



COMMERCIAL
REAL ESTATE
the sign of a profitable property



2ND GENERATION RESTAURANT IN PRIME SHERMAN OAKS

15030 Ventura Blvd., Sherman Oaks, CA 91403



MICHAEL SHARON
(818) 572-4050 | msharon@illicre.com
DRE#01495419

STEFAN SIEGEL
(818) 697-9372 | stefan@illicre.com
DRE#01356621



SECOND GEN RESTAURANT
SHERMAN OAKS



AVAILABLE

EXCLUSIVELY LISTED BY

MICHAEL SHARON
SENIOR VICE PRESIDENT

(818) 572-4050 | msharon@illicre.com
DRE#01495419

STEFAN SIEGEL
SENIOR ASSOCIATE

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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

PROPERTY FEATURES

15030 Ventura Blvd., Sherman Oaks, CA 91403







APPROX. 1,400 SF

KEY MONEY: \$350,000

- ✓ Renovated in 2019
- ✓ Open seating floor plan, kitchen, storage, restrooms, fully built-out kitchen, large capacity hood, walk-in cooler and freezer, 3 compartment sink, storage room, and more
- ✓ Large building signage facing Pico Boulevard
- ✓ Excellent visibility and co-tenancy
- ✓ Beer and wine liquor license
- ✓ Lots of natural light
- ✓ Shared parking lot
- ✓ Zoning: LAC2

AREA AMENITIES

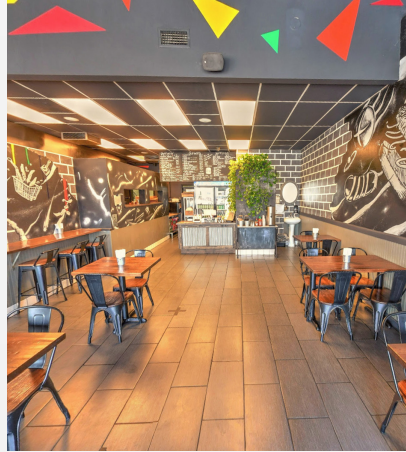
- ✓ Heavy day/night pedestrian and automobile traffic
- ✓ High density of commercial and office buildings in the immediate vicinity
- ✓ High residential density and additional new multi-family projects in the area
- ✓ Located near the intersection of Ventura Boulevard and Noble
- ✓ Co-tenants include: Starbucks, Bo-Rekas, Tacos 1986 Kai Ramen, The Harvest Bar, Joe's Pizza, Sushi Mac, 8oz Poke, Sonny's Ices & Cremes
- ✓ Neighboring tenants include: Sherman Oaks Galleria, Tortonia Cafe, Buvette, Tippy Cow, Blue Jam Cafe, Mel's Drive-in, Toast Cafe, Mulberry Street Pizzeria, Sugar Taco
- ✓ Near schools, places of worship, financial services, restaurants, shopping, entertainment
- ✓ Close proximity to the 101 & 405 Fwys

| — DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--|------------------------|-----------|-----------|
|  Population | 24,681 | 153,963 | 471,210 |
|  Avg. HH Income | \$129,307 | \$123,098 | \$108,318 |
|  Daytime Pop | 20,435 | 127,161 | 386,508 |
|  Traffic Count | ± 41,747 CPD ON STREET | | |

SECOND GEN RESTAURANT
SHERMAN OAKS

INTERIOR PHOTOS

15030 Ventura Blvd., Sherman Oaks, CA 91403





AVAILABLE



EREWHON

Gelson's



GUESS

Jetco



EQUINOX

Lemonade

Peet's Coffee



STAPLES



CASA VEGA



VONS

PAVILIONS

Westfield

AERIAL MAP

 PSY KOSHER STREET KITCHEN



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