

THE "CENTER" AT THE MOST VISABLE INTERSECTION IN LOS ANGELES

OVER 690,000 CARS PER DAY

RETAIL & RESTAURANT SPACE AVAILABLE 900-32,000 SF

SHERMAN OAKS
galleria

24 FITNESS

The Cheesecake
Factory

Burke Williams
beyond the spa

PAUL MITCHELL
the school

ARCLIGHT
CINEMAS

FRIDA
MEXICAN CUISINE

BUFFALO
WILD WINGS

DSW
DESIGNER SHOE WAREHOUSE®

P.F. CHANG'S



TOWER RECORDS®



TODD NATHANSON DRE #00932779

CARTER D'AURIA DRE #019755444

EXCLUSIVE LEASING AGENTS

MATTHEW MAY DRE #00912472

VERONIQUE COLLIN DRE #01445645



15301 Ventura Boulevard, Sherman Oaks, CA, 91403

818.210.3664

WHY THIS SITE ROCKS!



EXPOSURE

- Traffic Counts Exceeding 100,000 Cars on Ventura Boulevard and Sepulveda Boulevard
- Directly Adjacent and Visible to the Busiest Freeway Interchange in the Nation: 101 & 405 Freeways - Over 594,000 CPD



POPULATION

- Population is Over 471,000 in a Five Mile Radius



ACCESS

- Easy and Close Ingress & Egress to 101 and 405 Freeways



BUILT-IN CUSTOMER BASE

- 3,200 Employees On Site With 20,000 Employees Within a One-Mile Radius
- 5,000 Visitors Per Day!
- Steady Pedestrian Traffic Throughout The Day From 24 Hour Fitness, a 16-screen Arclight Cinemas, and Restaurants



AFFLUENT CUSTOMER BASE

- High Income Area of Approximately \$125,454 in a One-Mile Radius



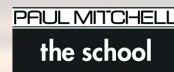
PARKING

- Over 1,200 Parking Spaces on Site
- Self and Valet Parking



SIGNAGE

- Freeway Signage Available
- Large Signs on Ventura and Sepulveda Boulevards



PROPERTY HIGHLIGHTS

MASSIVE EXPOSURE

- **±690,000 Cars Per Day**
- Freeway Signage for Anchor Tenant

AVAILABLE SPACE

- **±10,000-32,990 SF** 1st and Second Floor Restaurant or Retail. ±22' Ceilings. **±969' of Frontage** on Sepulveda.
- 1st Floor Retail 900 SF
- 1st Floor Furnished Restaurant 3,200 SF

