



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

**RESTAURANT
AVAILABLE**




VIDEO TOUR
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2ND GENERATION RESTAURANT W/ LIQUOR LICENSE
15300 Ventura Blvd., Sherman Oaks, CA 91403



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2ND GEN RESTAURANT
SHERMAN OAKS, CA



2ND GENERATION RESTAURANT AVAILABLE



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5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

2ND GEN RESTAURANT
SHERMAN OAKS, CA

PROPERTY FEATURES

15300 Ventura Blvd., Sherman Oaks, CA 91403



APPROX. 7,150 SF

SHERMAN OAKS LANDMARK RESTAURANT / BAR
FORMER PUBLIC SCHOOL 818

- ✓ Open seating floor plan, bar, event room, private office, kitchen, storage, and 2 restrooms
- ✓ Seating capacity (occupant load): Restaurant: 277, bar: 18, 2 outdoor patios: 40 + 44
- ✓ Bar area: Seats 18 and has 24 beer taps
- ✓ Liquor license: Type 47 (full Liquor) is available
- ✓ Fully built out kitchen, 3 hoods, 3 walk in coolers and freezer, dry storage and more
- ✓ No key money
- ✓ Separate event room
- ✓ Zoning: LAC2

RENTAL RATE

± 7,150 SF | \$ 3.75 PSF + \$ 0.50 PSF NNN PER MONTH



2ND GEN RESTAURANT
SHERMAN OAKS, CA

AREA HIGHLIGHTS

15300 Ventura Blvd., Sherman Oaks, CA 91403



COURTYARD®
Marriott



- ✓ Across from Fox Radio Studios: The Steve Harvey Morning Show, AT40 with Ryan Seacrest, George Noory Coast to Coast
- ✓ High density of commercial buildings in the immediate vicinity
- ✓ High residential density and additional new multifamily projects in the area
- ✓ Near schools, places of worship, financial services, restaurants, shopping, entertainment
- ✓ Adjacent to the 101 & 405 freeways

POPULATION



1 MILE	3 MILE	5 MILE
22,394	153,420	457,891

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILE	5 MILE
\$130,424	\$120,603	\$108,711

DAYTIME POPULATION



1 MILE	3 MILE	5 MILE
24,634	160,022	457,261

TRAFFIC COUNT



- ± 92,067 CPD ON VENTURA BLVD & SEPULVEDA BLVD
- ± 200,000 CPD ON 405 FREEWAY



Adjacent to the 405 FWY



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NEIGHBORING TENANTS



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EXTERIOR PHOTOS

15300 Ventura Blvd., Sherman Oaks, CA 91403



Excellent visibility approx. 75 Ft frontage on Ventura Blvd and 70 Ft Frontage on Sepulveda Blvd



ROOF SIGNAGE AVAILABLE

Building top signage facing the 405 FWY with ±200,000 cars per day



5-story parking structure with 240 parking with parking attendant plus truck delivery access

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INTERIOR PHOTOS

15300 Ventura Blvd., Sherman Oaks, CA 91403



BAR AREA: SEATS 18



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BAR AREA: 24 BEER TAPS



GAME AREA



SEPARATE EVENT ROOM

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INTERIOR PHOTOS

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OUTDOOR PATIO FACING VENTURA BLVD



