

BUILT OUT FITNESS SPACE ON VENTURA BLVD

14396 Ventura Blvd., Sherman Oaks, CA 91423

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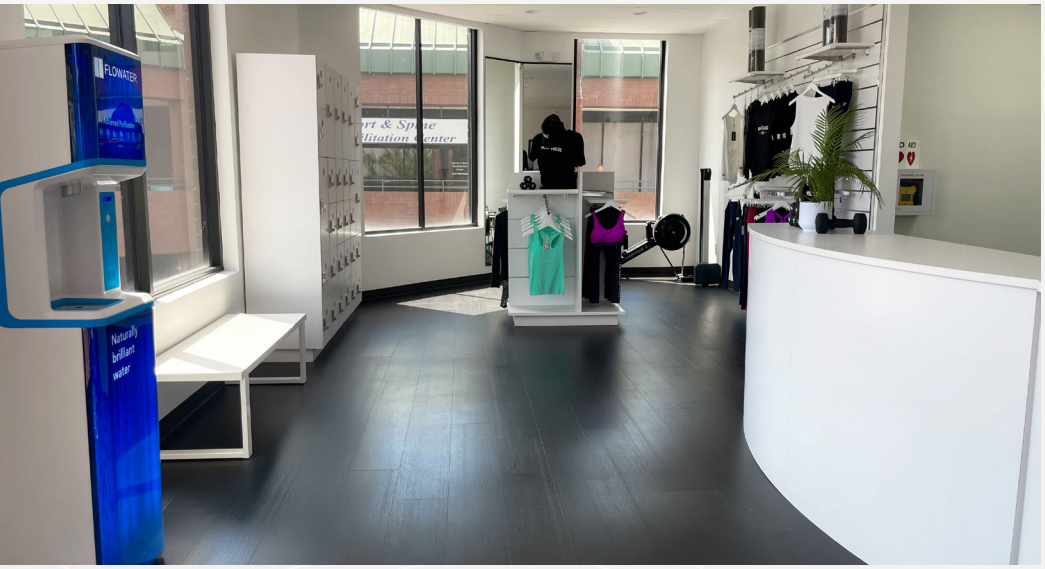
CoStar POWERBROKER
ICSC INNOVATING COMMERCE SERVING COMMUNITIES
MEMBER RETAIL BROKERS NETWORK

