



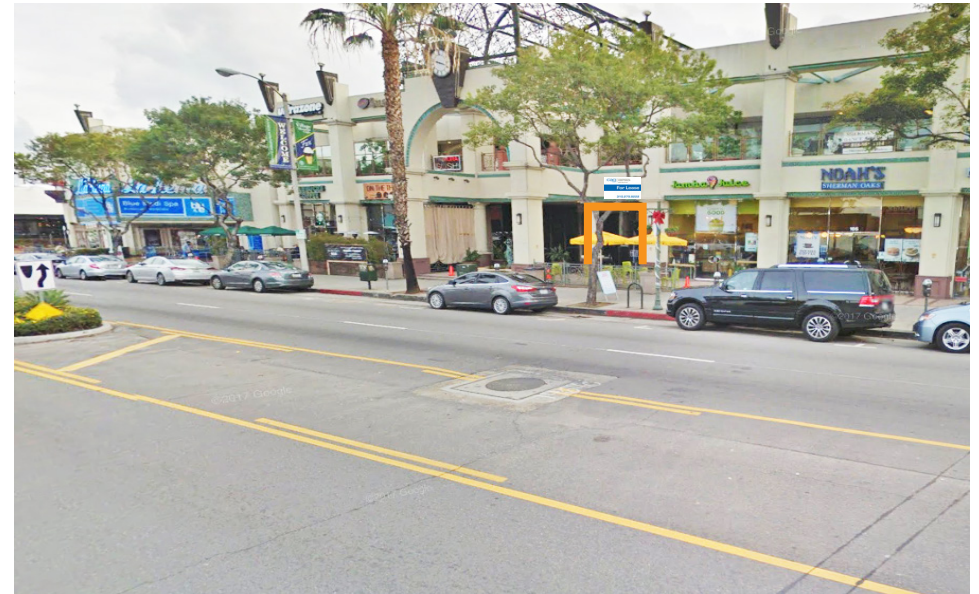
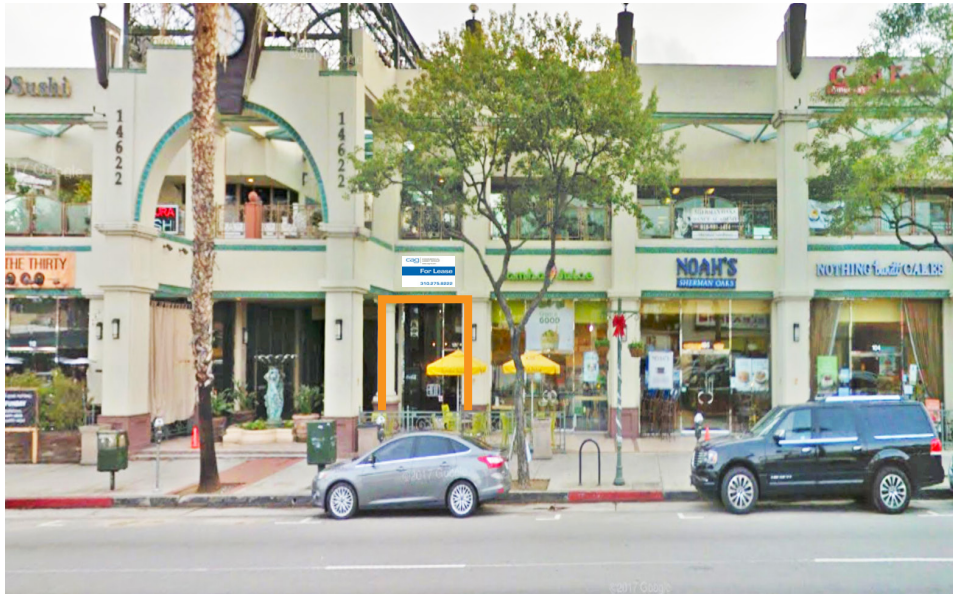
PRIME RETAIL SPACE AVAILABLE FOR LEASE

14622 VENTURA BOULEVARD, SHERMAN OAKS, CA 91403

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cag | COMMERCIAL
ASSET GROUP



SIGNALIZED CORNER OF VENTURA BLVD AND CEDROS AVE - HEART OF SHERMAN OAKS

14622 VENTURA BOULEVARD, SHERMAN OAKS, CA 91403

Highlights

- Retail Space Available Approx. 698 Sq Ft
- Busy Shopping Center
- Tremendous Visibility
- Plenty of Parking W. Attendee
- Co Tenants; Starbucks, Baja Fresh, Jamba Juice, Cold Stone & More

Area Amenities

- Excellent Traffic Counts
- 53,000 Cars Per Day
- Strong Trade Area
- Surrounded by Major Retailers
- CVS , Bank of America, TJ Max & more
- Major Thoroughfare
- 2-Mile AVG HH Income: \$108,999
- 2-Mile Population: 78,652

