

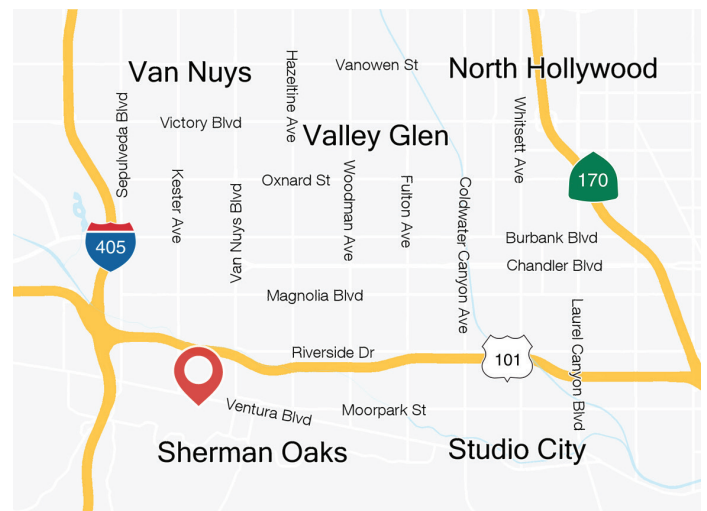


# 14743 Ventura Blvd

Sherman Oaks, CA

## Property Highlights:

- Approx. 8,470 Sq. Ft. Plus Patio Area
- Prime High Pedestrian Sherman Oaks Village Location Between Van Nuys Blvd. & Kester Ave.
- Excellent Visibility with Access on Two Streets
- Large at Grade Parking Lot with 193 Spaces
- Existing Pylon Signage
- One Half Mile East of Sherman Oaks Galleria (Arclight Theatre, 24 Hour Fitness, Urban Home, Cheesecake Factory, P.F. Chang's, China Bistro, Frida's, DSW Shoe Warehouse)
- Co-Tenants Include One of the Highest Grossing CVS's in Southern California & Party City
- Area Tenants include TJ Max, Urban Outfitters, Bank of America, Starbucks, Chipotle, Baja Fresh, Pavillions (Under Construction), Gelsons & Best Buy



## Traffic Count

VENTURA @ VESPER

43,000 CPD

## FOR MORE INFORMATION:

**Steven H. Weiss**  
Executive Vice President  
818 905 2400 Ext. 1634  
sweiss@naicapital.com  
Cal DRE License #0068554

**Jesse Paster**  
Vice President  
818 905 2400 Ext. 1624  
jpaster@naicapital.com  
Cal DRE License #01316106

AVAILABLE FOR LEASE  
 2nd Generation Landmark Restaurant  
 Ground Zero - Sherman Oaks Location

14743 Ventura Blvd

Sherman Oaks, California

Site Plan

