

# PROMINENT RETAIL SPACE IN SHERMAN OAKS

14425 BURBANK BLVD, SHERMAN OAKS, CA 91401



**AVAILABLE**  
14425 BURBANK BLVD



**LEASING AGENTS**  
**(818) 501-2212**

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17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · BRE #01834124

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 footage 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.



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## FEATURES

- Approx. 1,460 and 1,750 SF Available
- Part Of A Larger Center With Numerous National Credit Tenants
- Prominent Pylon Signage

## AREA AMENITIES

- Signalized Intersection Of Burbank & Van Nuys
- Outstanding Morning & Evening Drive Time Traffic
- On-Site Parking Available
- Central San Fernando Valley Location



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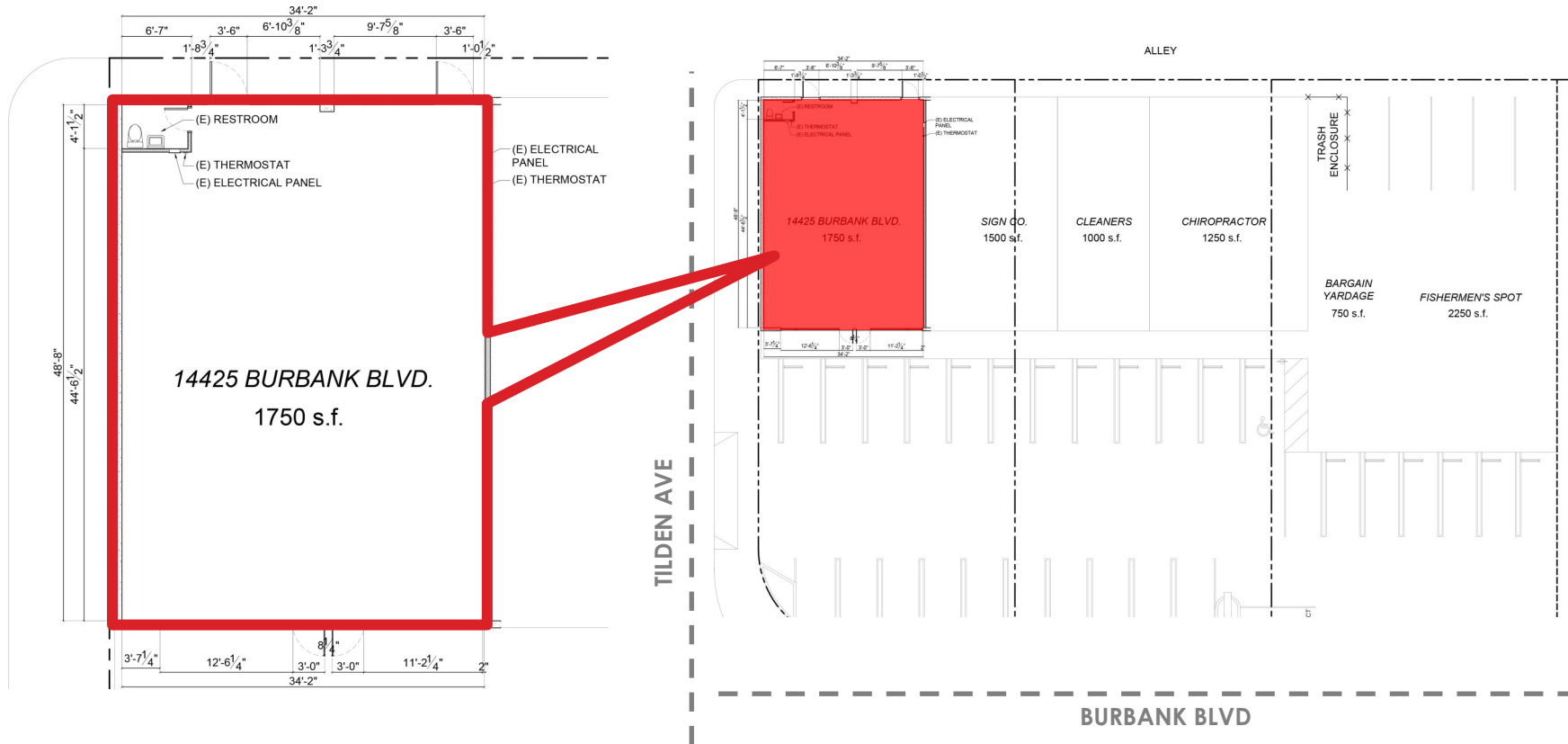
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DEMOS	1 mile	3 mile	5 mile
Population	39,899	273,915	672,879
Avg. HH Income	\$88,950	\$92,150	\$91,689
Daytime Pop.	16,112	112,333	221,027
Traffic Count	± 70,000 CPD @ Burbank & Van Nuys		

14445 Burbank Boulevard



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