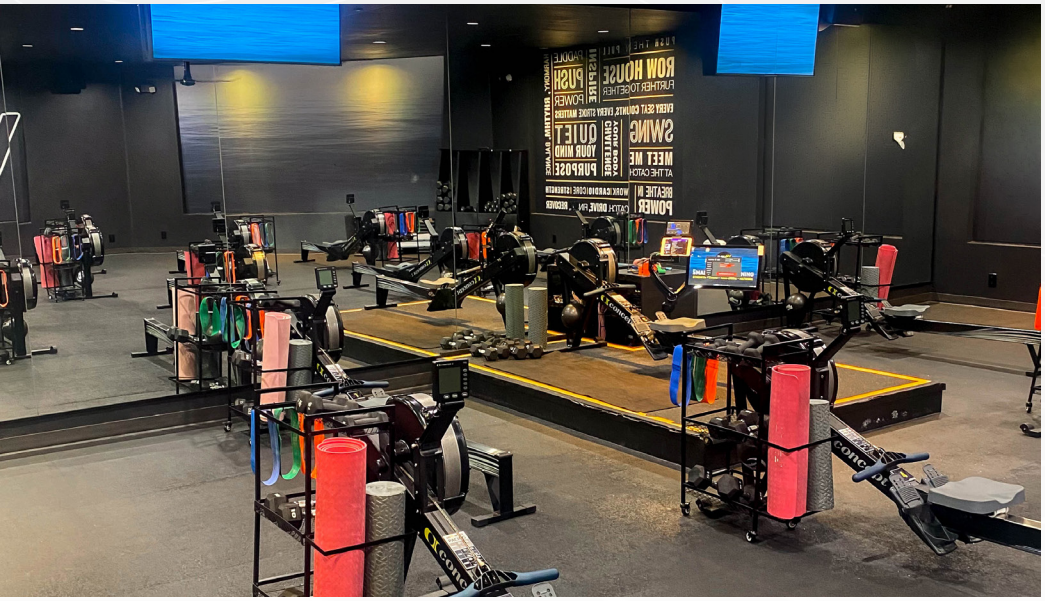
FITNESS SPACE
SHERMAN OAKS, CA

PROPERTY FEATURES

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APPROX. 2,296 SF

FITNESS SPACE AVAILABLE FOR LEASE

- ✓ Beautiful second floor retail space with **elevator access** | Currently occupied by "Row House". **Do not disturb existing tenant**
- ✓ First-class build-out for a franchised fitness operation
- ✓ Many upgrades throughout the space
- ✓ Asking key money for FF&E and business assets–contact broker for details
- ✓ Very rare opportunity in an extremely affluent area
- ✓ Co-tenants include Subway, Marco's Pizza, Mail Boxes N More, Alpha Dental, Queen Bee Nail Shop, Tova Surgical Center, Indian Cuisine, and more
- ✓ Fantastic signage facing intersection of Ventura Blvd and Beverly Glen

AREA AMENITIES

- ✓ Fantastic Trade Area with nearby tenants such as In N' Out Burger, Best buy, Gelsons, Starbucks, Whole Foods, Osteria La Buca, Mendocino Farms, Trattoria Del Sole, Ralph's, The Local Peasant, Chase Bank, Goodwill, CVS, Pura Padel, Sunglass Hut, Apple, and many more
- ✓ Blocks from Westfield Fashion Square
- ✓ Close to the 101/405 Interchange in Sherman Oaks

DEMOGRAPHICS	2 MILE	3 MILE	5 MILE
Population	88,784	177,549	506,856
Avg. HH Income	$145,981	$137,659	$121,194
Daytime Pop	32,279	182,235	508,398
Traffic Count	± 64,630 CPD ON VENTURA BLVD & BEVERLY GLEN BLVD		

FITNESS SPACE
SHERMAN OAKS, CA

INTERIOR PHOTOS

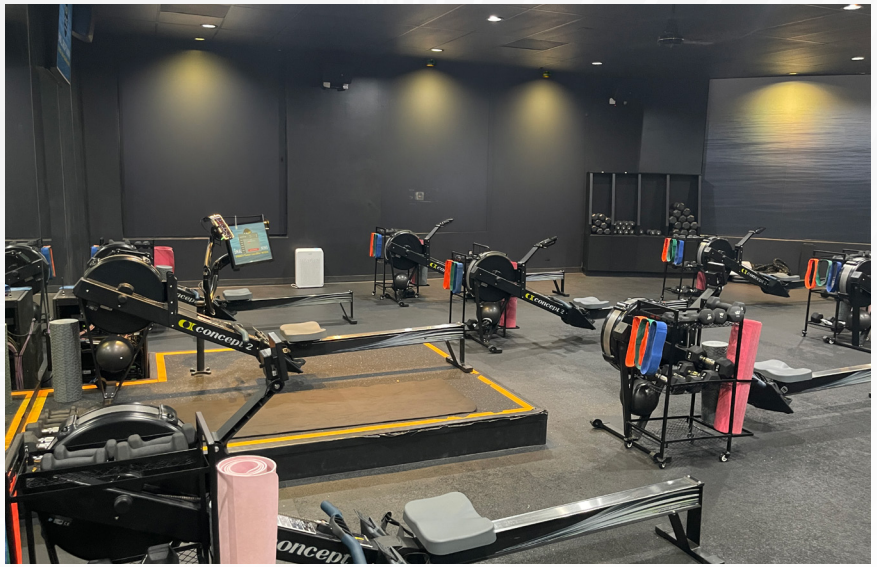
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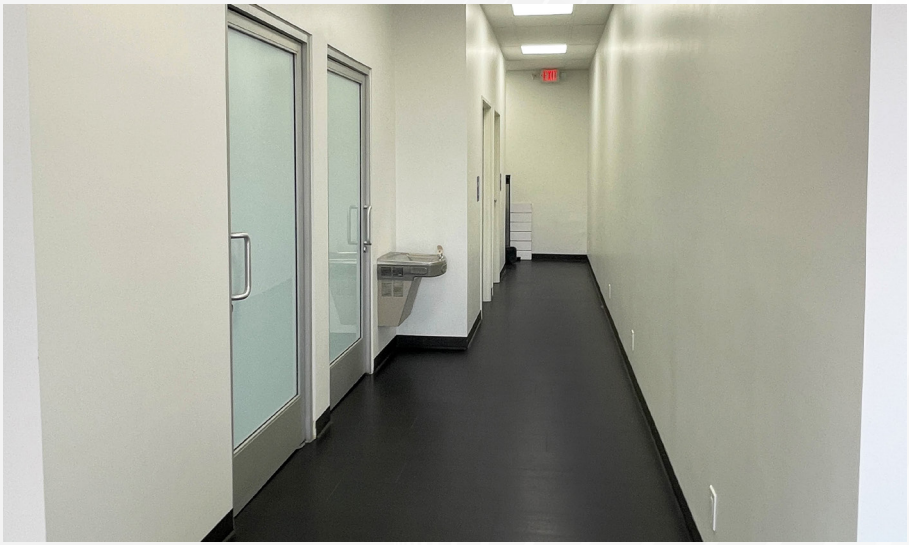
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INTERIOR PHOTOS

