

SHERMAN OAKS OFFICE/RETAIL PROPERTY FOR SALE

15372 DICKENS ST, SHERMAN OAKS, CA 91403

7% CAP



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ASSET GROUP



OFFICE/RETAIL BUILDING FOR SALE

15372 DICKENS STREET, SHERMAN OAKS, CA 91403

Highlights

- Price Reduced to Sell - One of the Highest CAP Rates in Sherman Oaks
- Approximately 6 Years Left on the Lease with 20% Increases every 2 Years
- Dickens One Block from Sepulveda and Ventura Home to the Sherman Oaks Galleria and 4 Large Office Towers
- Existing PRE ICO California and Locally Licensed Medical Marijuana - Long Term Tenant with Excellent Track Record
- Perfect Future Owner/User Property at End of Tenant Lease
- Surrounded by Multi-Million Dollar Single Family Homes as well as Numerous New Apartment and Condo Projects

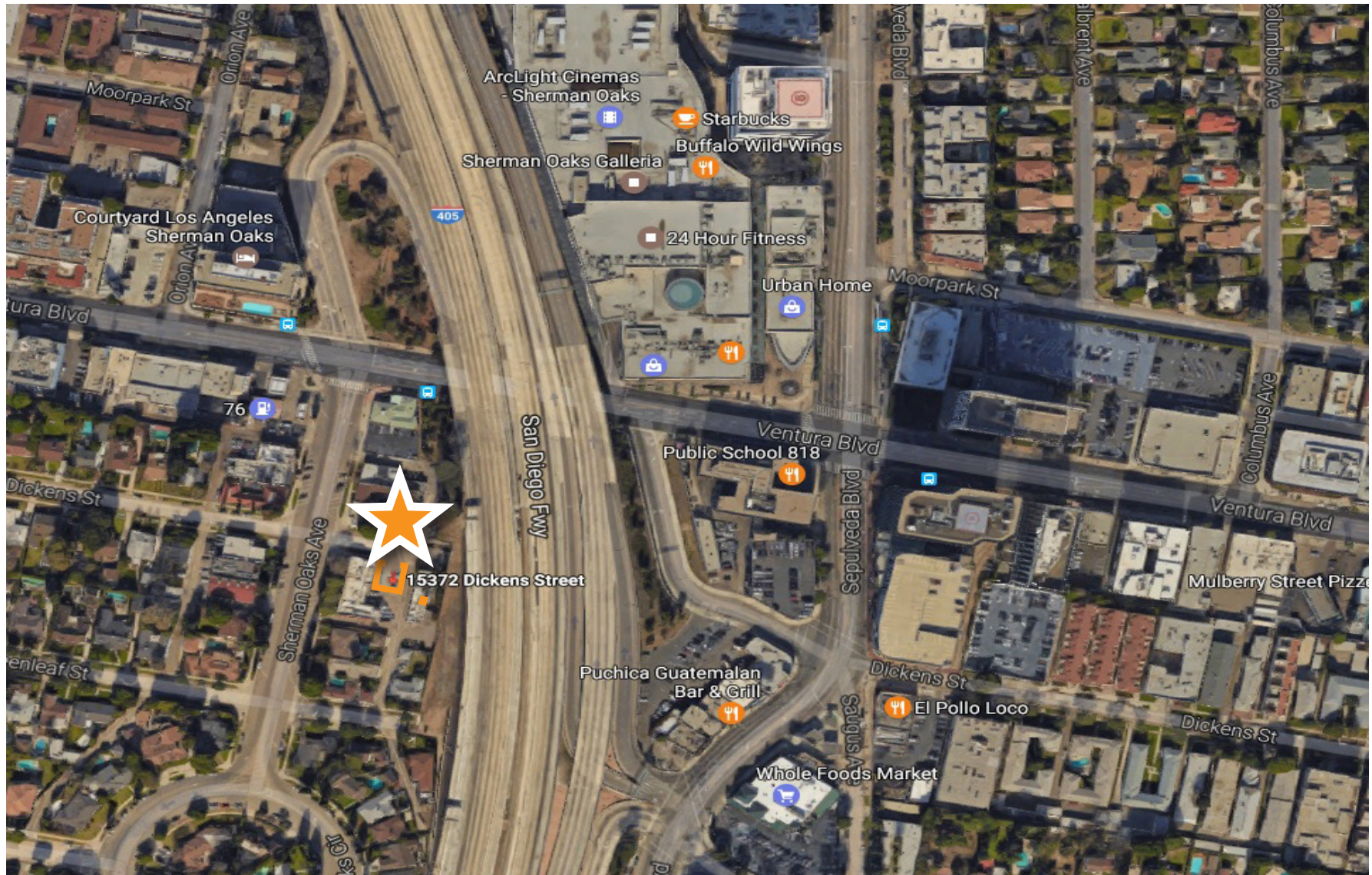
Summary of Sale

Sale Price:	\$3,250,000
CAP:	7%
Building Size:	+/- 3,869 SF
Lot Size:	+/- 3,249 SF
Zoning:	LAC1

*Lease information to be provided upon execution of a confidentiality agreement. Please email davida@cag-re.com to receive said confidentiality agreement.