OUTDOOR FIRE PIT



OUTDOOR PATIO FACING SEPULVEDA BLVD



FULLY BUILT OUT KITCHEN, 3 HOODS, 3 WALK-IN COOLERS & FREEZER, DRY STORAGE AND MORE

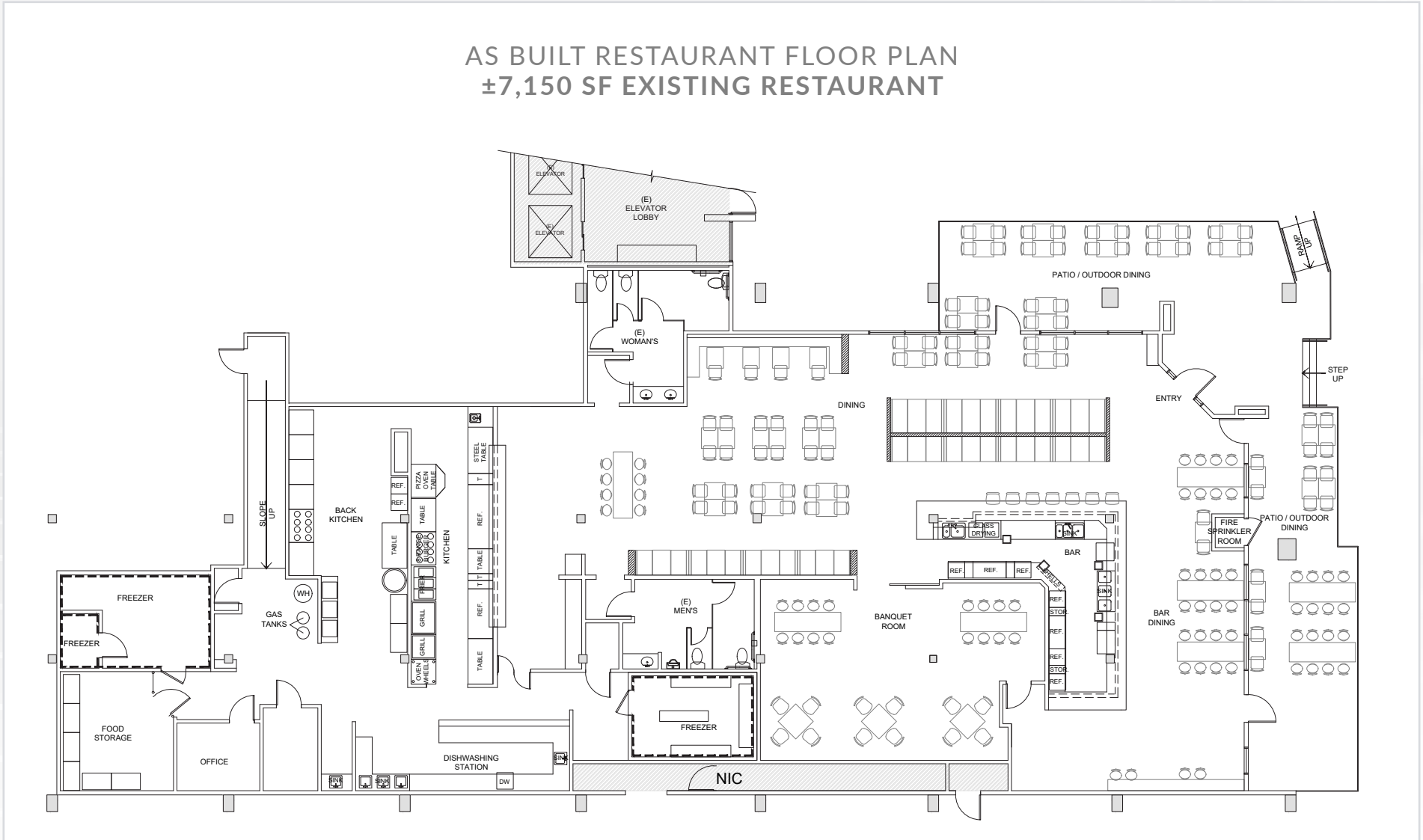


LARGE CAPACITY HOOD + PREP AREA

FLOOR PLAN

15300 Ventura Blvd., Sherman Oaks, CA 91403

AS BUILT RESTAURANT FLOOR PLAN ±7,150 SF EXISTING RESTAURANT

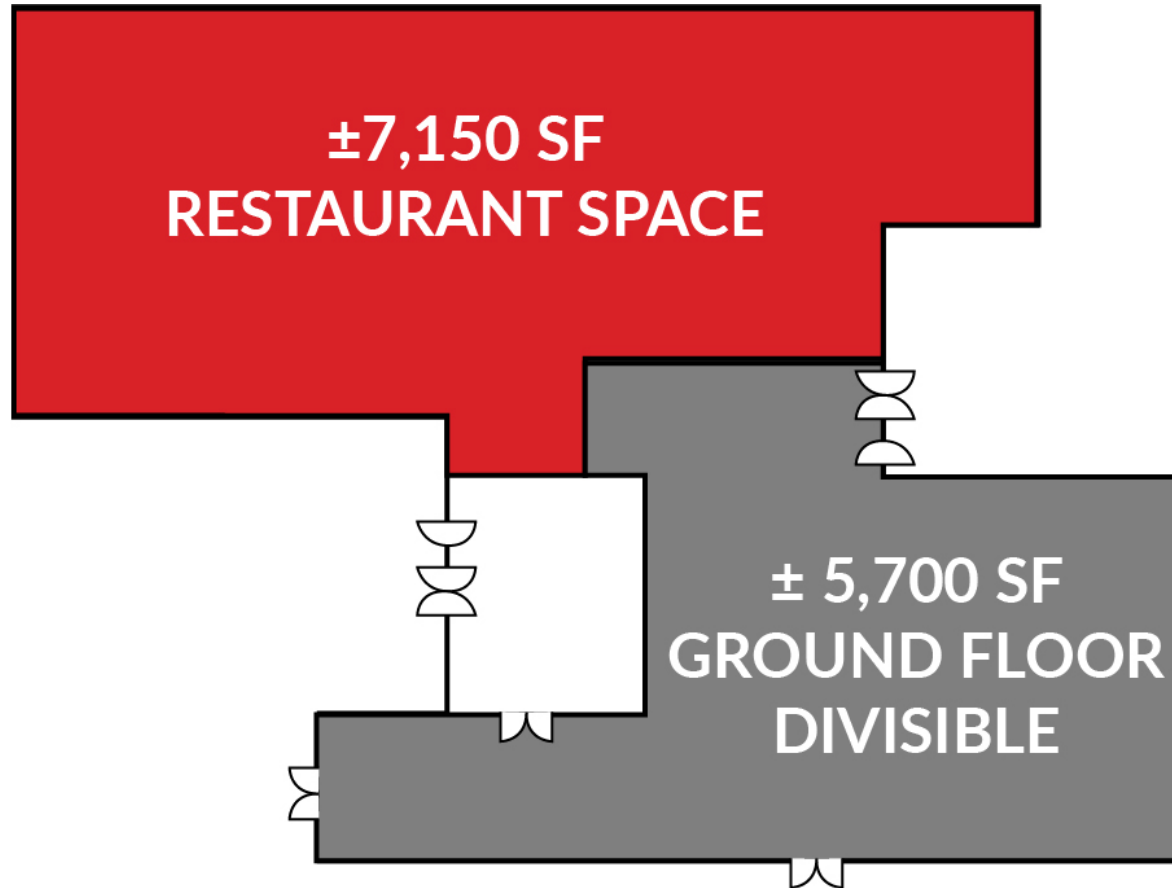


Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

ADDITIONAL SPACE AVAILABLE

15300 Ventura Blvd., Sherman Oaks, CA 91403

±7,150 SF EXISTING RESTAURANT + UP TO ±5,700 SF ADDITIONAL SPACE AVAILABLE
= TOTAL OF ±12,850 SF



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AVAILABLE

- US 101
- INTERSTATE CALIFORNIA 405
- The Cheesecake Factory
- g SHERMAN OAKS galleria
- Starbucks
- BUFFALO WILD WINGS
- BEN & JERRY'S
- FRIDA MEXICAN CUISINE
- WORLD MARKET
- CHASE
- Starbucks
- PAVILIONS
- CVS pharmacy
- BEST BUY
- Gelson's
- WHOLE FOODS MARKET
- MARMALADE Breakfast - Dessert - Lunch - Dinner CAFE
- Goodwill
- WELLS FARGO
- IN-N-OUT BURGER
- CITI
- EL TORITO

- Sleep
- CHIPOTLE MEXICAN GRILL
- SUBWAY
- BEST BUY
- ups
- WORLD MARKET
- The Cheesecake Factory
- Starbucks
- citi
- WHOLE FOODS MARKET
- MARMALADE Breakfast - Dessert - Lunch - Dinner CAFE
- IN-N-OUT BURGER
- g SHERMAN OAKS galleria
- AT&T
- PAVILIONS
- CVS pharmacy
- target
- Gelson's
- BUFFALO WILD WINGS
- 7 ELEVEN
- Jack in the box
- EL TORITO

AERIAL MAP



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