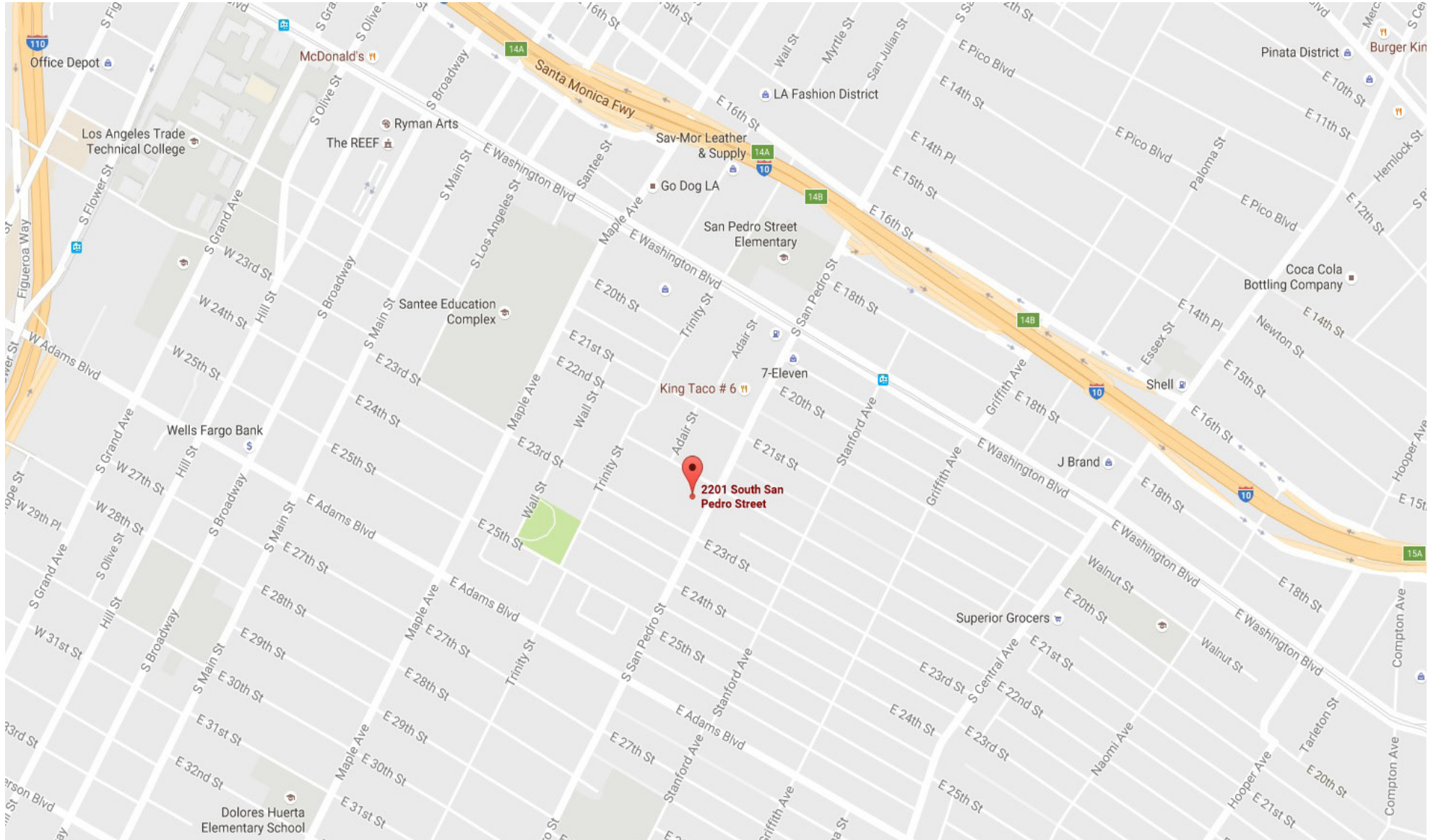
ADDITIONAL PHOTOS

14622 VENTURA BOULEVARD, SHERMAN OAKS, CA 91403



MAP

14622 VENTURA BOULEVARD, SHERMAN OAKS, CA 91403



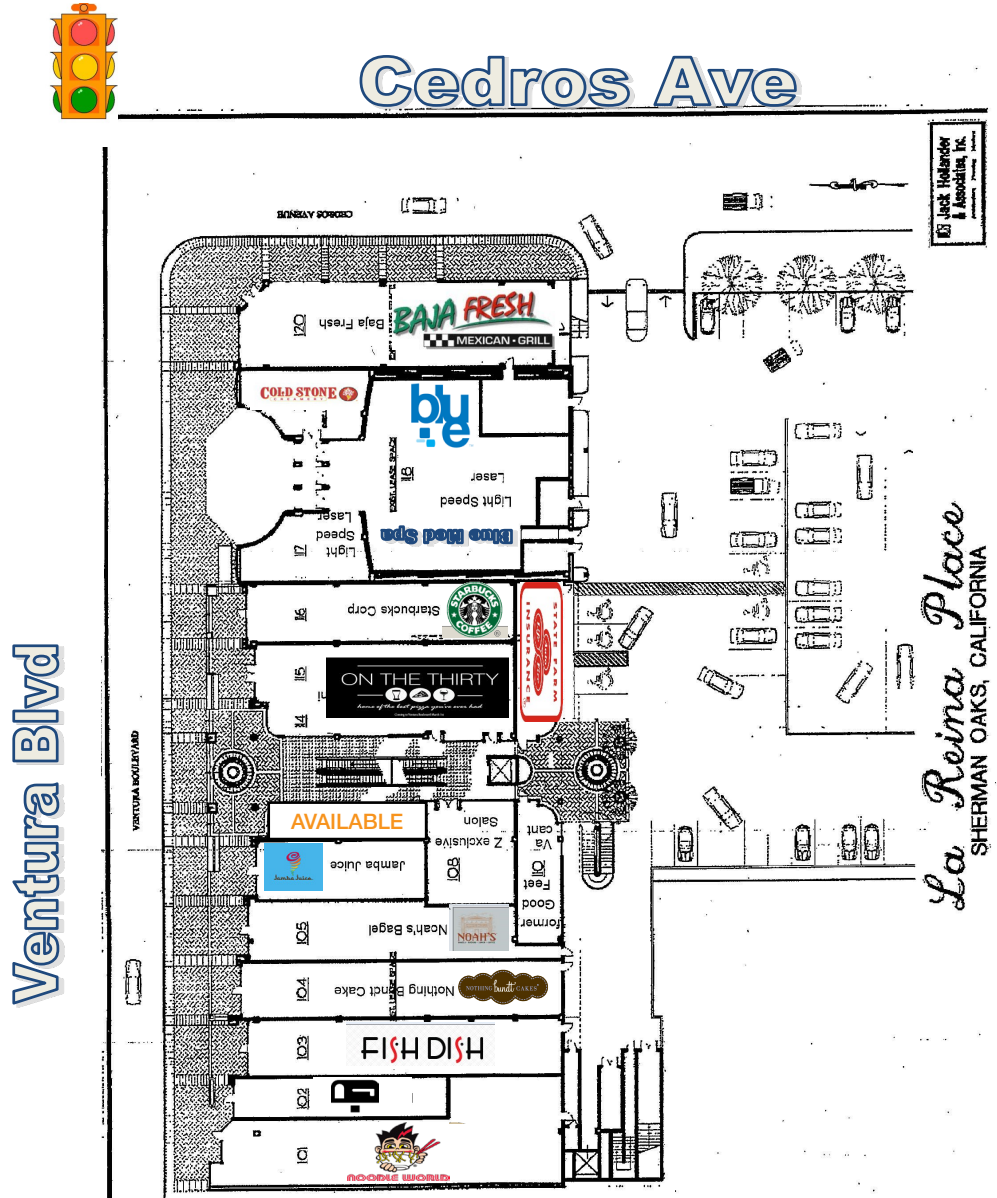
DEMOGRAPHICS

14622 VENTURA BOULEVARD, SHERMAN OAKS, CA 91403

	1 Miles:	3 Miles:	5 Miles:
Population: Fall 2010			
Total Population	27,853	163,927	488,969
Male Population	47.5%	49.1%	49.8%
Female Population	52.5%	50.9%	50.2%
Median Age	38.6	38.1	36.1
Population Density (per sq. mi.)	8,866.0	5,797.7	6,225.8
Employees	21,618	89,784	207,342
Establishments	2,660	11,548	25,361
Income: Fall 2010			
Median HH Income	\$64,287	\$63,753	\$53,314
Per Capita Income	\$50,744	\$46,720	\$37,240
Average HH Income	\$97,384	\$110,782	\$95,943
Households: Fall 2010			
Total Households	14,392	68,288	187,199
Average Household Size	1.9	2.4	2.6
Household Growth 2000 - 2010	-0.3%	1.3%	1.7%
Housing: Fall 2010			
Owner Occupied Housing Units	34.2%	43.5%	39.7%
Renter Occupied Housing Units	59.6%	51.3%	55.2%
Vacant Housing Units	6.2%	5.2%	5.1%
Race: Fall 2010			
White	86.5%	81.0%	75.1%
Black	3.2%	3.5%	4.1%
American Indian, Eskimo, Aleut	0.3%	0.5%	0.7%
Asian	5.1%	5.3%	6.7%
Hawaiian or Pacific Islander	0.1%	0.1%	0.2%
Other	2.2%	6.9%	10.0%
Multirace	2.6%	2.8%	3.2%
Ethnicity: Fall 2010			
Hispanic	16.9%	31.3%	41.3%
Non-Hispanic	83.1%	68.7%	58.7%

SITE PLAN

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For more information, please call.



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