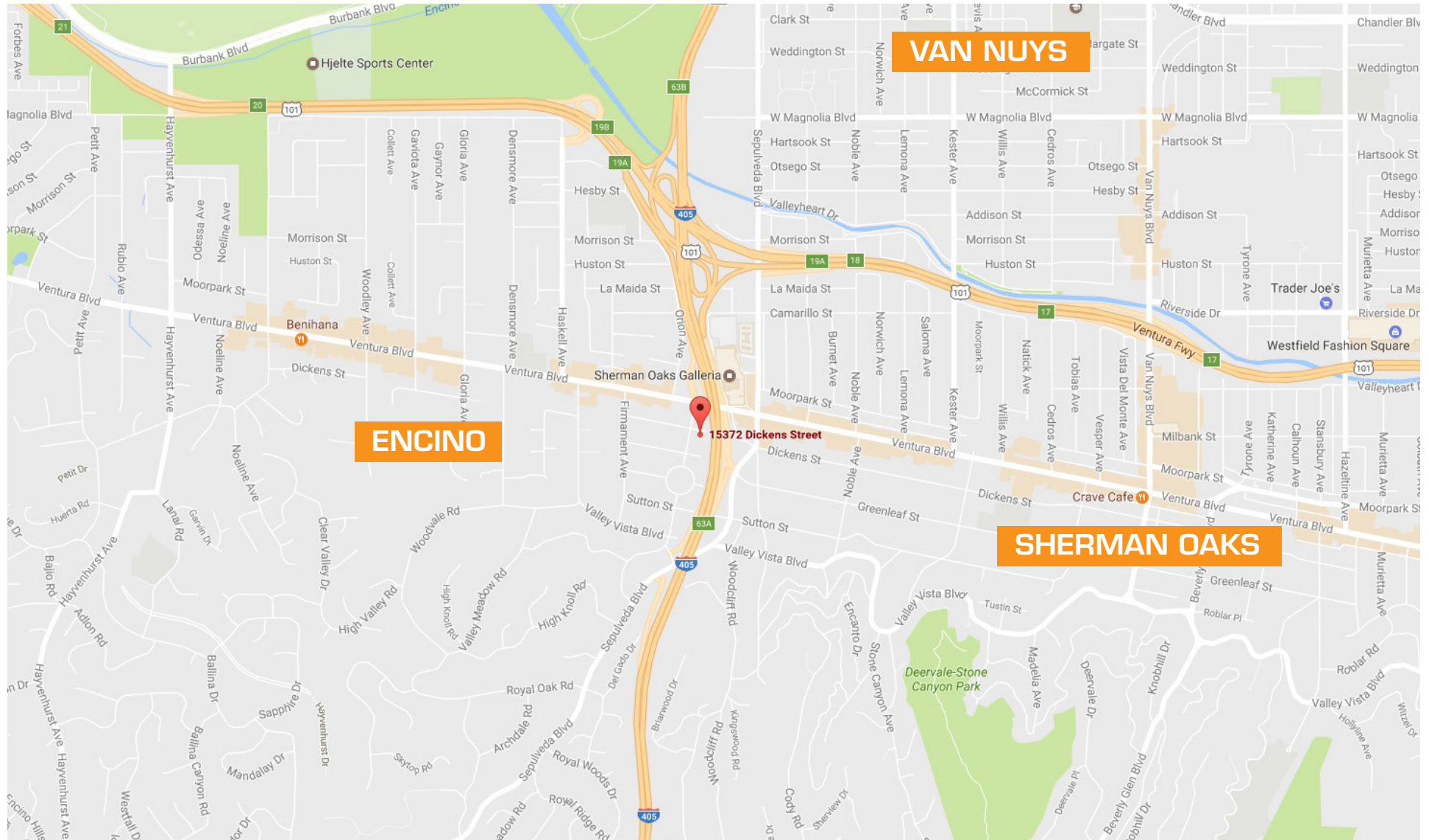
AERIAL MAP

15372 DICKENS STREET, SHERMAN OAKS, CA 91403



STREET MAP

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For more information, please call.



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