

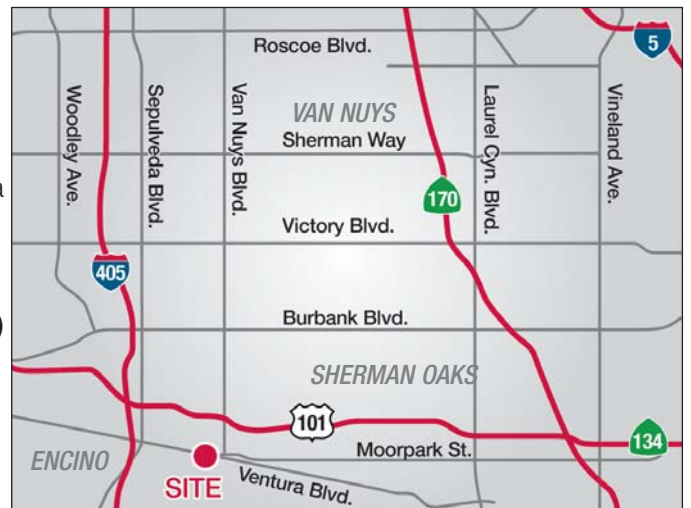
Prime Freestanding Ventura Blvd. Office/Medical
Ground Zero Location ■ Sherman Oaks, California
Approximately 23,000 Square Feet (Divisible)



14708 Ventura Blvd. ■ Sherman Oaks, California

HIGHLIGHTS

- Prime Ventura Blvd. high pedestrian location between Van Nuys Blvd. and Kester Ave.
- One-half mile east of Sherman Oaks Galleria (Arclight Theatre, 24 Hour Fitness, Urban Home, Cheesecake Factory, P.F. Chang's China Bistro, El Torito Grill, DSW)
- Excellent visibility and multiple access on two streets
- Existing improvements of approximately 23,000 square feet (**Divisible**) (2 story plus mezzanine and basement) on 41,975 square feet of land
- Existing at grade parking of 90 spaces (110 with restriping)
- Owner will consider remodeling or reconstruction to suit
- Area tenants include Borders, Aahs!!, Tilly's, CVS Pharmacy, Party City, Bank of America, Wells Fargo, Best Buy, Gelson's and Von's



TRAFFIC COUNTS

- **Ventura Blvd. @ Kester Ave.:** 46,181 cpd (7/13/2006)

DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Total Population	28,446	77,410	163,551
Avg. HH Income	\$91,548	\$101,375	\$99,437
No. of Employees	26,160	55,365	93,887



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For information, please contact your exclusive listing agent:

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