

# PRIME LOCATION IN SHERMAN OAKS - RETAIL SPACE FOR LEASE

4954 VAN NUYS BOULEVARD, SHERMAN OAKS, CA 91403



**cag** COMMERCIAL ASSET GROUP  
www.cag-re.com  
**For Lease**  
310.275.8222

1801 Century Park East, Suite 1420  
Los Angeles, California 90067  
P 310.275.8222 F 310.275.8223  
www.cag-re.com  
License #01876070

Alex Shabani  
Senior Managing Director  
Phone: 310.272.7397  
Email: alex@cag-re.com  
Lic: 01352902

**cag** COMMERCIAL ASSET GROUP



## SHERMAN OAKS RETAIL SPACE FOR LEASE

4954 VAN NUYS BOULEVARD, SHERMAN OAKS, CA 91403

### Highlights

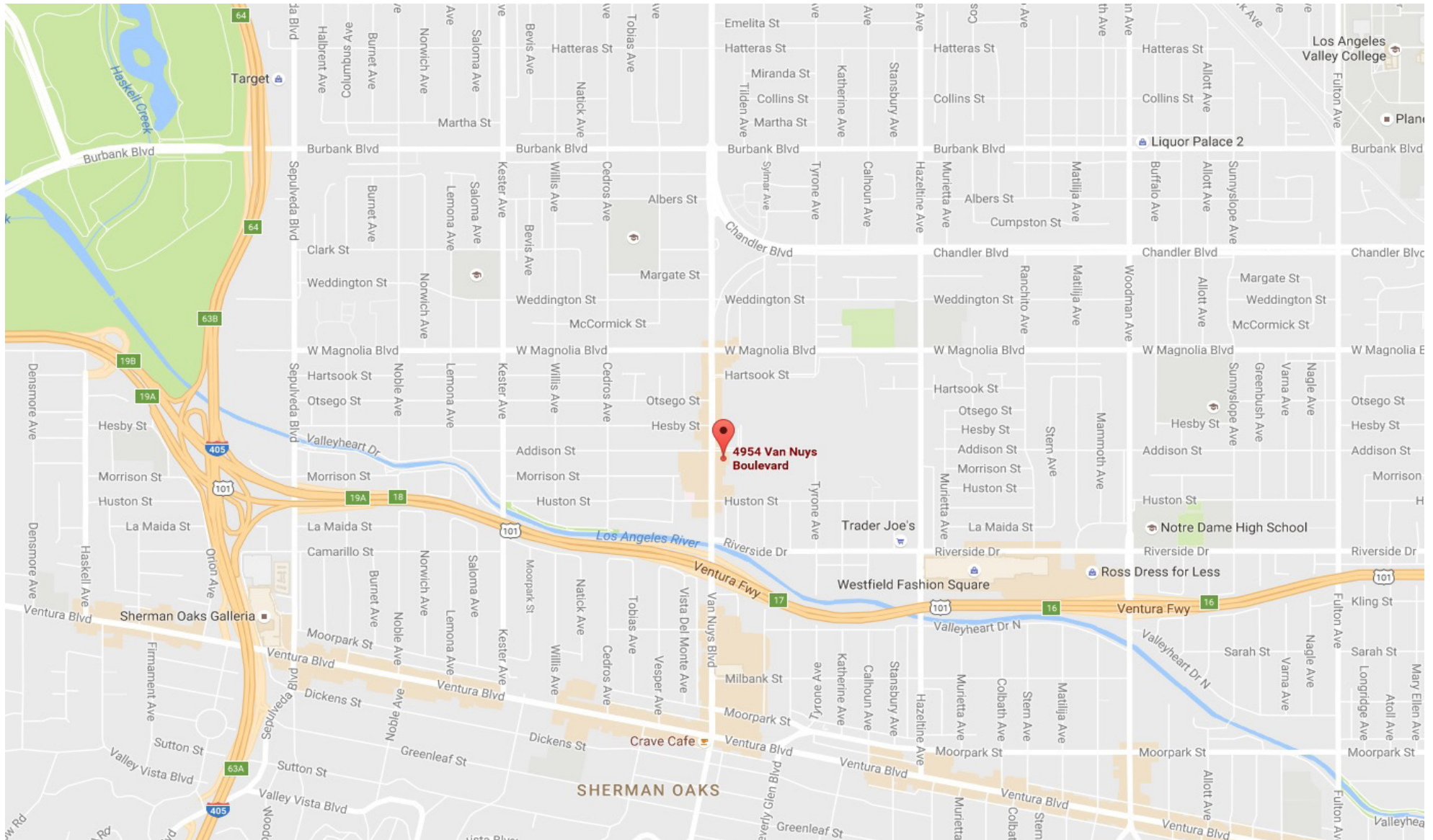
- Retail Space Available Approx. 1,350 SQ FT Right on Van Nuys Blvd.
- Busy Shopping Center
- Visibility and Signage
- Parking W. Attendee in Front and Rear of the Property
- Co Tenants: Yogurtland, Subway, Papa Johns, Flame Broiler
- Ideal for: Nail, Tax Office, Vitamin Shop, Beauty Supply, Insurance, Massage & Spa, Dental or Medical Office

