

Iconic Freestanding Retail Corner - Owner-User Opportunity For Sale on Ventura Blvd - Former "Sperling Carpet" Showroom

13960 Ventura Blvd., Sherman Oaks, CA 91423



DEAN CUTLER (818) 514-0633

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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 footage 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

- ±6,827 square feet improvements
- ±7,434 square feet of land
- LA-C2 Zoning
- Showroom / office / warehouse
- Irreplaceable pole signs
- Additional income from valet parking
- 10 parking (Speak with Broker)
- 24 foot clear height in warehouse / Two 14x14 Roll Up Doors
- 1st time available in 60 years

AREA AMENITIES

- Adjacent to many Sherman Oaks restaurants, bars, and local retailers including Ralph's, Fresh Fair, Wells Fargo Bank, Chase Bank, Sweet Butter, Taisho, Osteria La Buca, Pizzana, Tekila, Petit Trois, and Local Peasant

SALE PRICE

- \$4,599,000



DEMOS	1 Mile	3 Mile	5 Mile
Population	26,195	186,227	519,213
Avg. HH Income	\$130,416	\$121,927	\$109,600
Daytime Pop	21,655	153,632	424,251
Traffic Count	± 27,461 cars per day		

***Tenant Occupied, Please Do Not Disturb**



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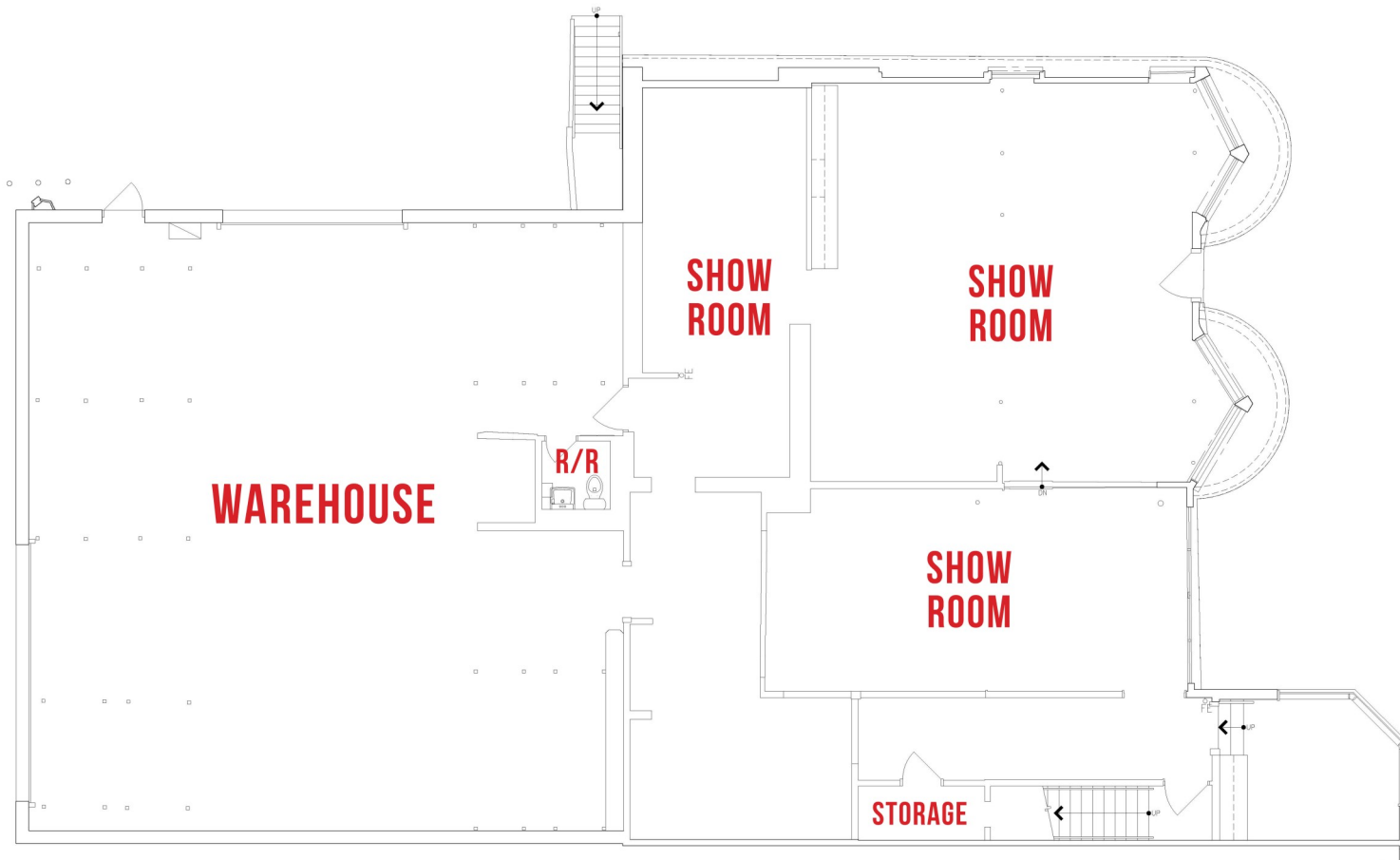
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First Floor Plan - ±5,438 SF



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Second Floor Plan - ±1,369 SF



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