overview

## About the City

---



**Sherman Oaks** is one of Los Angeles' most sought-after neighborhoods, known for its blend of suburban charm, vibrant commercial corridors, and proximity to the San Fernando Valley's major business and entertainment hubs. Anchored by the bustling Ventura Boulevard, the area features a dynamic mix of upscale dining, trendy boutiques, and well-established national retailers, drawing affluent residents and professionals from across the Valley. Its tree-lined residential streets, strong school districts, and family-friendly environment make it a highly desirable place to live, while its thriving restaurant and nightlife scene adds to the community's appeal.

Strategically located with direct access to the 101 and 405 freeways, Sherman Oaks provides seamless connectivity to Beverly Hills, Hollywood, Burbank, and West Los Angeles. The neighborhood's steady population growth, high household incomes, and consistent demand for both retail and dining concepts offer exceptional opportunities for businesses and investors. With its balance of lifestyle, convenience, and long-term stability, Sherman Oaks stands out as a premier destination in Los Angeles.



# Area Map

## DEMOGRAPHICS

### 3-Mile Radius

## Consumer Spending

Total: **\$2.6B+**

Per Capita: **\$15K**

**\$126,367**

## Average Household Income

**\$1.05M**

## Median Household Income

## 2.4

## Average Household Income

**102,664**

## Daytime Employee Population

**48%**

Bachelor's Degree or Higher

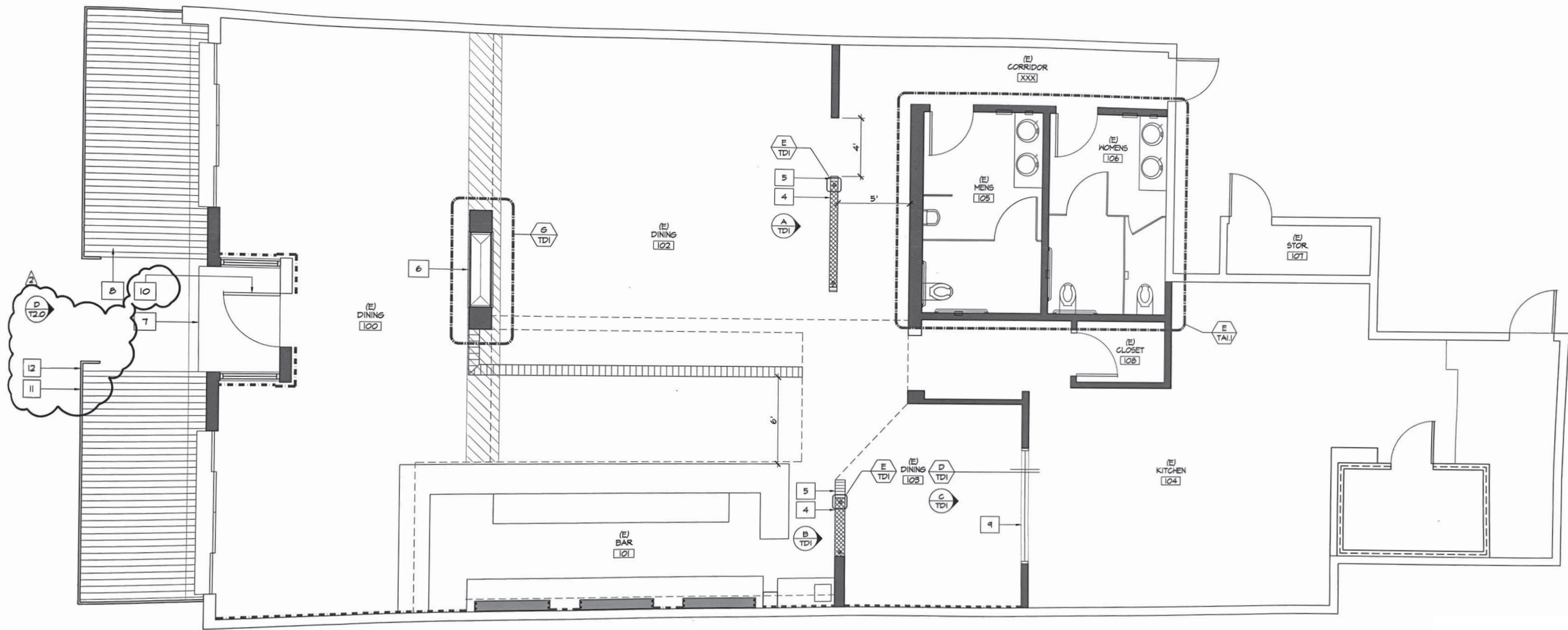




# Floor Plan



CITYSTREET  
COMMERCIAL



# 13359 Ventura Blvd.

SHERMAN OAKS, CA 91423

**BUSINESS ASSET SALE**

**Elan Kermani**

President

+1 310 734 7772

elan@citystreetcre.com

CA License No. 01441510

**Christian Montoya**

Senior Associate | Director of Marketing

+1 562 252 5770

christian@citystreetcre.com

CA License No. 02093406



**CITYSTREET**  
COMMERCIAL

## Disclaimer

This document has been prepared by CityStreet Commercial for advertising and general information only. CityStreet Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. CityStreet Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of CityStreet Commercial and/or its licensor(s). ©2025. All rights reserved.