Call for Terms



**Flagship Retail Anchor Opportunity
At the Best Intersection of the San Fernando Valley**

FIRST FLOOR PLAN

- ±278,000 Cars Per Day

VENTURA BOULEVARD - ±52,054 Cars Per Day



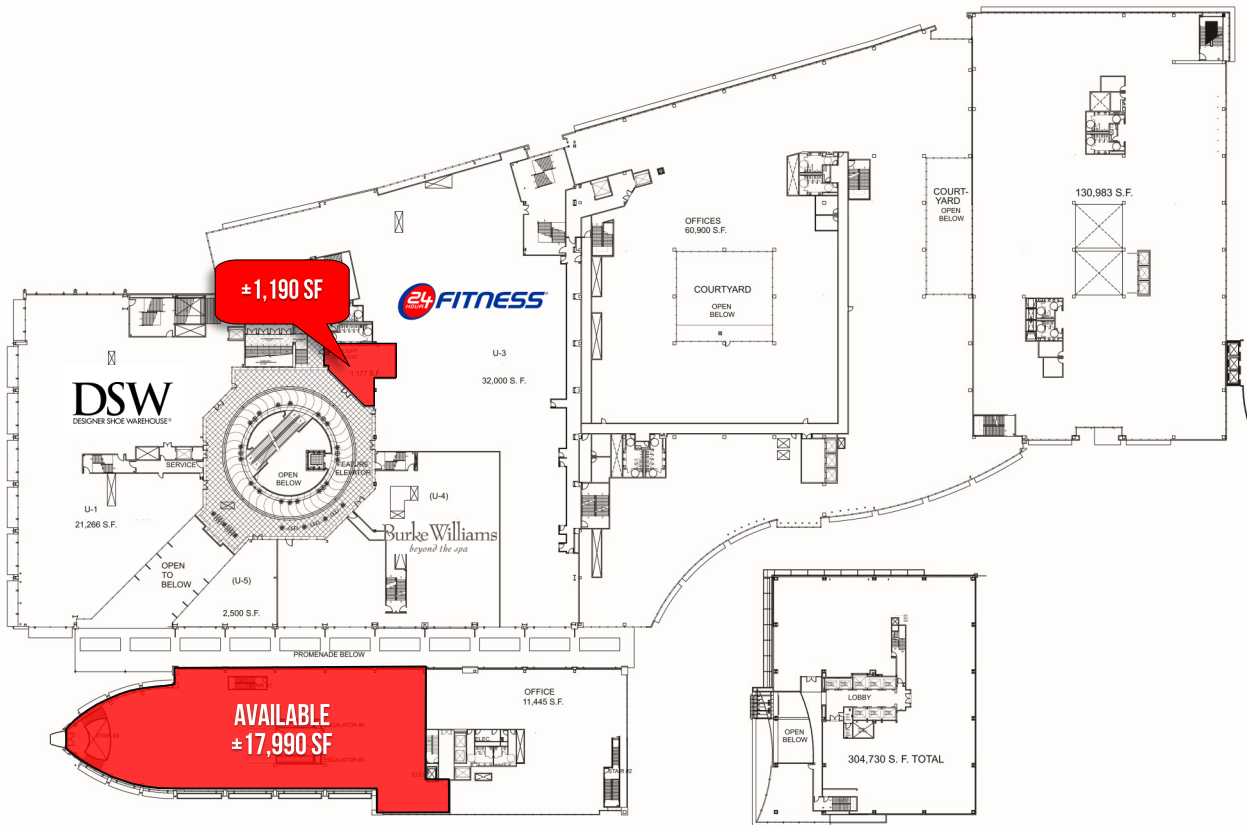
- ±316,000 Cars Per Day



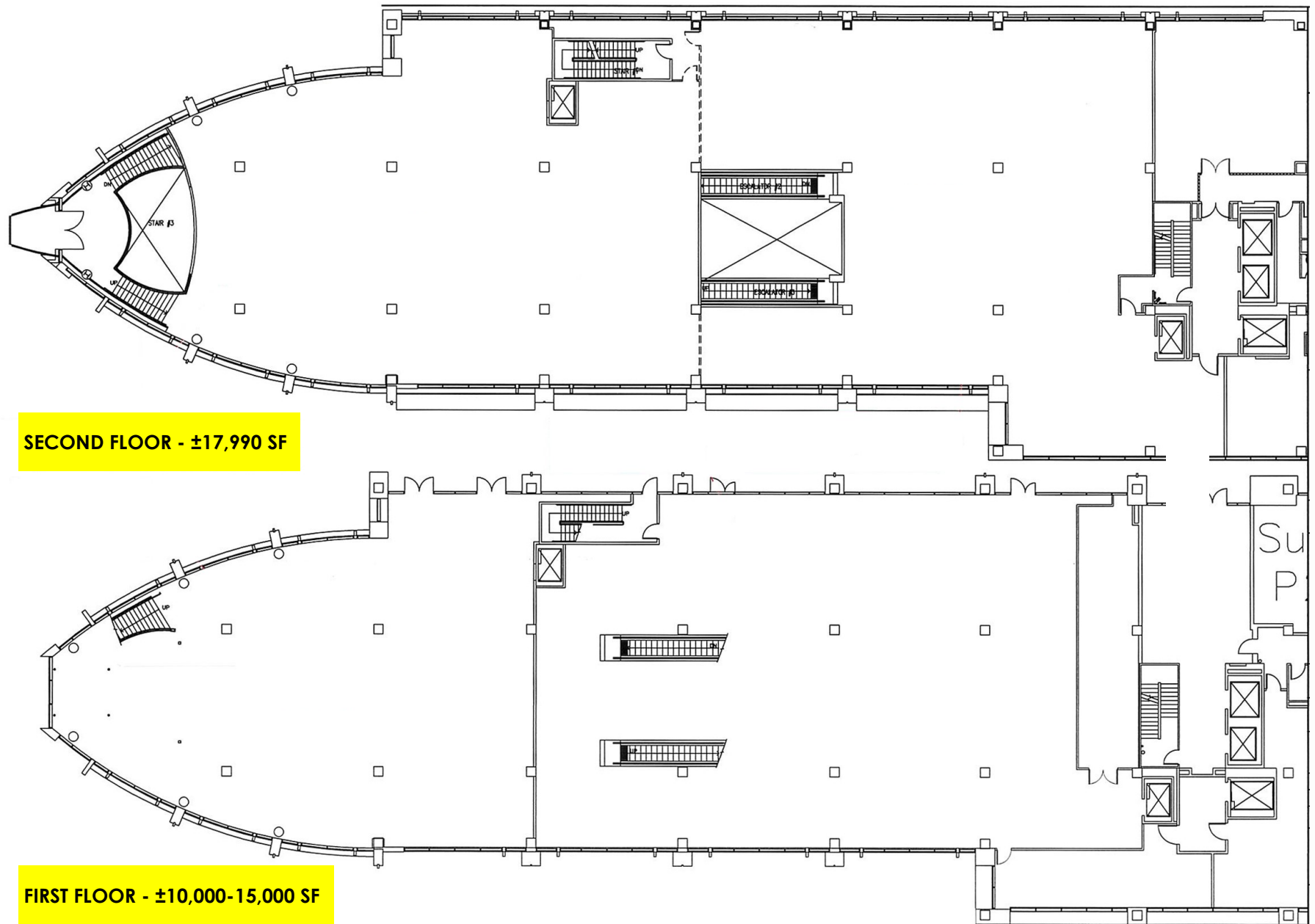
SEPULVEDA BOULEVARD - ±51,869 Cars Per Day

