

Prime Freestanding Ventura Blvd. Retail

Sherman Oaks Village

Approx. 16,000 Square Feet (Divisible)



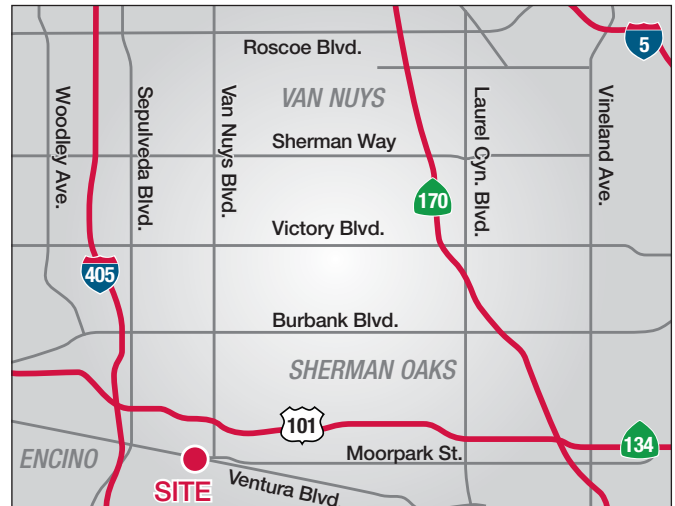
14708 Ventura Blvd. ■ Sherman Oaks, California

HIGHLIGHTS

- Prime Ventura Blvd. high pedestrian location just west of Van Nuys Blvd.
- Ground floor retail/restaurant space of approximately 8,000 sq. ft. **(DIVISIBLE)** plus 2nd floor of approximately 8,000 sq. ft.
- Exclusive at grade parking of 100 spaces (6.25/1,000 parking ratio)
- Ground floor ceiling height of 21 feet clear with all glass exposure
- Modern new facade
- Excellent visibility and multiple access from two streets
- Walk to shops, restaurants, cafe's and boutiques
- Across and adjacent to Border's, CVS Pharmacy, Bank of America, Wells Fargo, Vons Pavillions, Party City, Aahs!!, Tilly's, Baja Fresh, Starbuck's, Noah's Bagels, Coldstone Creamery and Jamba Juice
- Delivery: 3RD Qtr. of 2011

TRAFFIC COUNTS

- Ventura Blvd. @ Van Nuys Blvd.: 66,876 cpd (12/2008)



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:

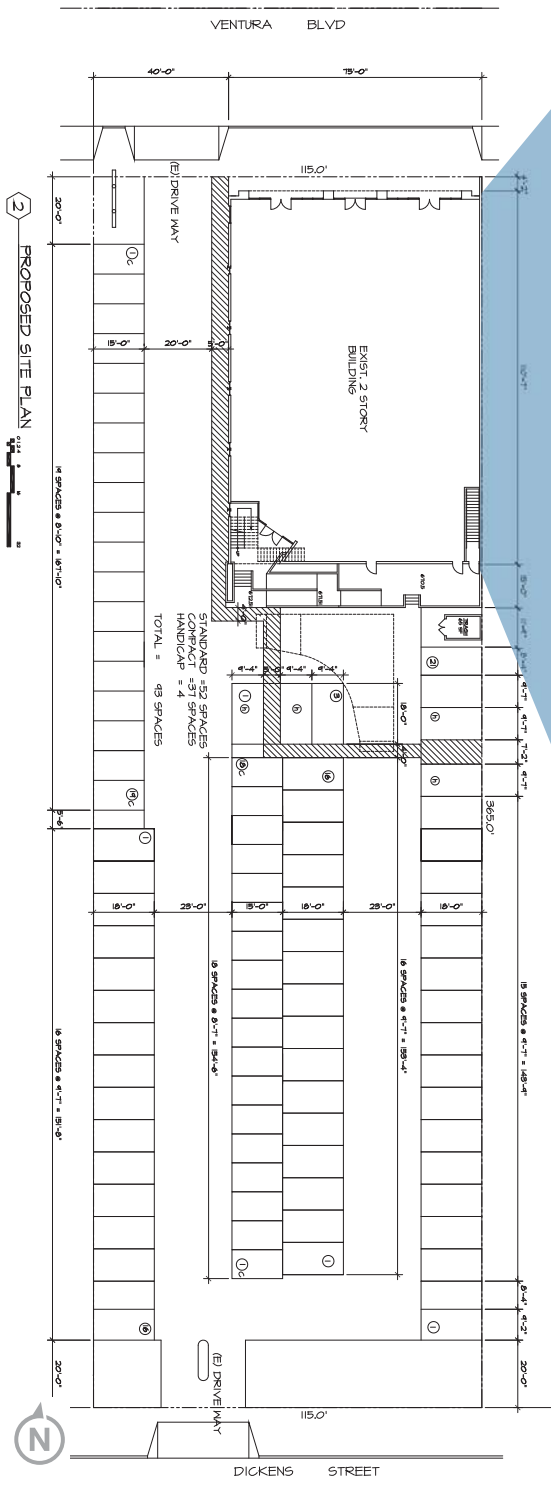
Steven H. Weiss
Senior Vice President
 818.905.2400 x134
 DRE Lic. #00680554
 sweiss@naicapital.com

