

EXCEPTIONAL OFFICE OPPORTUNITY IN SHERMAN OAKS, CA!

4629 Van Nuys Blvd, Sherman Oaks, CA 91403

COMMERCIAL REAL ESTATE

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MEMBER RETAIL BROKERS NETWORK

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OFFICE SPACE
SHERMAN OAKS, CA

PROPERTY FEATURES

4629 Van Nuys Blvd, Sherman Oaks, CA 91403

illi COMMERCIAL REAL ESTATE
the sign of a profitable property





APPROX. 600 SF

OFFICE SPACE AVAILABLE FOR LEASE

- ✓ Clean, newly renovated office space
- ✓ Includes one private office
- ✓ Open and functional layout
- ✓ Central HVAC
- ✓ Great opportunity for a professional office or small business

AREA AMENITIES

- ✓ Convenient access to both 101 and 405 freeways
- ✓ Sherman Oaks location with strong surrounding demographics
- ✓ Ideal for professional office or service-oriented uses, subject to zoning

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	33,118	198,681	542,208
Avg. HH Income	$133,313	$132,130	$118,734
Daytime Pop	36,940	200,870	539,979
Traffic Count	± 297,468 CPD ON VAN NUYS BLVD & VENTURA FREEWAY		

INTERIOR PHOTOS

4629 Van Nuys Blvd, Sherman Oaks, CA 91403










405
ExtraSpace Storage
I- 405 ±230,051 CPD
101 & 405 FWY INTERCHANGE
±374,109 CPD
VAN NUYS
VALLEY VILLAGE
KESTER AVE
VAN NUYS BLVD
HAZELTINE AVE
US 101
101 FREEWAY ±144,085 CPD
TRADER JOE'S
AVAILABLE
SHERMAN OAKS
BEST BUY
Gelson's
VENTURA BLVD ±48,518 CPD
WHOLE FOODS MARKET
PAVILIONS
BANK OF AMERICA
IN-N-OUT BURGER
citi
Goodwill
WELLS FARGO
VENTURA BLVD
EL TORITO
MOORPARK ST.
ISLANDS
Ralphs
jiffy lube
WESTWOOD/SANTA MONICA
STUDIO CITY
BEVERLY GLEN BLVD

AERIAL MAP



COMMERCIAL
REAL ESTATE

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