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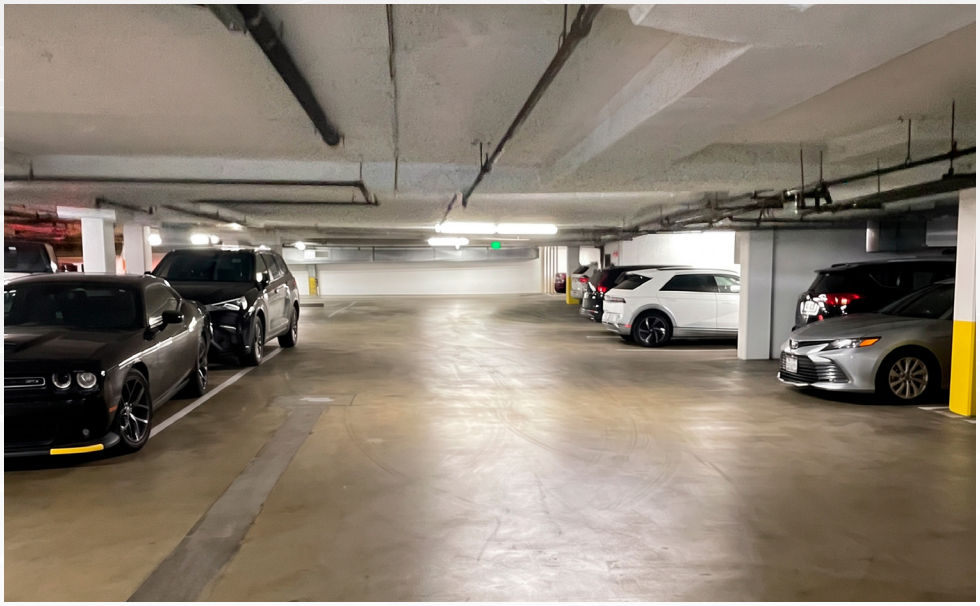
SUBTERRANEAN PARKING

