



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property

**RESTAURANT
AVAILABLE**



VIDEO TOUR

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OF THIS SPACE OR CLICK BELOW:

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2ND GENERATION RESTAURANT W/ LIQUOR LICENSE

15300 Ventura Blvd., Sherman Oaks, CA 91403



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2ND GEN RESTAURANT
SHERMAN OAKS, CA



2ND GENERATION RESTAURANT AVAILABLE



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 foot-age 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.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

2ND GEN RESTAURANT
SHERMAN OAKS, CA

PROPERTY FEATURES

15300 Ventura Blvd., Sherman Oaks, CA 91403



APPROX. 7,150 SF

SHERMAN OAKS LANDMARK RESTAURANT / BAR
FORMER PUBLIC SCHOOL 818

- ✓ Open seating floor plan, bar, event room, private office, kitchen, storage, and 2 restrooms
- ✓ Seating capacity (occupant load): Restaurant: 277, bar: 18, 2 outdoor patios: 40 + 44
- ✓ Bar area: Seats 18 and has 24 beer taps
- ✓ Liquor license: Type 47 (full Liquor) is available
- ✓ Fully built out kitchen, 3 hoods, 3 walk in coolers and freezer, dry storage and more
- ✓ No key money
- ✓ Separate event room
- ✓ Zoning: LAC2

RENTAL RATE

± 7,150 SF | \$ 3.75 PSF + \$ 0.50 PSF NNN PER MONTH



2ND GEN RESTAURANT
SHERMAN OAKS, CA

AREA HIGHLIGHTS

15300 Ventura Blvd., Sherman Oaks, CA 91403



- ✓ Across from Fox Radio Studios: The Steve Harvey Morning Show, AT40 with Ryan Seacrest, George Noory Coast to Coast
- ✓ High density of commercial buildings in the immediate vicinity
- ✓ High residential density and additional new multifamily projects in the area
- ✓ Near schools, places of worship, financial services, restaurants, shopping, entertainment
- ✓ Adjacent to the 101 & 405 freeways

POPULATION



1 MILE	3 MILE	5 MILE
22,394	153,420	457,891

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILE	5 MILE
\$130,424	\$120,603	\$108,711

DAYTIME POPULATION



1 MILE	3 MILE	5 MILE
24,634	160,022	457,261

TRAFFIC COUNT



- ± 92,067 CPD ON VENTURA BLVD & SEPULVEDA BLVD
- ± 200,000 CPD ON 405 FREEWAY



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AREA HIGHLIGHTS

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NEIGHBORING TENANTS



2ND GEN RESTAURANT
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EXTERIOR PHOTOS

15300 Ventura Blvd., Sherman Oaks, CA 91403



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INTERIOR PHOTOS

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BAR AREA: SEATS 18



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BAR AREA: 24 BEER TAPS



GAME AREA



SEPARATE EVENT ROOM

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INTERIOR PHOTOS

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OUTDOOR PATIO FACING VENTURA BLVD