SECOND FLOOR PLAN

THIRD FLOOR PLAN



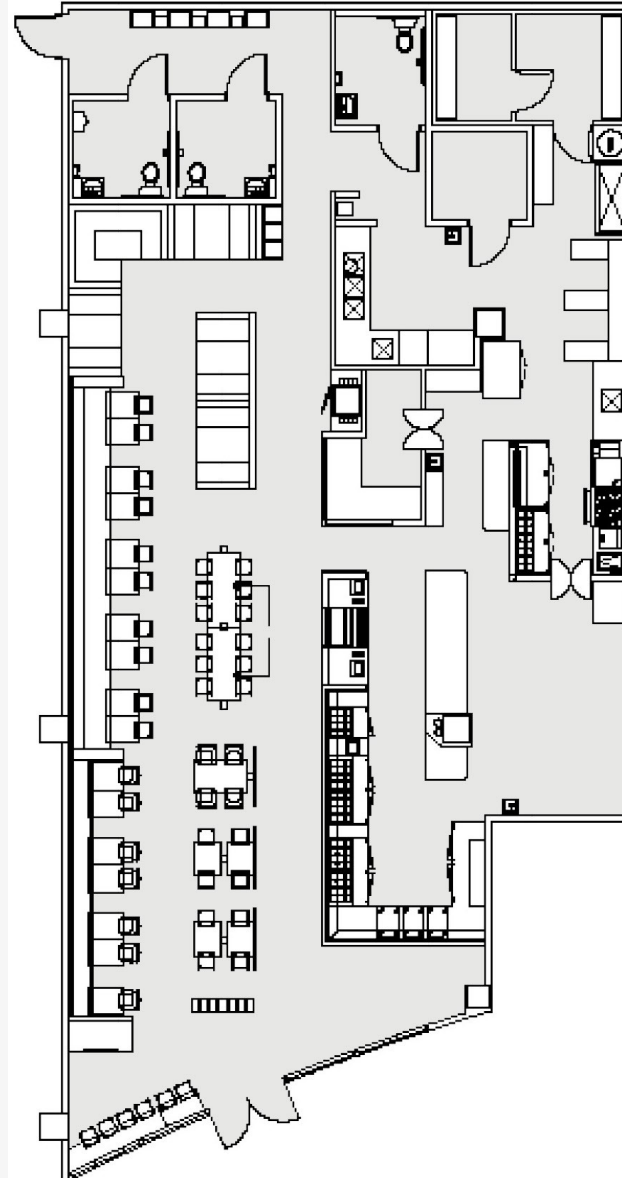
URBAN HOME FLOOR PLAN



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PIZZA 90 FLOOR PLAN

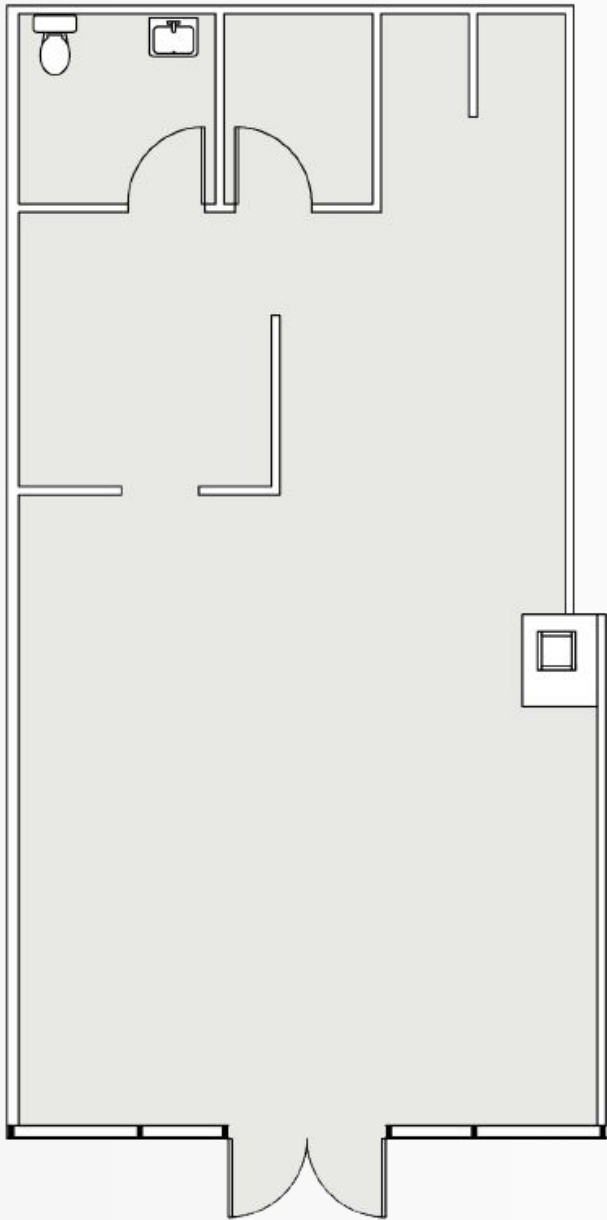
±3,105 SF Available



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BALY'S FLOOR PLAN

±972 SF Available



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TENANT SUMMARY

UNIT	TENANT	SQUARE FEET
P-1	Cheesecake Factory	9,611
P-2	Paul Mitchell the School	12,200
P-7	Frida Mexican Cuisine	7,928
P-8	Ben & Jerry's	1,000
P-9	AVAILABLE	972
P-12	European Wax Center	1,913
P-13	Jersey Mike's Subs	2,077
P-16	Buffalo Wild Wings	7,008
P-15	RESTAURANT SPACE AVAILABLE	3,105
P-16	Starbucks	1,726
P-17	Salad Farm	1,046
P-18	Hana Grill	912
P-19	Robeks	2,077

UNIT	TENANT	SQUARE FEET
	Arclight Cinemas	130,983
	Comerica Bank	
P-22	P.F. Chang's	7,496
P-23	Urban Home - AVAILABLE	10-15,000
P-35	24 Hour Fitness	12,372
P-36	Sugar & Co	1,463
P-37	Adam's Garden	2,726
P-38-39	Swee Lee	1,607
U-1	DSW	21,266
U-2	AVAILABLE	1,190
U-3	24 Hour Fitness	32,000
U-4	Burke Williams	12,703
U-5		2,500

