



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



EXCEPTIONAL RETAIL/OFFICE OPPORTUNITY IN SHERMAN OAKS, CA!

4645 Van Nuys Blvd, Sherman Oaks, CA 91403



ARMEN TCHAPANIAN
(818) 697-9362 | armen@illicre.com
DRE#02041876

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL/OFFICE SPACE
SHERMAN OAKS, CA

PROPERTY FEATURES

4645 Van Nuys Blvd, Sherman Oaks, CA 91403



APPROX. 1,100 SF

RETAIL/OFFICE SPACE AVAILABLE FOR LEASE

- ✓ Open floor plan with 2 private offices
- ✓ Clean, recently renovated unit with new carpet and fresh paint
- ✓ Three separate entrances providing convenient access and flexibility
- ✓ Signage opportunity
- ✓ Property has a gated parking lot for additional parking spaces
- ✓ Ideal for professional office, medical, retail or service-oriented uses, subject to zoning

AREA AMENITIES

- ✓ Convenient access to both 101 and 405 freeways
- ✓ Sherman Oaks location with strong surrounding demographics

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	000,000	000,000	000,000
 Avg. HH Income	\$000,000	\$000,000	\$000,000
 Daytime Pop	000,000	000,000	000,000
 Traffic Count	± 00,000 CPD ON STREET		

RETAIL/OFFICE SPACE
SHERMAN OAKS, CA

INTERIOR PHOTOS

4645 Van Nuys Blvd, Sherman Oaks, CA 91403





AERIAL MAP



COMMERCIAL
REAL ESTATE

ARMEN TCHAPANIAN

SENIOR ASSOCIATE

(818) 697-9362 | armen@illicre.com

DRE#02041876

TODD NATHANSON

PRESIDENT

(818) 514-2204 | todd@illicre.com

DRE#00923779



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #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 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.