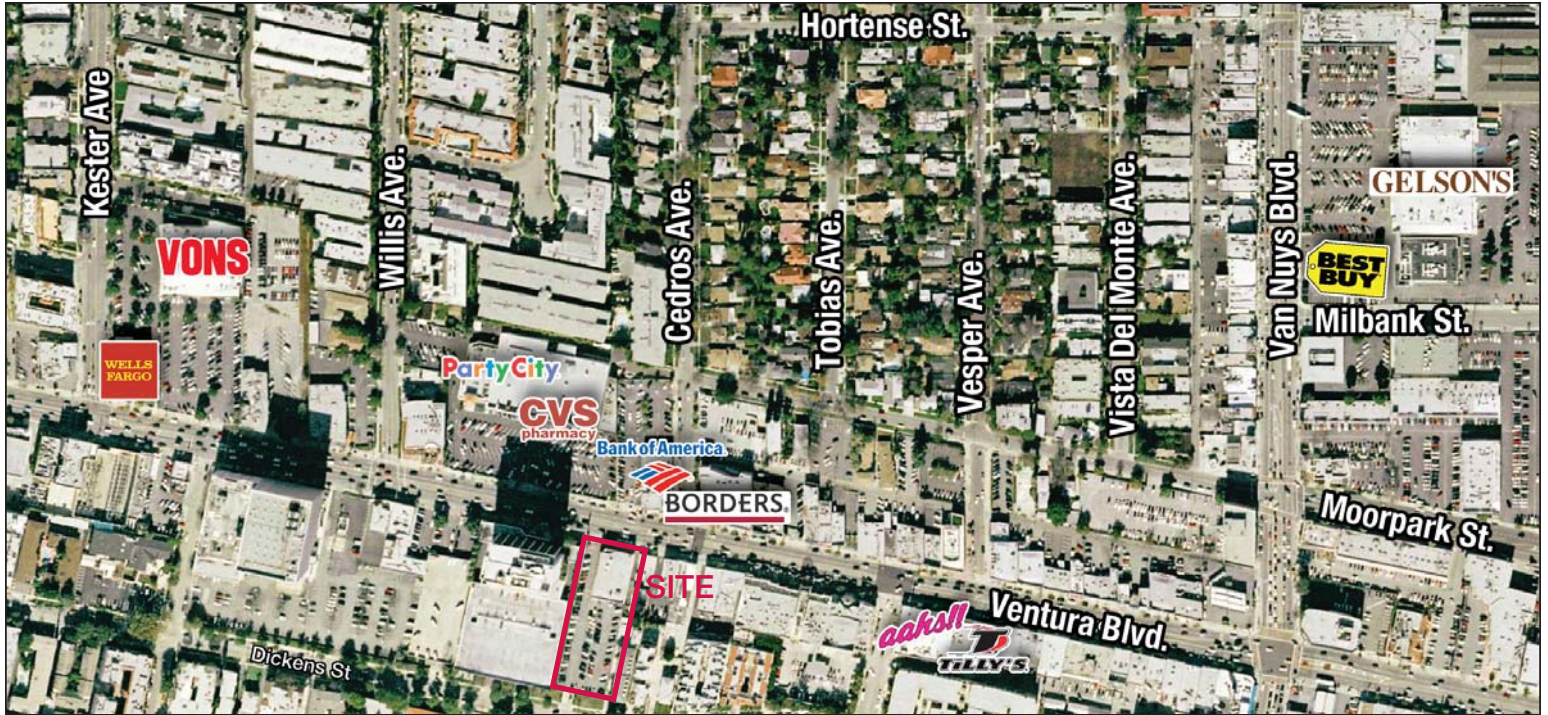


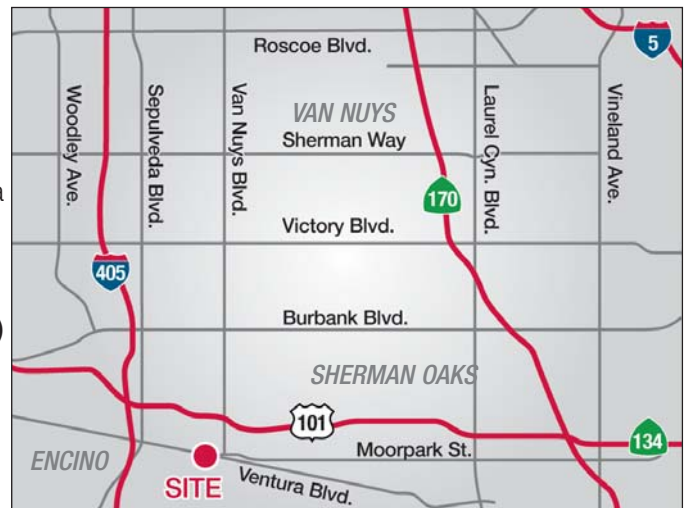
**Prime Freestanding Ventura Blvd. Retail/Restaurant**  
**Ground Zero Location ■ Sherman Oaks, California**  
**Approximately 23,000 Square Feet (Divisible)**



**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)

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



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For information, please contact your exclusive listing agent:

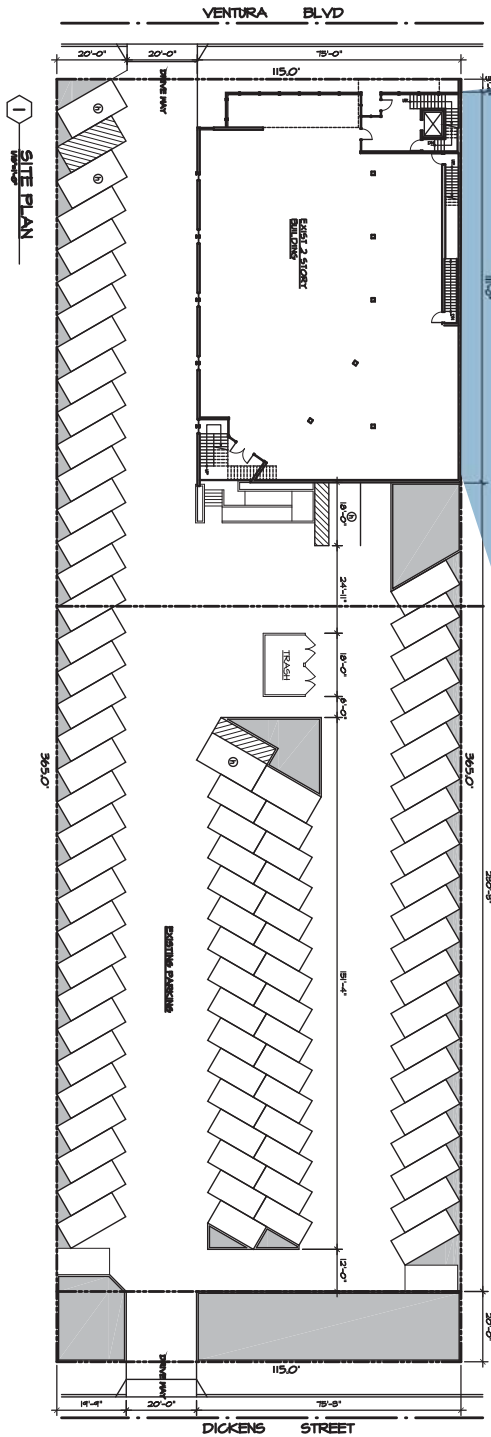
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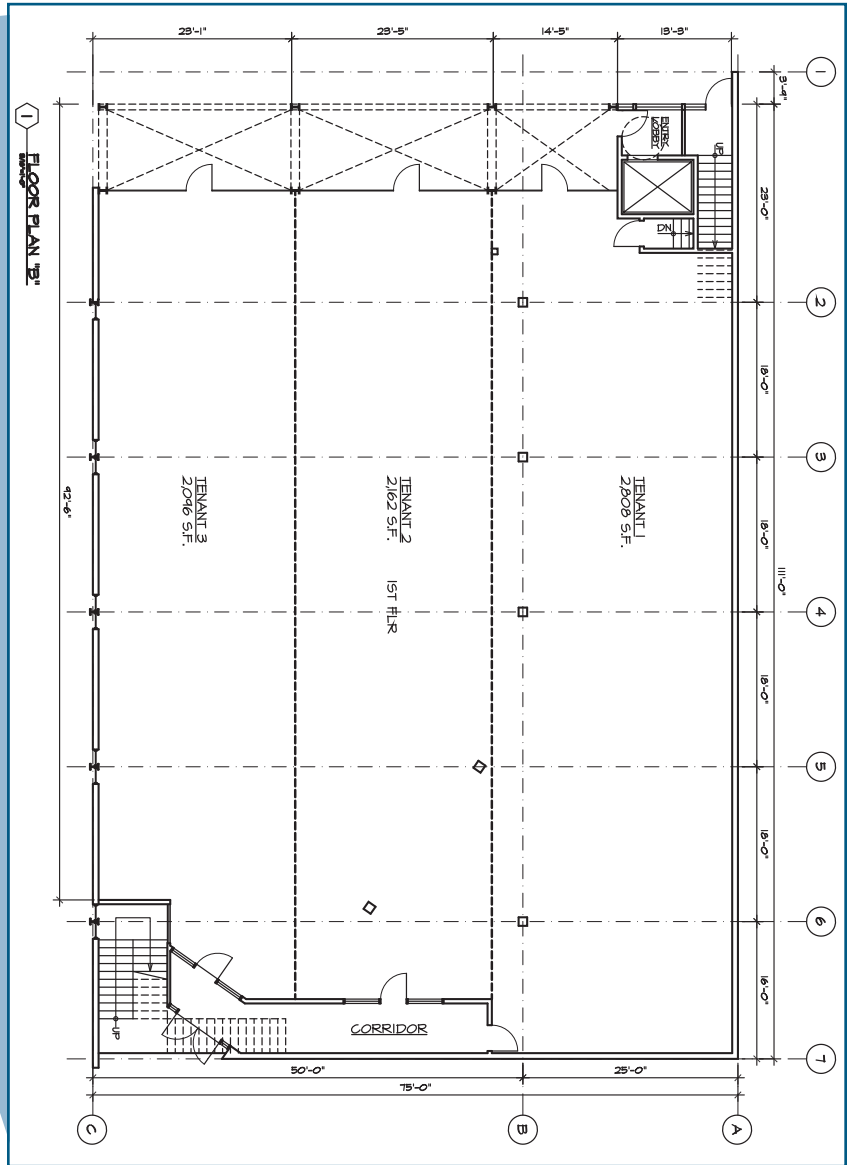
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Site Plan



Conceptual Demising Plan



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