

# MULTI-TENANT SHERMAN OAKS RETAIL FOR SALE



4617 VAN NUYS BLVD  
SHERMAN OAKS, CA 91403

**cag** | COMMERCIAL  
ASSET GROUP



## BUILDING SIZE

±5,340 SF

## LAND SIZE

±7,505 SF

## PRICE

\$2,700,000

PSF BUILDING: ±\$506

PSF LAND: ±\$360

## PARKING

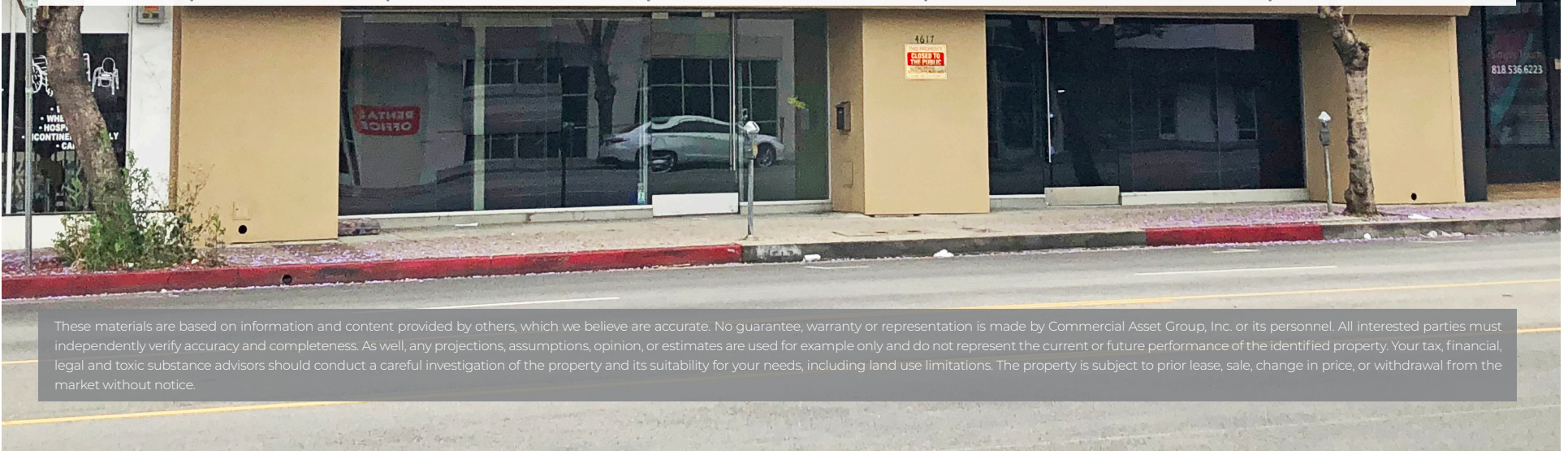
7 SPACES

- RARE OWNER/USER OPPORTUNITY IN PRIME SHERMAN OAKS
- ACROSS THE STREET FROM THE SHERMAN OAKS COLLECTION CONSISTING OF MAJOR RETAILERS SUCH AS GELSONS, ULTA, STARBUCKS AND BEST BUY AS WELL AS NUMEROUS RESTAURANTS
- EXCELLENT FREEWAY ACCESS
- SPACES HAVE HIGH CEILINGS AND UPDATED STOREFRONTS
- HIGH CEILINGS, GLASS STOREFRONT, AND ADA RESTROOMS

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

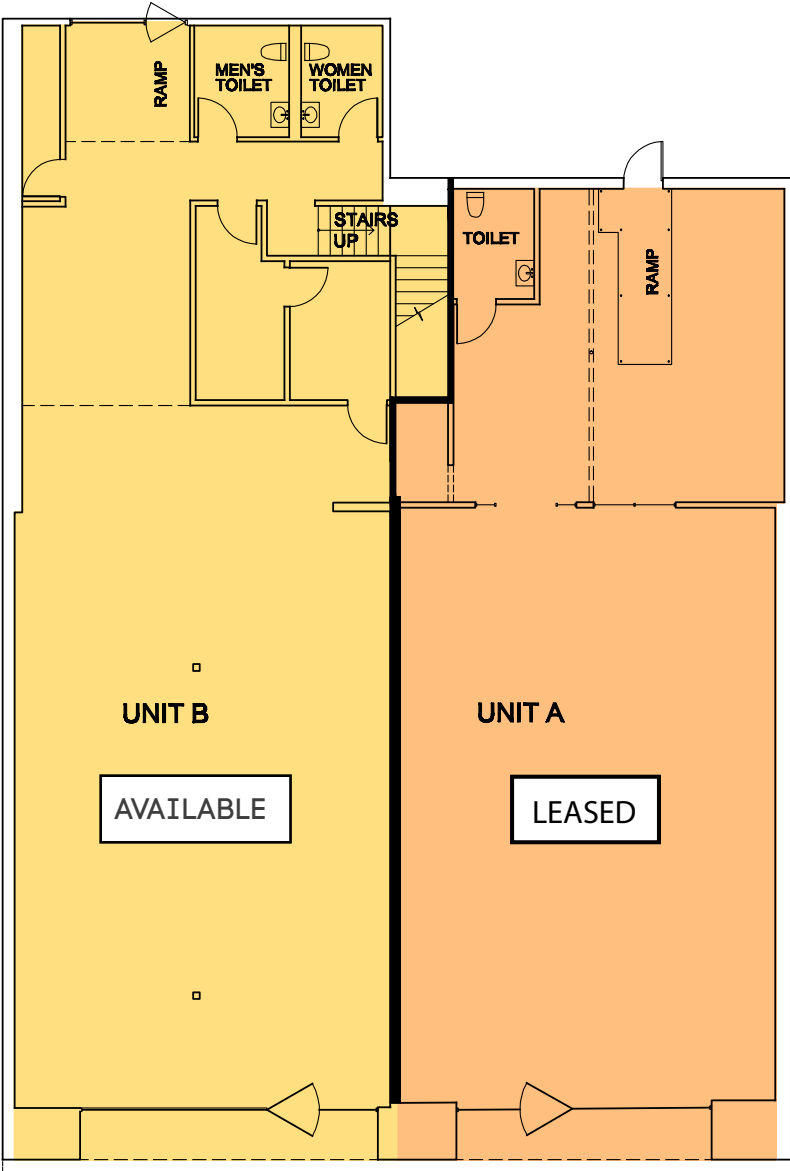
# RENT ROLL

SUITE	TENANT	SIZE	CURRENT RENT	LEASE EXPIRATION	OPTION
A	Leased	±2,098 SF	\$3,673.60 NNN	7/31/20	None
B	Vacant	±2,549 SF	Vacant	N/A	N/A
C	Leased	±693 SF	\$546.36	7/31/20	None



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# FLOOR PLAN



# 4617 VAN NUYS BOULEVARD



## BRAND NEW SHERMAN OAKS COLLECTION



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