

FOR SALE OR LEASE

14016 VENTURA BLVD
SHERMAN OAKS, CA 91423



RARE RESTAURANT OPPORTUNITY FOR AN OWNER-
USER OR INVESTOR LOCATED IN RESTAURANT ROW
SECTION OF SHERMAN OAKS

WESTMAC

Commercial Brokerage Company

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ASKING PRICE:	\$3,995,000	# OF BUILDINGS:	One
PRICE / SF (BLDG):	\$887.78	#OF FLOORS:	One
PRICE / SF (TOTAL LAND):	\$726.34	PARKING:	± 2 Spaces
RENTAL RATE:	\$19,500 / Month (including nets)	CROSS STREET:	Murietta Ave
PROPERTY TYPE:	Restaurant	WALK SCORE:	81
APN's:	2266-015-002	EARTHQUAKE RETROFITTED:	N/A
ZONING:	LAC2-1VL	TOC OVERLAY:	Tier 1
YEAR BUILT:	1939 / 1946	OPPORTUNITY ZONE:	No
BUILDING SQUARE FEET:	±4,500 SF	HISTORICAL:	No
PARCEL SIZE :	±5,500 SF	STREET FRONTAGE:	50 Feet along Ventura Blvd

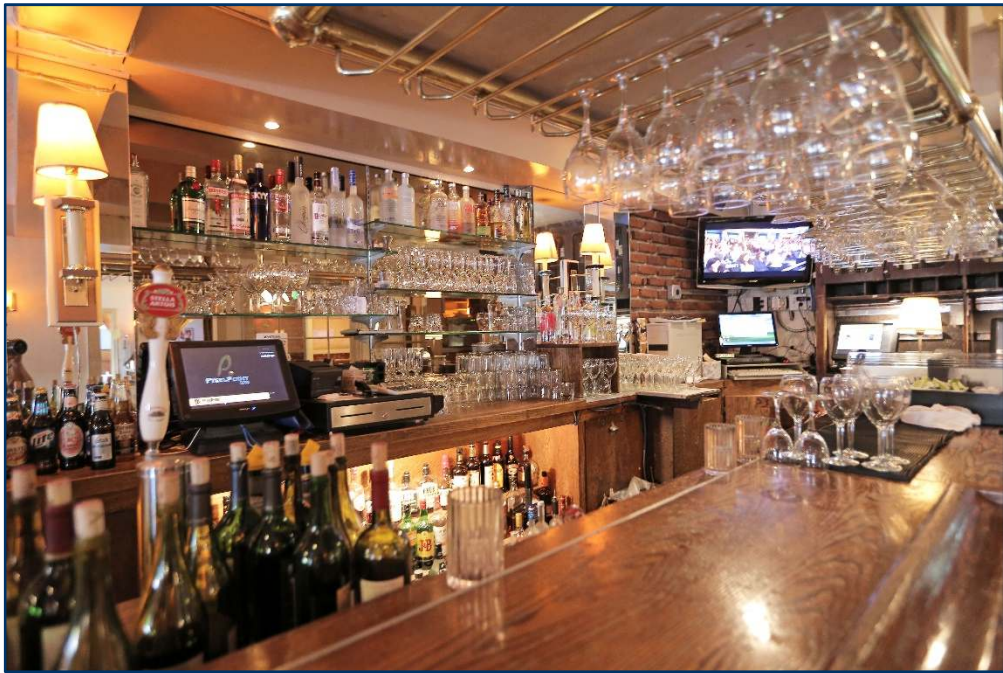
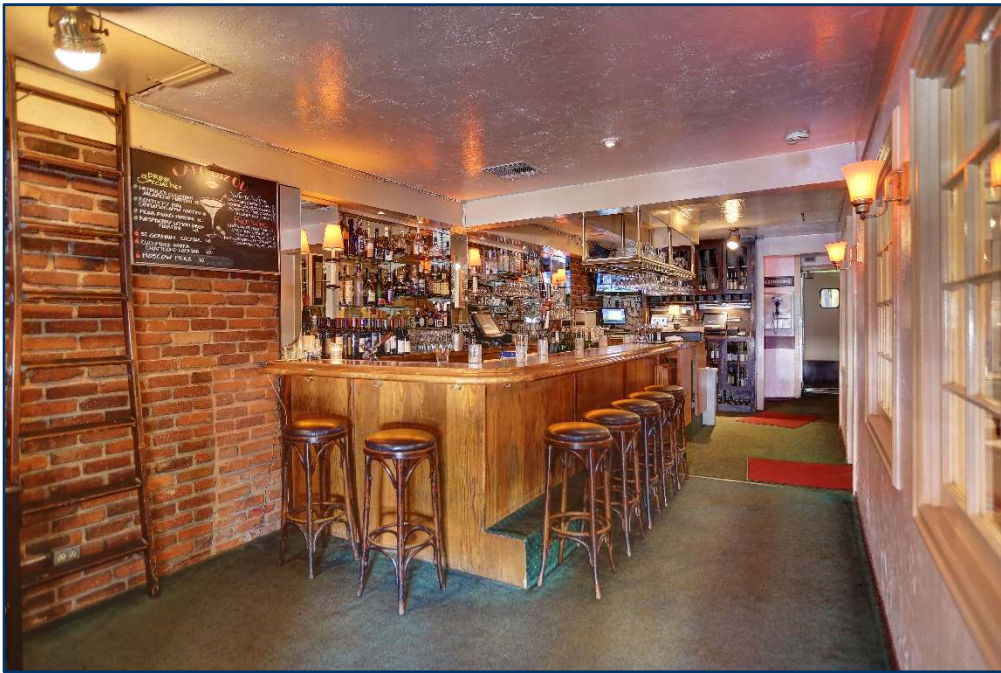
RARE RESTAURANT OPPORTUNITY ON VENTURA BLVD

