

SHERMAN OAKS ICONIC CAFÉ/BAR RESTAURANT

FORMER "LA FRITE"

15013 VENTURA BOULEVARD, SHERMAN OAKS, CA 91403



DEAN CUTLER · Executive Vice President
818.501.2212 x140 · dcutler@illicre.com
DRE #00907933

17547 Ventura Blvd, Suite 304 - Encino, CA 91316 - 818.501.2212 - www.illicre.com - DRE #01834124

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.



COMMERCIAL
REAL ESTATE

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PROPERTY FEATURES

- + ±3,353 SF + Patio
- + Built-in Bar
- + Kitchen with Hood and Walk-in Coolers
- + Seating: 72 Under Roof, 24 Covered Patio
- + Fantastic Identity with Irreplaceable Signage
- + 8 On-Site Parking Plus Additional Parking with Valet

AREA AMENITIES

- + Huge Daytime Population with over 2,500,000 SF of Lunchtime Office Traffic Nearby
- + Near Blu Jam Café, Topsy Cow, Toast Bakery Café, Mulberry Pizza, Marmalade, and Across From Starbucks



DEMOS	1 mile	3 mile	5 mile
POPULATION	27,156	164,751	491,982
AVERAGE HH INCOME	\$125,523	\$125,346	\$108,344
DAYTIME POPULATION	19,470	81,795	190,798
TRAFFIC COUNT	±40,121 cars per day		

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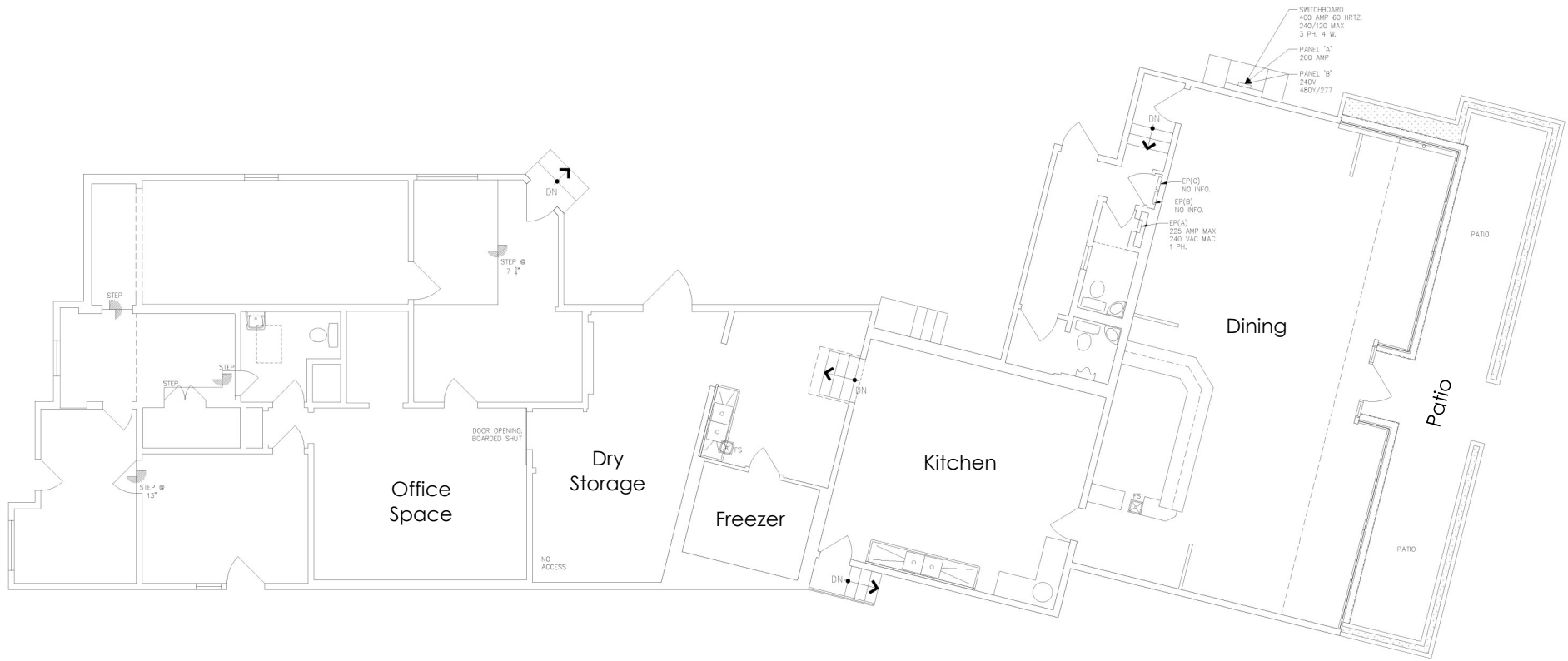
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RESTAURANT RSF: 3,353 RSF
PATIO RSF: 336 RSF

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