

4419 VAN NUYS BLVD

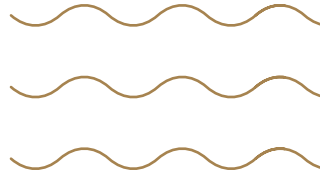


THREE DISTINCT RESTAURANT
OPPORTUNITIES **±1,660 SF - ±7,060 SF**
AT VAN NUYS BLVD AND VENTURA BLVD



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

WELCOME TO SHERMAN OAKS



The Valley is finally having its moment.
This is the epicenter of its transformation.



The Details:

Address: 4419 VAN NUYS BLVD.

Frontage: ±100' on Van Nuys Blvd

Parking: 128 parking spaces available on-site

Availability - **ALL SUITES RESTAURANT READY**

Suite A: ±3,200 SF

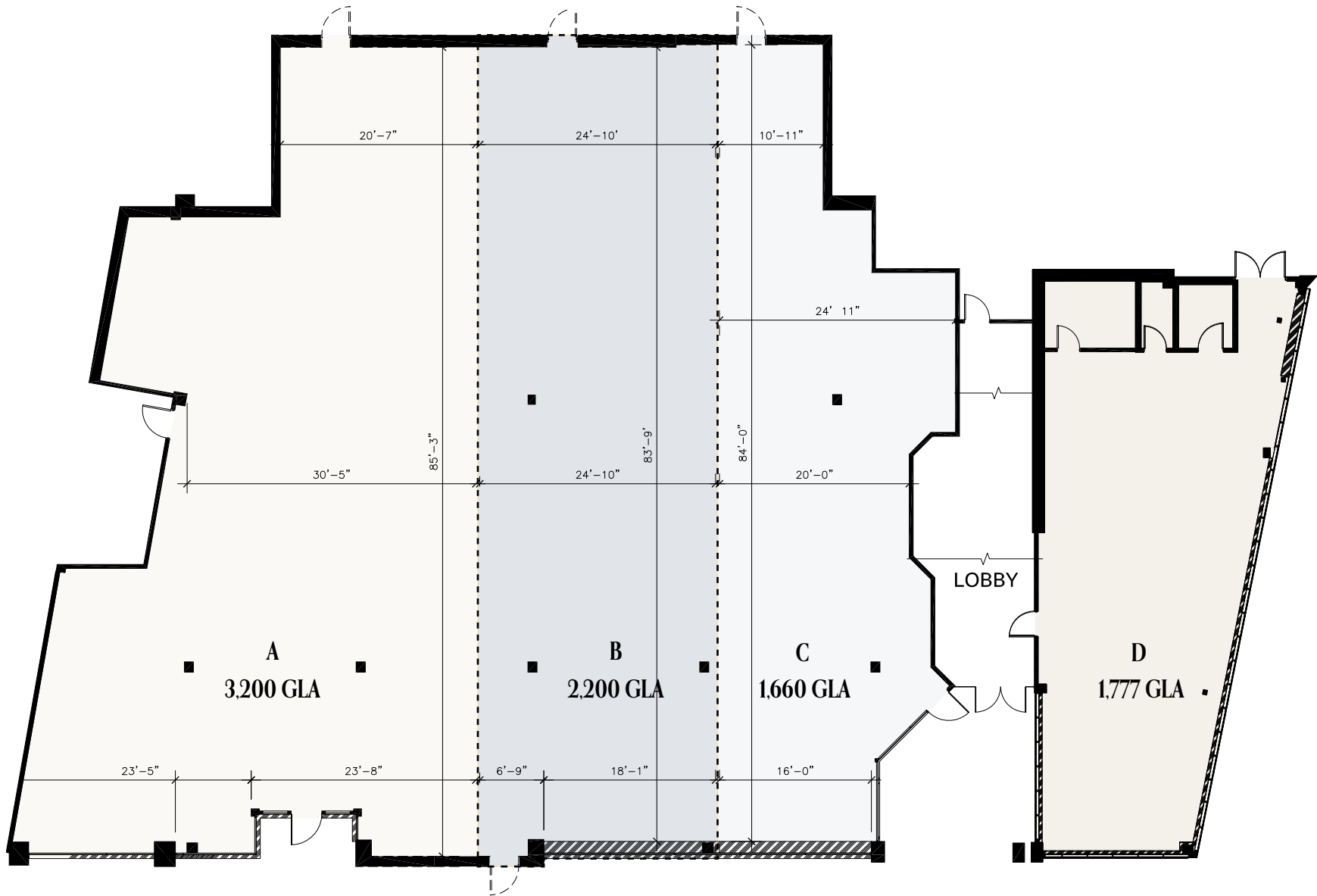
Suite B: ±2,200 SF

Suite C: ±1,660 SF

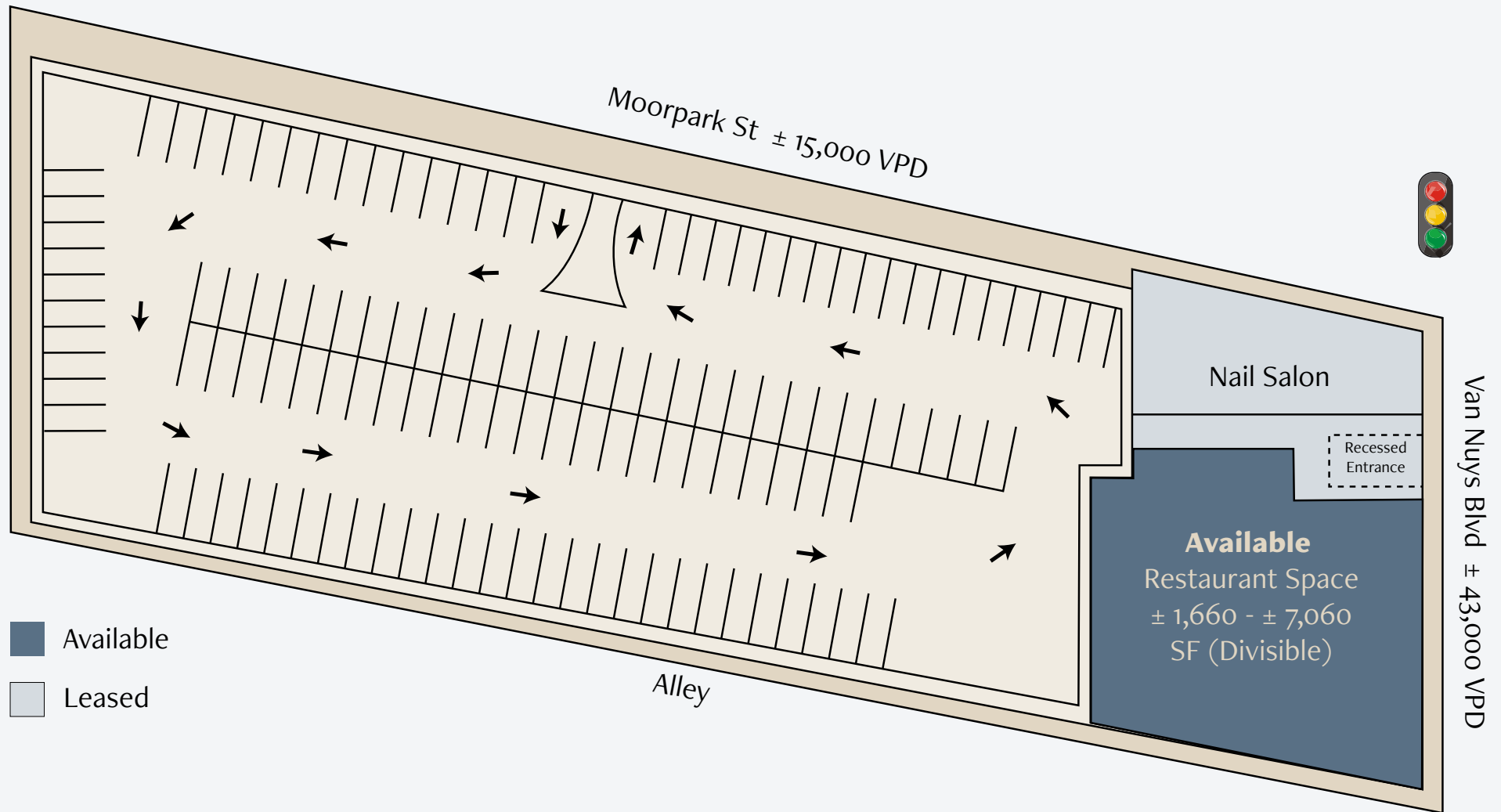
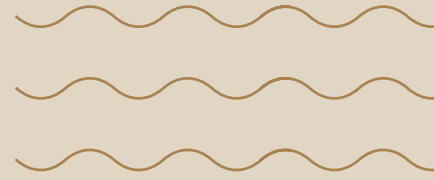
Suite D: ±1,777 SF



DEMISING PLAN



SITE PLAN



Westfield Fashion Square

	bloomingdales	 COACH NEW YORK	EXPRESS
GAP		HOLLISTER	LUSH
★macy's★	OLD NAVY	SEPHORA	TESLA
 UNI QLO	 VICTORIA'S SECRET	WHBM WHITEHOUSE BLACK MARKET	 CHIPOTLE MEXICAN GRILL
 KURA JAPANESE RESTAURANT & BAR	savata solid kitchen	85°C Bakery Cafe	Orangetheory®

Sherman Oaks Galleria

 REGAL	 BUFFALO WILD WINGS
 The Cheesecake Factory	FRIDA MEXICAN CUISINE
 P.F. CHANG'S	 24 FITNESS



- Retailers
- Eateries
- Grocers
- Fitness

DEMOGRAPHICS

3-mile radius

Consumer spending:

Total: **\$2.6B+**

Per capita: **\$15K**



\$126,367

Average
Household
Income



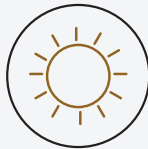
\$1.05 M

Median Home
Value



2.4

Average
Household
Size



102,664

Daytime
Employee
Population



48%

Bachelor's
Degree or
Higher





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