### Area Amenities

- Signalized Intersection with Excellent Traffic Counts
- 45,000 Cars Per Day
- Strong Trade Area
- Surrounded by Major Retailers and Right Across Sherman Oaks Hospital
- Location Resting Near the 101 & 405 Freeways
- Major Thoroughfare
- 1-Mile AVG HH Income: \$94,328
- 1-Mile Population: 35,905

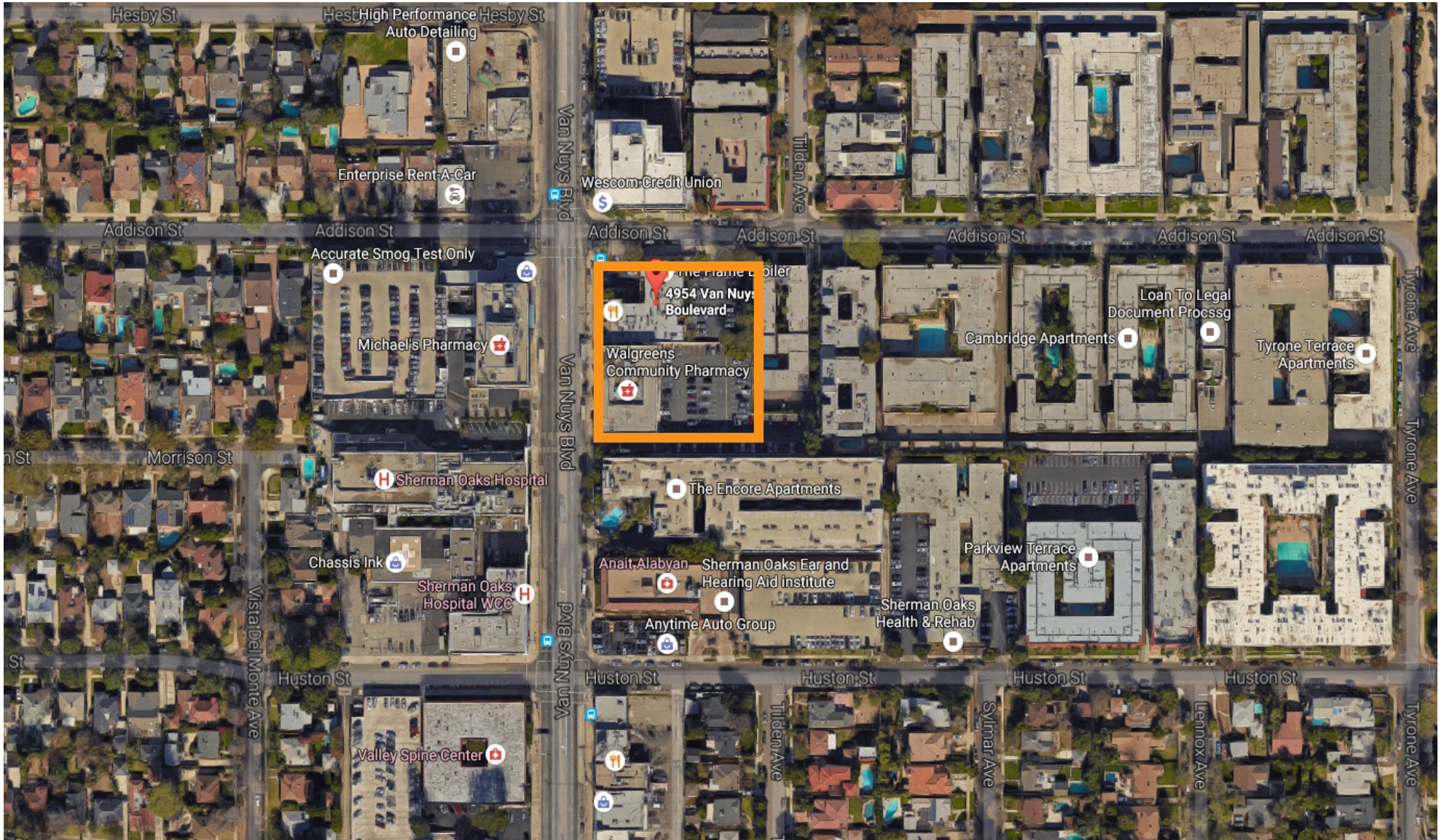
## MAP

4954 VAN NUYS BOULEVARD, SHERMAN OAKS, CA 91403



## AERIAL

4954 VAN NUYS BOULEVARD, SHERMAN OAKS, CA 91403



# DEMOGRAPHICS

4954 VAN NUYS BOULEVARD, SHERMAN OAKS, CA 91403

	1 Miles:	2 Miles:	3 Miles:
<b>Population: 2012B</b>			
Total Population	35,905	106,069	219,796
Female Population	52.4%	51.0%	50.7%
Male Population	47.7%	49.0%	49.3%
Population Density	10,798	8,863	8,375
Population Median Age	38.0	38.0	37.0
Total Employees	20,025	66,052	103,076
Total Establishments	3,412	10,776	17,541
Population Growth 2000-2010	7.7%	3.6%	2.2%
Population Growth 2012B-2017	1.6%	1.1%	0.5%
<b>Income: 2012B</b>			
Average Household Income	\$94,328	\$100,700	\$97,643
Median Household Income	\$66,816	\$65,416	\$60,999
Per Capita Income	\$46,594	\$44,160	\$39,318
Avg Income Growth 2000-2010	N/A%	N/A%	N/A%
Avg Income Growth 2012B-2017	14.5%	14.2%	14.3%
<b>Households: 2012B</b>			
Households	17,704	46,398	88,129
Average Household Size	2.01	2.27	2.47
Hhld Growth 2000-2010	2.7%	1.6%	1.1%