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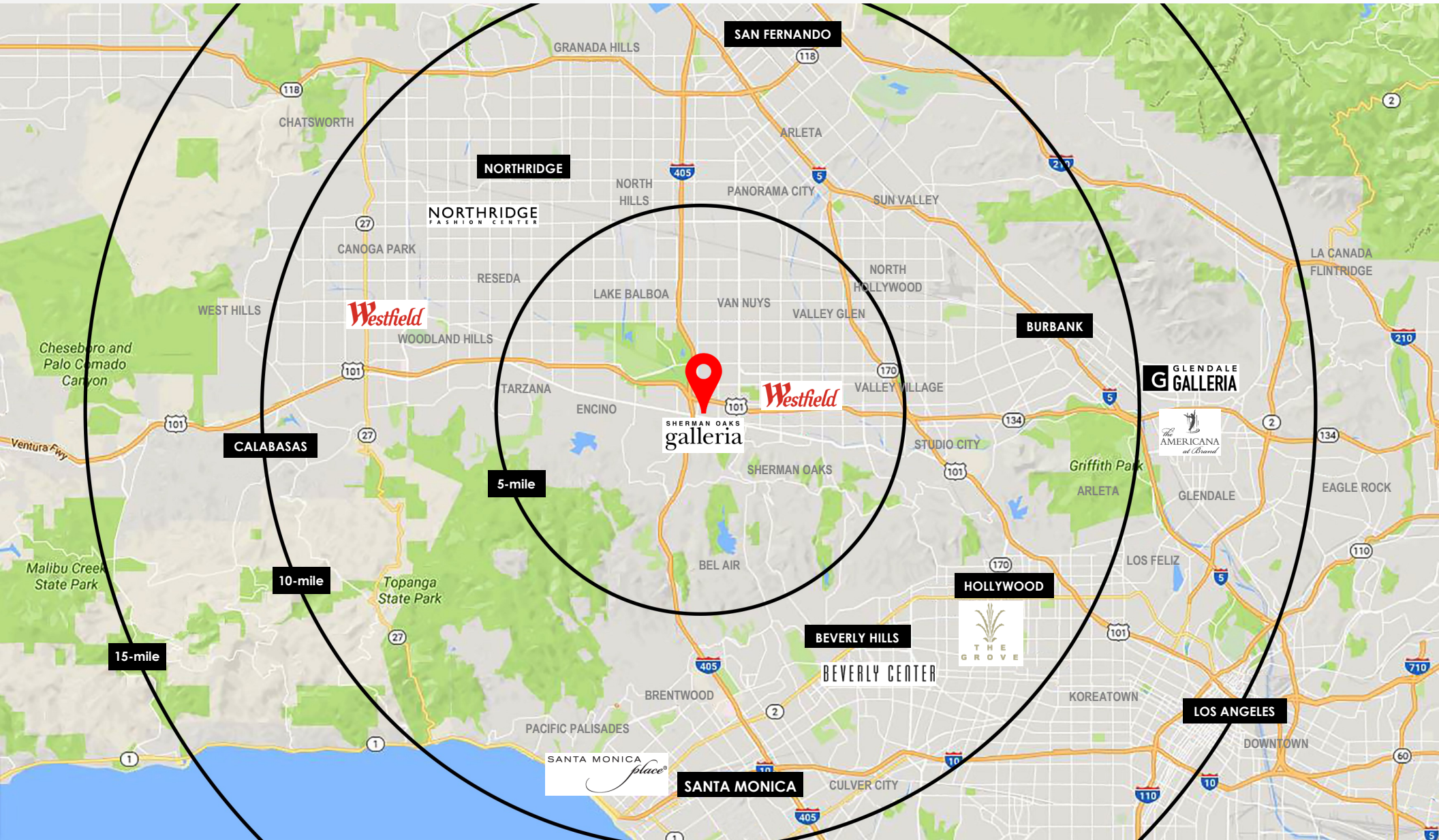
AREA MAP



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REGIONAL MAP

THE EPI "CENTER" OF RETAIL



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LOCATION PHOTOS



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Owned and Managed by

**Douglas
Emmett**