# VIA AVANTI

4827 Sepulveda Boulevard, Sherman Oaks, CA



JLL

ViaAvantiShops.com

# WHERE LIFESTYLE MEETS RETAIL

Elevate your brand at Via Avanti. This brand-new, Tuscan-inspired mixed-use community on the bustling Sepulveda corridor is engineered to attract the San Fernando Valley's most desirable shoppers. Capitalize on the area's powerful demographics and benefit from an unmatched shopper experience, featuring a stunning landscaped retail piazza with a serene water fountain and ample seating invites customers to stay and explore. Plant your flag off the 405/101 corridor and invite people from all over Los Angeles experience your business. Via Avanti is the premier destination for brands ready to grow.

## AVAILABILITY

**19,584 SF**
RETAIL/RESTAURANT

**16,460 SF**
SPECIALTY GROCER/RETAIL




**BRAND-NEW CONSTRUCTION**

**HIGH VISIBILITY EXPOSURE ON SEPULVEDA BLVD**
(+32,000 VPD)

**UNMATCHED REGIONAL ACCESS**
Proximity to US 101 (+214,000 VPD) AND I-405 (+204,000 VPD)

**RETAIL SYNERGY**
Near Sherman Oaks Galleria (2.4M annual visitors) and Westfield Fashion Square (5M annual visitors)

**BUILT-IN CUSTOMERS**
325 residential units on-site

**DEDICATED ONSITE PARKING**
Approx. 275 retail spaces

**174,000 DAYTIME EMPLOYEES**
within 3 miles

Sources: Placer.ai, 2026 & Sites USA, 2026

# SITE PLAN

| | |
|---|---|
| **SPECIALTY GROCER 1** | 16,460 SF |
| **RETAIL 2** | 943 SF |
| **RETAIL 3** | 3,823 SF |
| **RETAIL 4** | 5,279 SF |
| **RETAIL 5** | 1,881 SF |
| **RETAIL 6** | 2,045 SF |
| **RETAIL 7** | 2,179 SF |
| **RETAIL 8** | 2,159 SF |
| **RETAIL 9** | 1,275 SF |



# DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 22,143 | 182,041 | 510,953 |
| Average Household Income | $169,122 | $162,548 | $150,433 |
| Daytime Population | 45,504 | 173,882 | 392,988 |
| Total Retail Expediture (Annual) | $668.55 M | $3.84 B | $9.92 B |

Source: Sites USA, 2026











# THE VALLEY

The San Fernando Valley has seen tremendous growth in the past several years. This can be attributed to first-to-market retailers entering the market, as well as several redevelopments in the area.





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