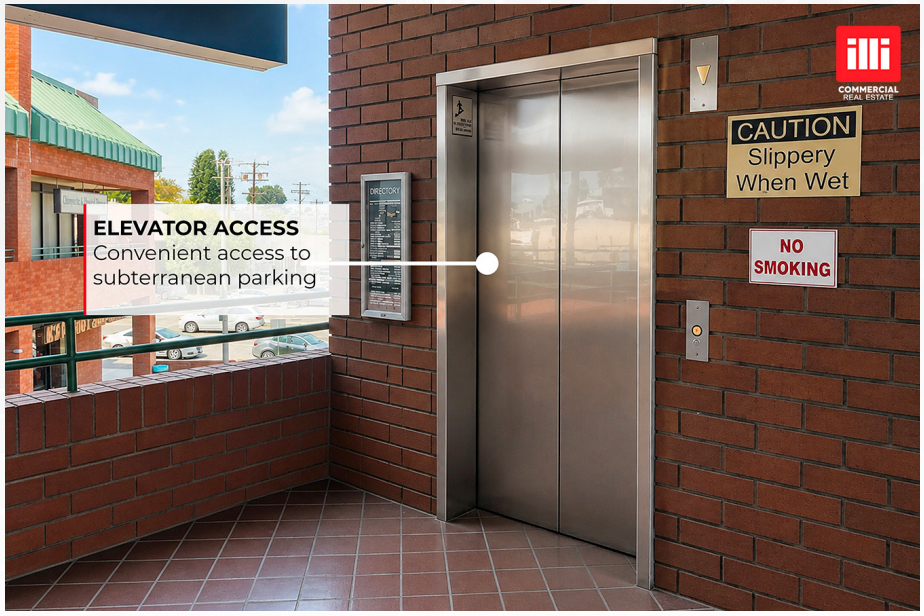
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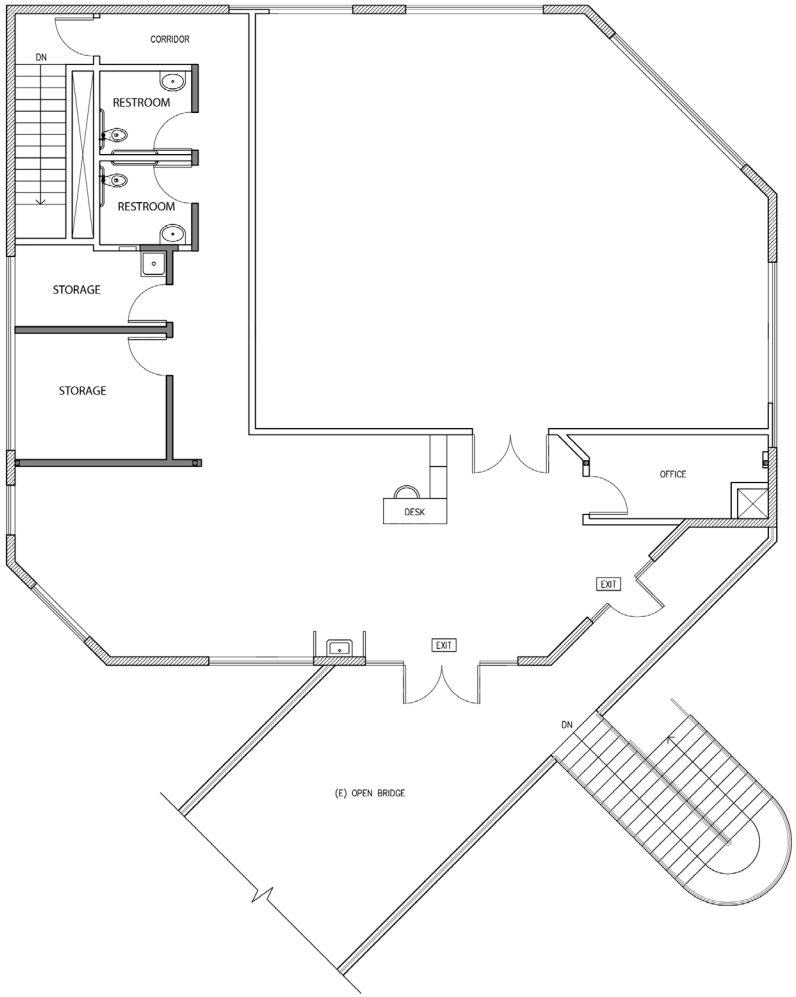


FITNESS SPACE
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FLOOR PLAN

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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.


INTERSTATE 405
ExtraSpace Storage
I- 405 ±230,051 CPD
VAN NUYS
101 & 405 FWY INTERCHANGE
±374,109 CPD
KESTER AVE
VALLEY VILLAGE
HAZELTINE AVE
VAN NUYS BLVD
BURGER KING
7 ELEVEN
Chick-fil-A
US 101
101 FREEWAY ±144,085 CPD
TRADER JOE'S
The Cheesecake Factory
SHERMAN OAKS galleria
BUFFALO WILD WINGS
BEN&JERRY'S
FRIDA MEXICAN CUISINE
SHERMAN OAKS
BEST BUY
Gelson's
AMC THEATRES
H&M
macy's
bloomingdales
MICHAEL KORS
EXPRESS
HOLLISTER
CVS pharmacy
BANK OF AMERICA
WHOLE FOODS MARKET
VENTURA BLVD ±48,518 CPD
PAVILIONS
IN-N-OUT BURGER
citi
Goodwill
WELLS FARGO
VENTURA BLVD
ELTORITO
MOORPARK ST.
ISLANDS fine burgers & drinks
Ralphs
jiffy lube
VAN NUYS BLVD
BEVERLY GLEN BLVD ±16,112 CPD
AVAILABLE
WESTWOOD/SANTA MONICA
STUDIO CITY

AERIAL MAP



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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 foot-age 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.