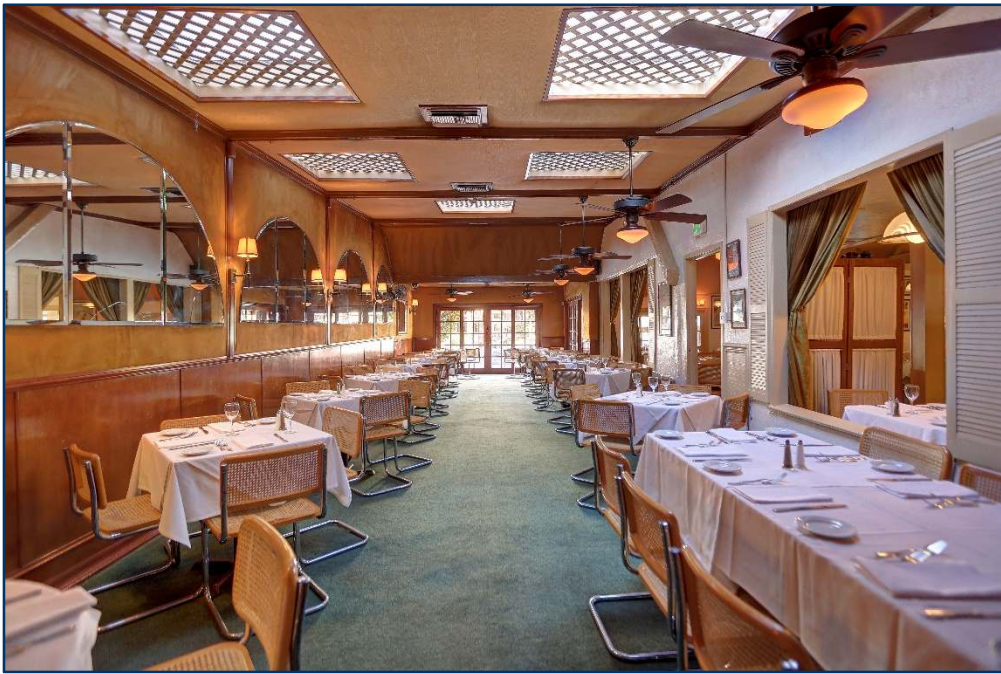
Westmac Commercial Brokerage Company has been selected to exclusively market for sale and for lease 14016 Ventura Blvd, a pride of ownership restaurant property located in Sherman Oaks on Ventura Blvd. For the first time in years, this ± 4,500 Square Foot Restaurant can either be delivered vacant for an Owner User to begin a new run in this highly coveted location, or for an investor (please discuss possibilities with listing broker).

