

PRIME LOS ANGELES MARKET—EASY FREEWAY ACCESS - SHERMAN OAKS, CA

15125 Ventura Blvd. Sherman Oaks, CA 91403



MICHAEL HAIM SHARON
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The sign of a **PROFITABLE PROPERTY**

5945 Canoga Avenue
Woodland Hills, CA 91367



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 HIGHLIGHTS

- High ceilings & skylights
- Kitchen & breakroom
- Excellent Ventura exposure
- Private elevator directly into suite
- Excellent exterior signage
- Opportunity for company branding
- Private restrooms
- Central air & heating
- High end trophy space
- Lots of natural light



AREA AMENITIES

- Located in upscale Sherman Oaks, the regional retail/financial corridor of the San Fernando Valley
- Walking distance to Sherman Oaks Galleria shopping mall, movie theater, fitness center, business/financial district
- The area is a local hub for transportation, business, shopping, & restaurants
- Heavy daytime car traffic and pedestrian traffic

RENTAL RATE

- Suite 2-28 | ±170 SF | \$4.15 PSF FSG

DEMOS	1 mile	3 mile	5 mile
Population	27,930	168,917	502,684
Avg. HH Income	\$114,817	\$111,937	\$96,686
Daytime Pop.	21,438	87,067	465,887
Traffic Count	±35,837 CPD on Ventura Blvd		

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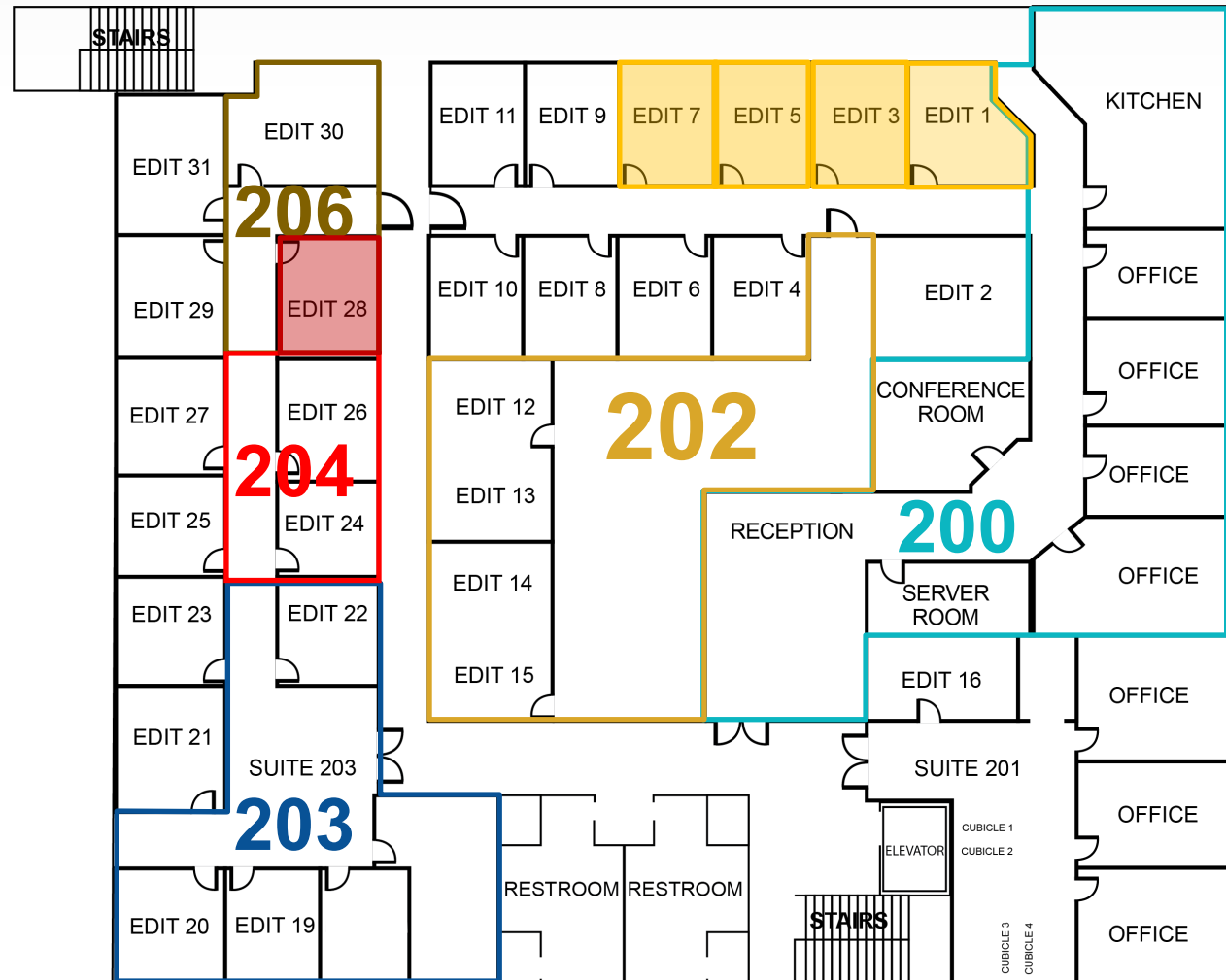
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2ND FLOOR

- Suite 2-28 | ±170 SF | \$4.15 PSF FSG



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