

# SHERMAN OAKS RETAIL FOR LEASE

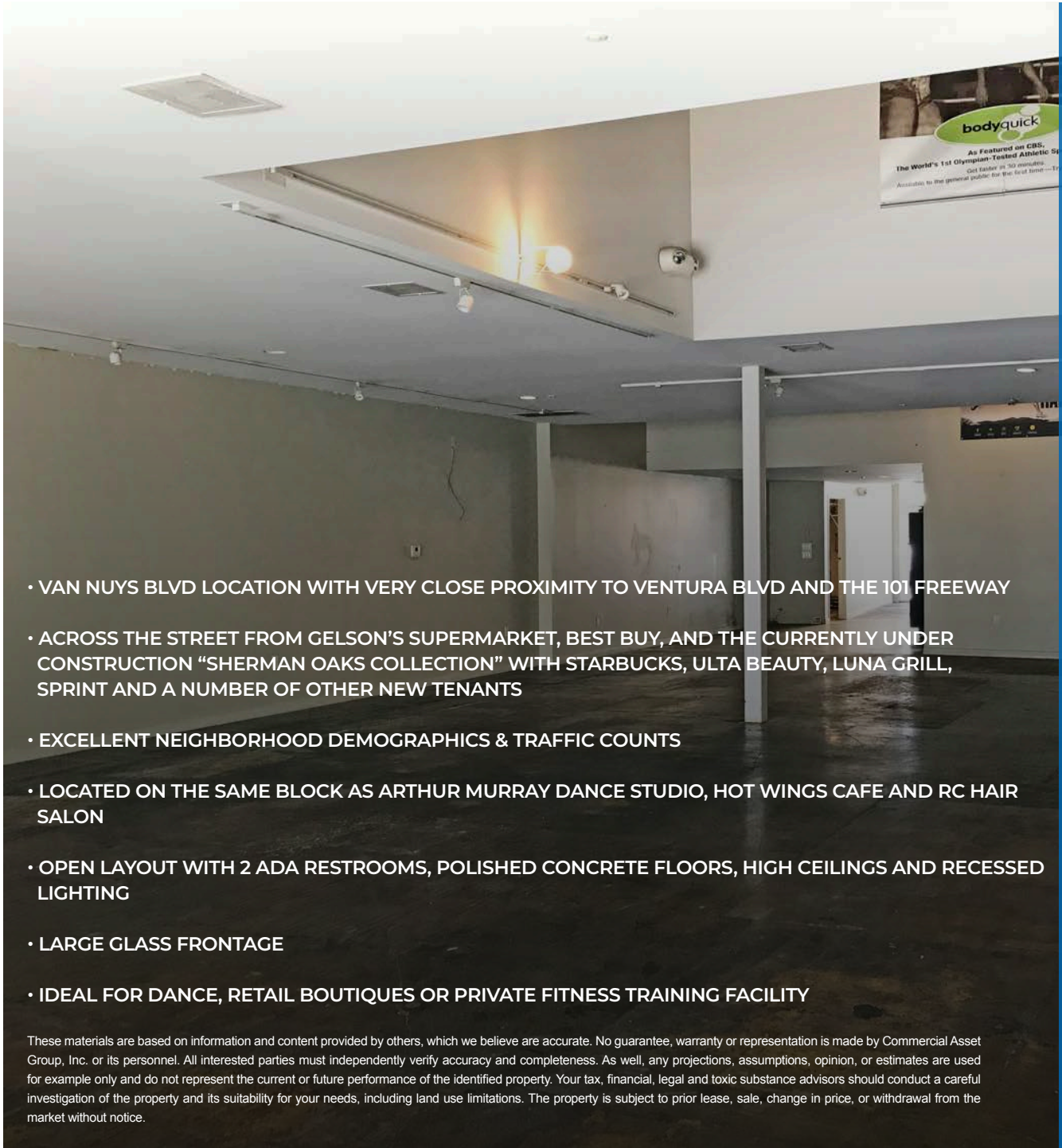
±2,549 SF AVAILABLE



4617 VAN NUYS BLVD  
SHERMAN OAKS, CA 91403



COMMERCIAL  
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- VAN NUYS BLVD LOCATION WITH VERY CLOSE PROXIMITY TO VENTURA BLVD AND THE 101 FREEWAY
- ACROSS THE STREET FROM GELSON'S SUPERMARKET, BEST BUY, AND THE CURRENTLY UNDER CONSTRUCTION "SHERMAN OAKS COLLECTION" WITH STARBUCKS, ULTA BEAUTY, LUNA GRILL, SPRINT AND A NUMBER OF OTHER NEW TENANTS
- EXCELLENT NEIGHBORHOOD DEMOGRAPHICS & TRAFFIC COUNTS
- LOCATED ON THE SAME BLOCK AS ARTHUR MURRAY DANCE STUDIO, HOT WINGS CAFE AND RC HAIR SALON
- OPEN LAYOUT WITH 2 ADA RESTROOMS, POLISHED CONCRETE FLOORS, HIGH CEILINGS AND RECESSED LIGHTING
- LARGE GLASS FRONTAGE
- IDEAL FOR DANCE, RETAIL BOUTIQUES OR PRIVATE FITNESS TRAINING FACILITY