14016 Ventura Blvd has been a restaurant location since 1939, when it was built as the Windsor House. In the late forties Bud Abbot of Abbot & Costello fame opened it as Bud Abbots"! Back Stage and it became quite the hangout for the celebrity crowd of the time with many a story of wild events occurring. More recently, in 1980 the charming little house became Shain's restaurant and for the next fifteen years the known, the well known and not so well known leaned against the bar, relaxed in the dining room and created another generation of true stories and myths. But On May 12, 1995 new owners took possession and the fantastic Cafe Bizou opened. Practically overnight it became one of the most successful and talked about restaurants in Los Angeles and nineteen years later it still is.

Ventura Blvd in Sherman Oaks is booming with recent mixed-use developments and other notable establishments, such as Petit Trois and Bluebird Brassiere, arriving in the neighborhood recently. In fact, Food & Wine Magazine just recently ranked Ventura Blvd in Sherman Oaks #2 on their list for Hottest Restaurant Rows in Los Angeles. 14016 Ventura Blvd provides an excellent opportunity to join this burgeoning scene and make one's own mark in the Valley.









SHERMAN OAKS

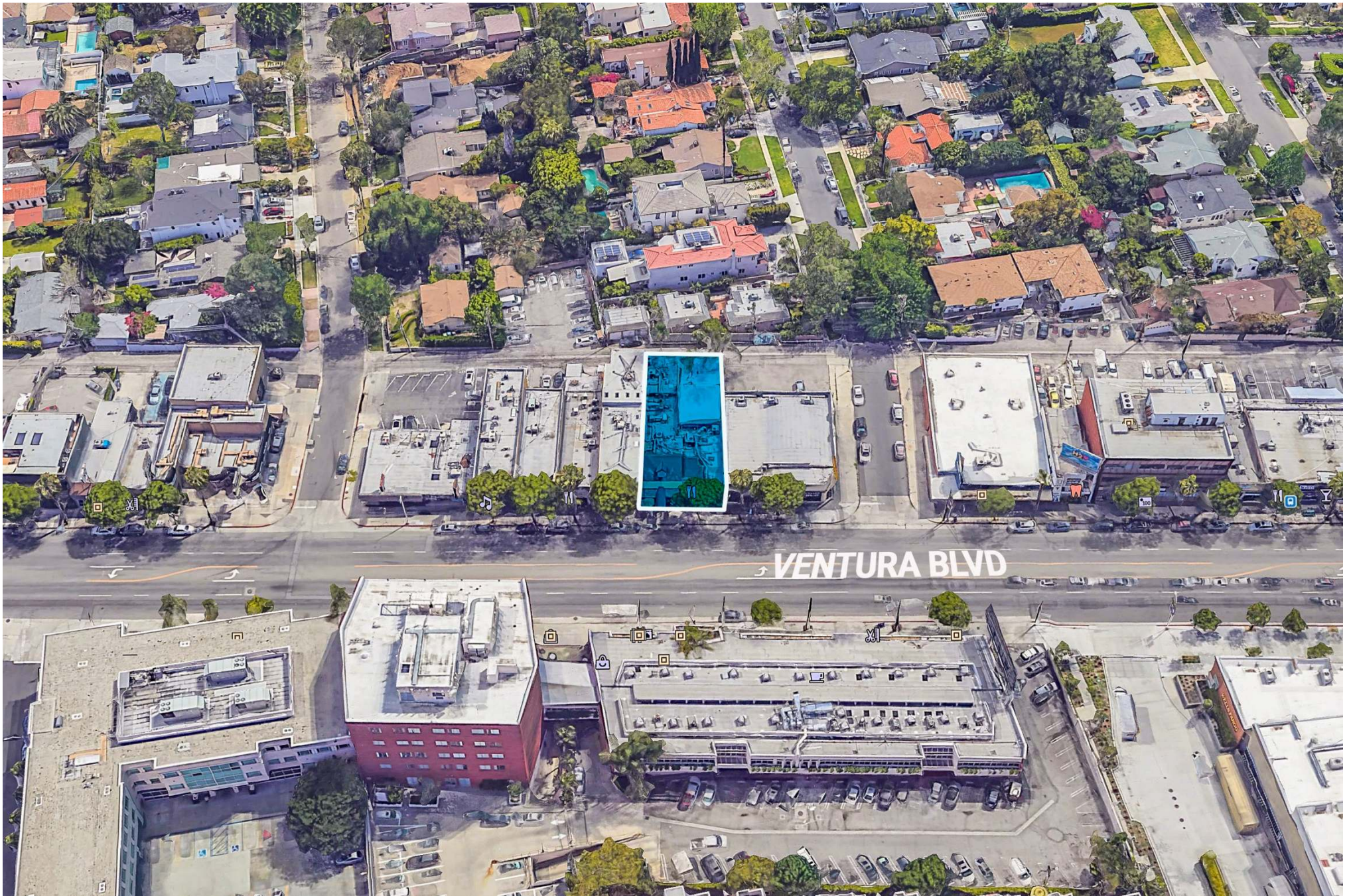
Nestled at the foothills of the Santa Monica Mountains, Sherman Oaks is an affluent community within the San Fernando Valley located in the county of Los Angeles, CA. The area boundaries include Mulholland Drive to the South, Firmament on the West, Burbank boulevard to the North and Coldwater Canyon to the East. It is surrounded by studio City, Van Nuys, Encino and Bel Air. Sherman Oaks is connected to the rest of Los Angeles through its easy access to the 405 and 101 Freeways. Sherman Oaks is known for the premier Westfield Shopping Center, The Sherman Oaks Galleria, and The Village at Sherman Oaks, a stretch of Ventura Boulevard known for exclusive shopping and dining.