16001 Ventura Blvd.
 Suite 200
 Encino, California 91436
 tel 818 905 2400
 fax 818 905 2425

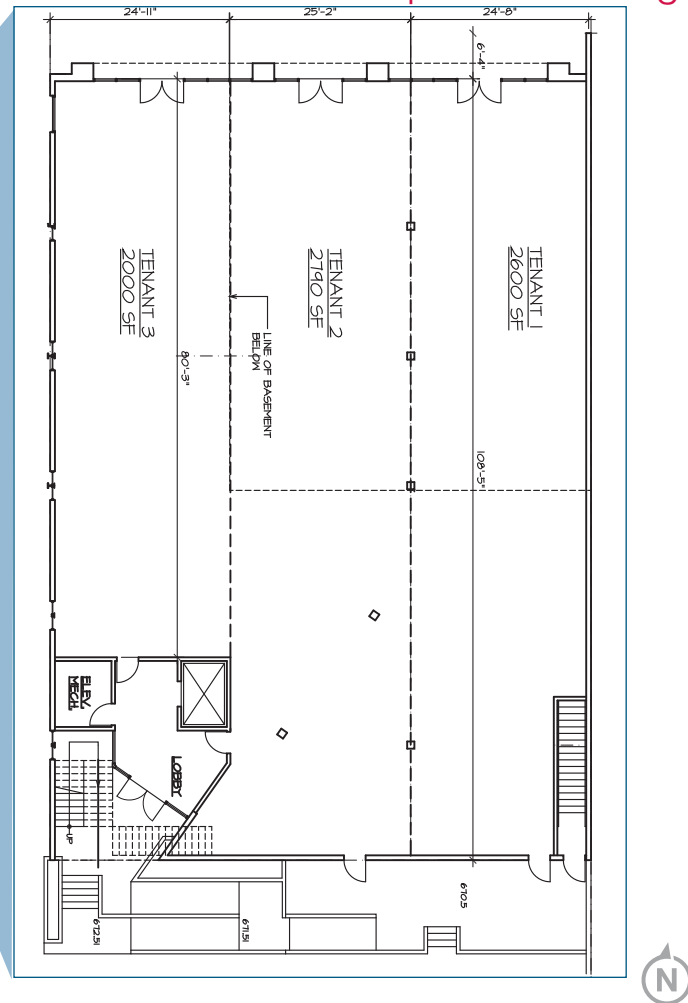
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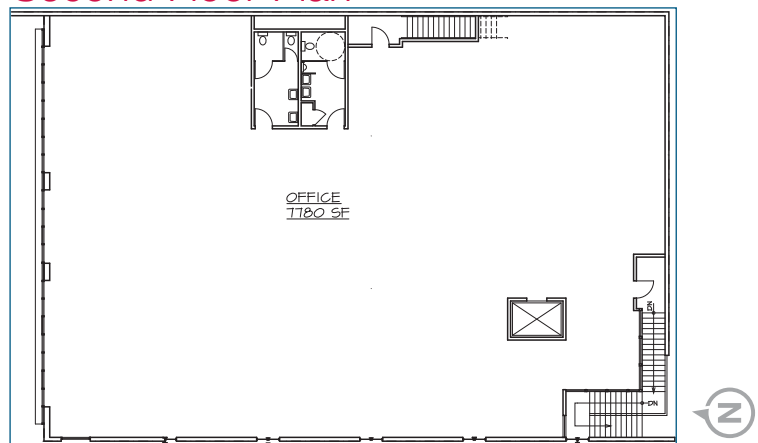
Site Plan



Ground Floor Conceptual Demising Plan



Second Floor Plan



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