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## SIZE

±2,549 SF

**AVAILABLE**  
IMMEDIATELY

## RATE

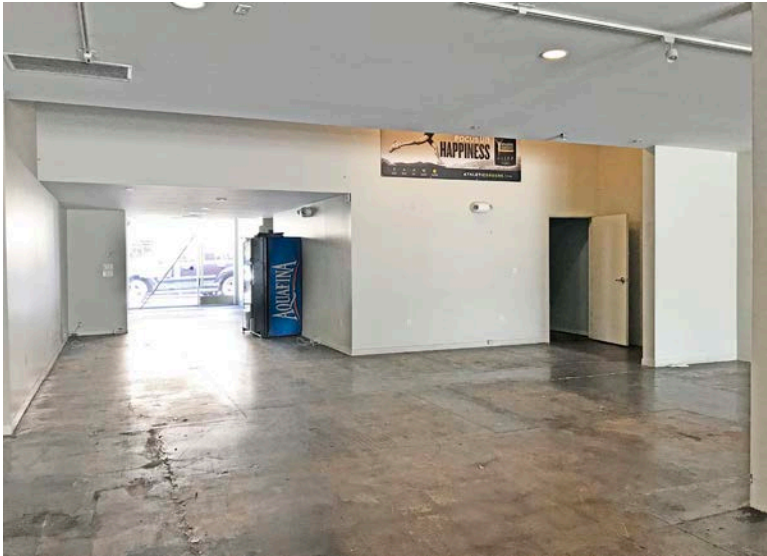
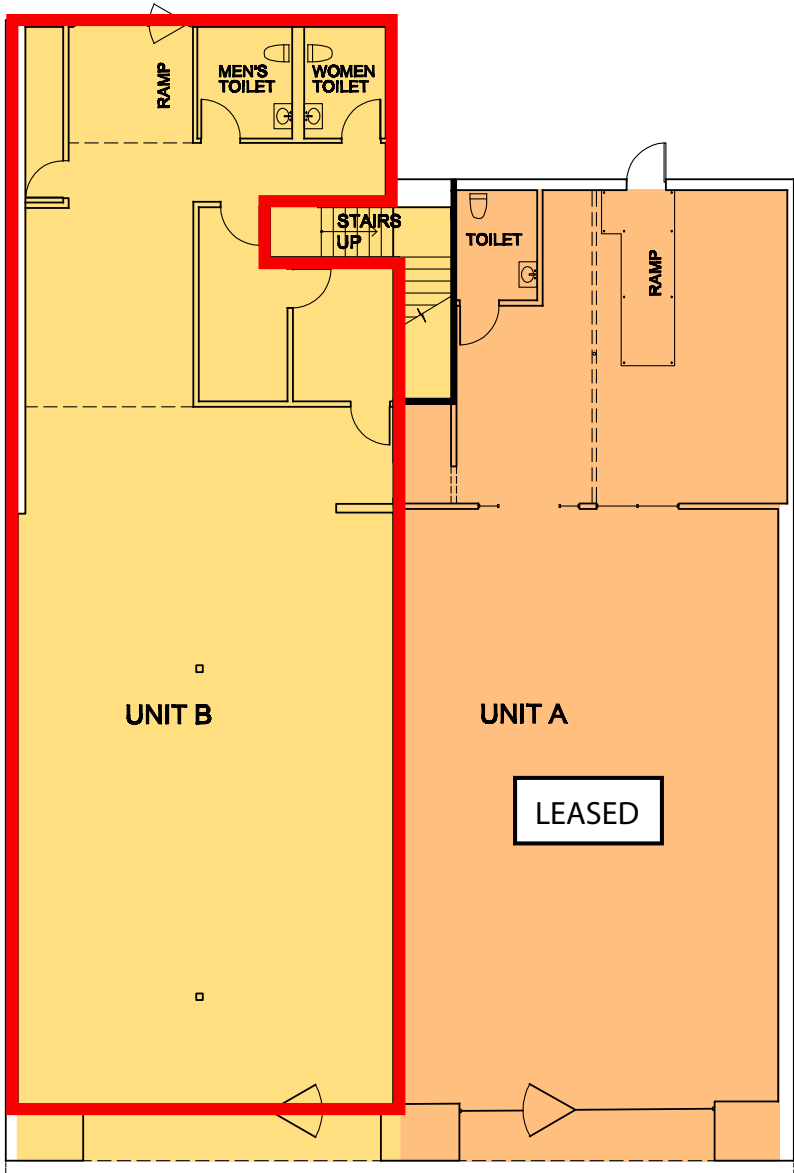
\$2.00 PSF + NNN /MO

NNN=±\$0.50 PSF/MO  
(2020 ESTIMATE)

## PARKING

THREE (3) SPACES  
IN REAR

# FLOOR PLAN





SHERMAN OAKS COLLECTION



Gelson's

BEST BUY

citibank

IN-N-OUT BURGER

AERIAL



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