

# PRIME LOS ANGELES MARKET—EASY FREEWAY ACCESS - SHERMAN OAKS, CA

15125 Ventura Blvd. Sherman Oaks, CA 91403



**MICHAEL HAIM SHARON**  
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The sign of a **PROFITABLE PROPERTY**  
5990 Sepulveda Blvd. Suite 600,  
Sherman Oaks, CA 91411



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## PROPERTY HIGHLIGHTS

- High ceilings & skylights
- Kitchen & breakroom
- Excellent Ventura exposure
- Private elevator directly into suite
- Excellent exterior signage
- Opportunity for company branding
- Private restrooms
- Central air & heating
- High end trophy space
- Lots of natural light



## AREA AMENITIES

- Located in upscale Sherman Oaks, the regional retail/financial corridor of the San Fernando Valley
- Walking distance to Sherman Oaks Galleria shopping mall, movie theater, fitness center, business/financial district
- The area is a local hub for transportation, business, shopping, & restaurants
- Heavy daytime car traffic and pedestrian traffic

## RENTAL RATE

- Suite 200 | ± 3,450 SF | \$2.75 PSF FSG
- Suite 202 | ± 1,875 SF | \$2.70 PSF FSG
- Suite 2-1 & 2-3 | ± 350 SF | 3.75 PSF FSG
- Suite 2-27 | ± 165 SF | \$ 4.00 PSF FSG
- Suite 2-29 | ±177 SF | \$ 4.00 PSF FSG

DEMOS	1 mile	3 mile	5 mile
Population	27,930	168,917	502,684
Avg. HH Income	\$114,817	\$111,937	\$96,686
Daytime Pop.	21,438	87,067	465,887
Traffic Count	±35,837 CPD on Ventura Blvd		

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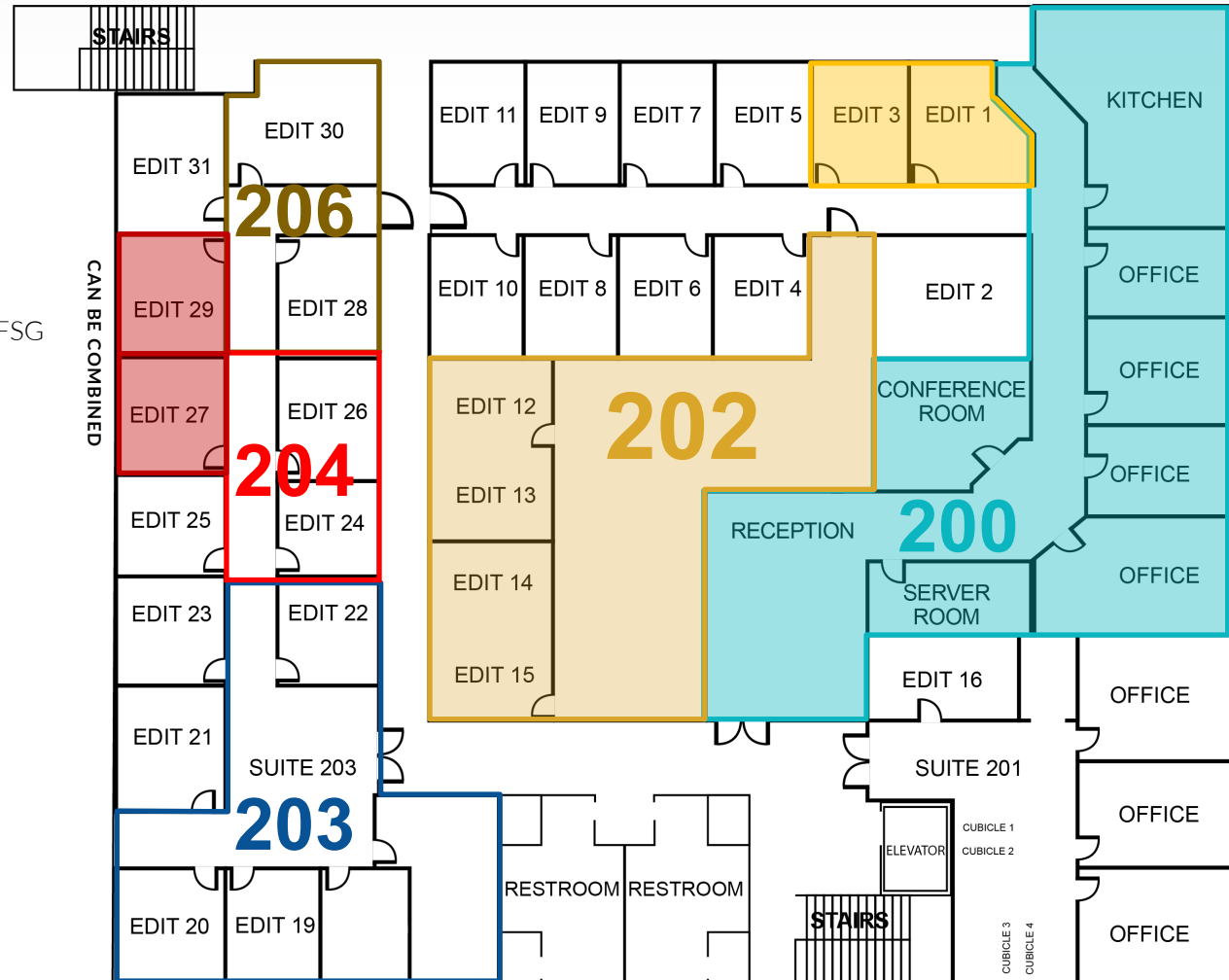


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## 2ND FLOOR

- Suite 200 | ± 3,450 SF | \$2.75 PSF FSG
- Suite 202 | ± 1,875 SF | \$2.70 PSF FSG
- Suite 2-1 & 2-3 | ± 350 SF | \$3.75 PSF FSG
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