Hhld Growth 2012B-2017	1.4%	1.4%	1.2%
<b>Housing Units: 2012B</b>			
Owner Occupied Units	17,704	46,398	88,129
% Owner Occupied Units	96.1%	96.1%	95.9%
% Vacant Housing Units	3.9%	3.9%	4.1%
Owner Occ Housing Growth 2000-2010	7.2%	2.3%	2.0%
Owner Occ Housing Growth 2000-2017	7.4%	3.0%	2.5%
Owner Occ Housing Growth 2012B-2017	1.2%	1.0%	0.9%
Occ Housing Growth 2000-2010	2.6%	1.7%	1.2%
Occ Housing Growth 2010-2017	4.1%	3.8%	3.3%
Occ Housing Growth 2012B-2017	1.4%	1.4%	1.2%
<b>Race and Ethnicity: 2012B</b>			
% American Indian or Alaska Native Population	0.3%	0.5%	0.5%
% Asian Population	7.6%	6.4%	6.5%
% Black Population	6.3%	5.3%	4.9%
% Hawaiian or Pacific Islander Population	0.1%	0.1%	0.1%
% Multirace Population	4.6%	4.4%	4.5%
% Other Race Population	4.8%	11.4%	14.6%
% White Population	76.4%	72.0%	69.0%
% Hispanic Population	14.4%	26.9%	33.2%
% Non Hispanic Population	85.6%	73.1%	66.8%

## SITE PLAN

4954 VAN NUYS BOULEVARD, SHERMAN OAKS, CA 91403





For more information, please call.



1801 Century Park East, Suite 1420  
Los Angeles, California 90067  
Phone 310.275.8222 Fax 310.275.8223  
[www.cag-re.com](http://www.cag-re.com)  
License #01876070

Alex Shabani  
Senior Managing Director  
Phone: 310.272.7397  
Email: [alex@cag-re.com](mailto:alex@cag-re.com)  
Lic: 01352902

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.