OUTDOOR FIRE PIT



OUTDOOR PATIO FACING SEPULVEDA BLVD



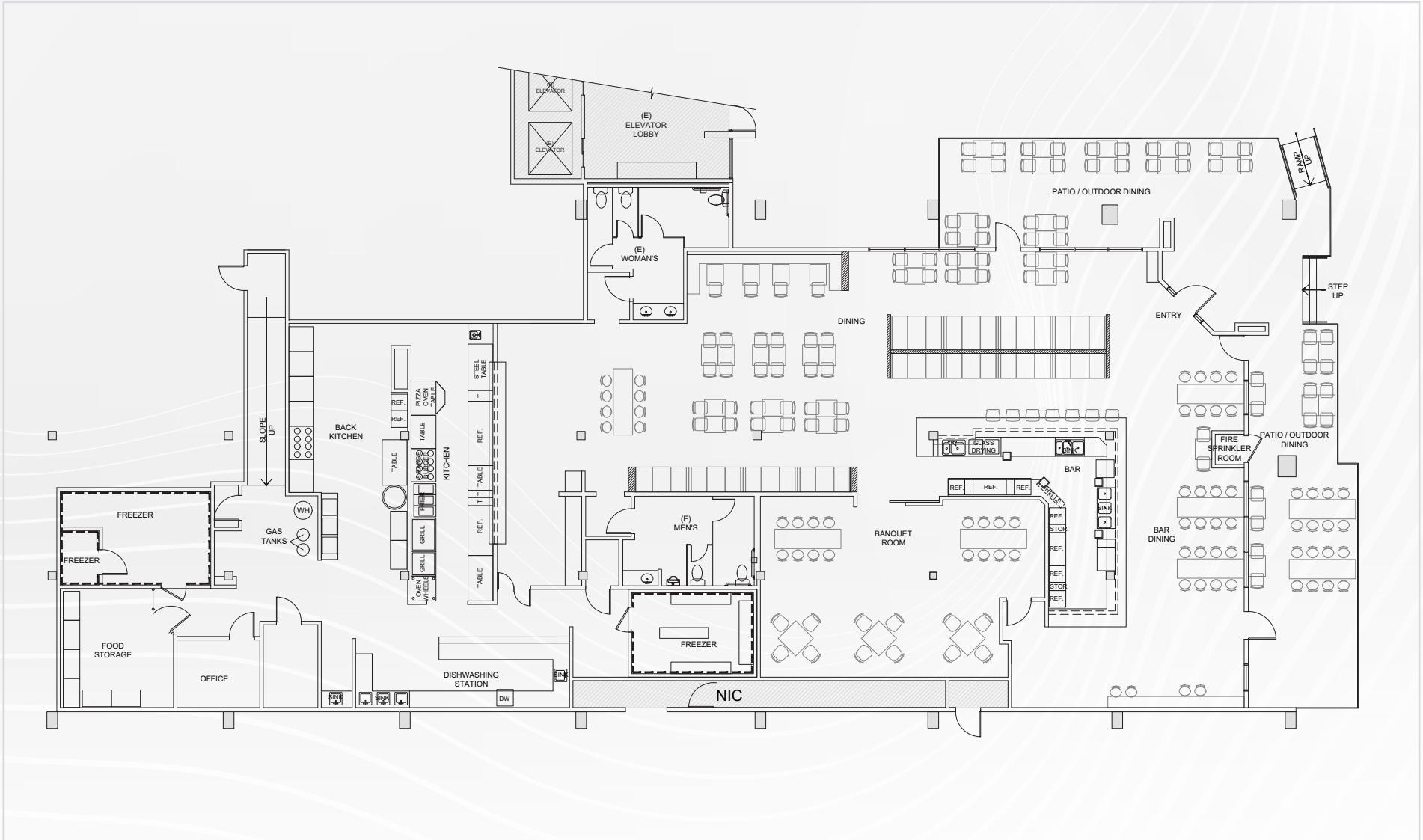
FULLY BUILT OUT KITCHEN, 3 HOODS, 3 WALK-IN COOLERS & FREEZER, DRY STORAGE AND MORE



LARGE CAPACITY HOOD + PREP AREA

FLOOR PLAN

15300 Ventura Blvd., Sherman Oaks, CA 91403



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE

- US 101
- INTERSTATE CALIFORNIA 405
- The Cheesecake Factory
- g SHERMAN OAKS galleria
- Starbucks
- BUFFALO WILD WINGS
- BEN & JERRY'S
- FRIDA MEXICAN CUISINE
- WORLD MARKET
- CHASE
- Starbucks
- PAVILIONS
- CVS pharmacy
- BEST BUY
- Gelson's
- WHOLE FOODS MARKET
- MARMALADE Breakfast - Dessert - Lunch - Dinner CAFE
- Goodwill
- WELLS FARGO
- IN-N-OUT BURGER
- CITI
- EL TORITO

- Sleep
- CHIPOTLE MEXICAN GRILL
- SUBWAY
- BEST BUY
- ups
- WORLD MARKET
- The Cheesecake Factory
- Starbucks
- citi
- WHOLE FOODS MARKET
- MARMALADE Breakfast - Dessert - Lunch - Dinner CAFE
- IN-N-OUT BURGER
- g SHERMAN OAKS galleria
- AT&T
- PAVILIONS
- CVS pharmacy
- target
- Gelson's
- BUFFALO WILD WINGS
- 7 ELEVEN
- Jack in the box
- EL TORITO

AERIAL MAP



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