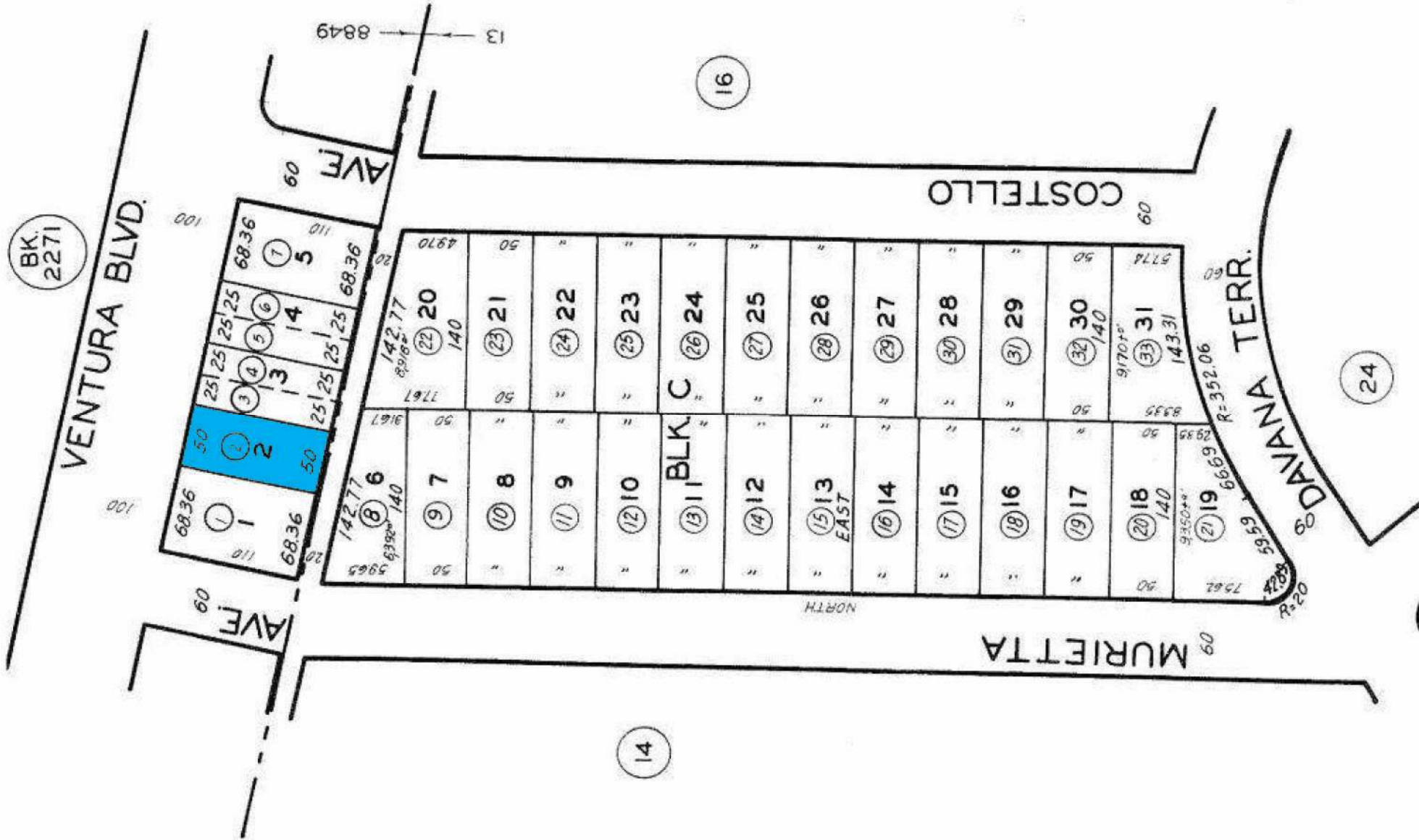
Local employers include Comerica Bank, Fox Sports Radio, Spark Unlimited, Devry University, Sunkist Growers and Warner Brothers to name a few. The commercial real estate is important with tall office buildings along Ventura boulevard as well as shopping districts. The homes are some of the most exclusive in Los Angeles County with many owned by celebrities. Sherman Oaks continue to be a great place to live as well as an economic hub.



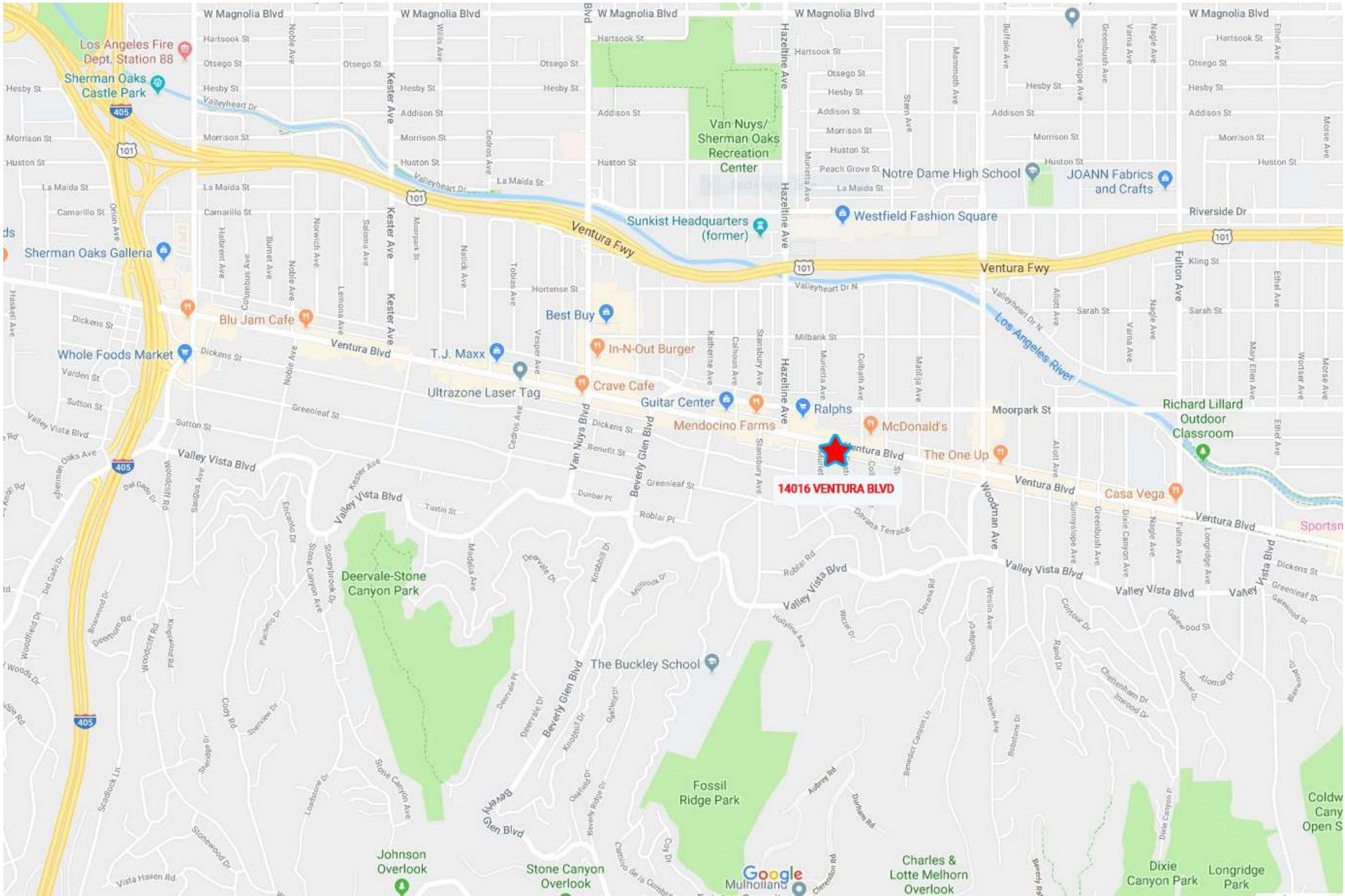
DEMOGRAPHICS

	1 MILE	3 MILE
POPULATION	27,743	192,998
HOUSEHOLDS	13,545	81,943
AVERAGE AGE	40.60	40.00
AVERAGE HH INCOME	\$119,962	\$109,837
MEDIAN HH INCOME	\$87,365	\$76,321
DAYTIME EMPLOYEES	15,310	90,757
POPULATION GROWTH '18 - '23	↑ 2.6%	↑ 2.5%
HOUSEHOLD GROWTH '18 - '23	↑ 2.4%	↑ 2.2%
AVERAGE HH SIZE (2018)	2.4	2.20
MEDIAN HOME VALUE (2018)	\$908,861	\$839,978
TRAFFIC COUNTS (2017)	34,196 CBD	





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