

RETAIL/FLEX SPACE: **FOR LEASE**

4533-4537 Sepulveda Boulevard, Sherman Oaks, CA 91403



SIZE: Approximately 4,300 square feet

RATE: \$3.00 per square foot, NNN (estimated to be \$0.30 per square foot per month)

TERM: 5-10 years

PARKING: On-site free of charge, public parking lot and and metered street parking

AVAILABLE: Immediately

- Pole signage for corner tenant
- Top of building signage
- 50' of window line
- 3 Phase power
- HVAC
- Food use ok, but no venting or grease traps
- Major vehicle exposure
- Large traffic counts: 150,000 CPD at Sepulveda and Ventura; 306,000 CPD at the 405/101 Freeway Interchange
- Walking distance to many restaurants, cafes, Whole Foods, and other services
- One block from World Market and Ventura Boulevard
- Located near the Sherman Oaks Galleria anchored by The Cheesecake Factory, PF Changs, Frida's Mexican Cuisine and DSW Shoe Warehouse.



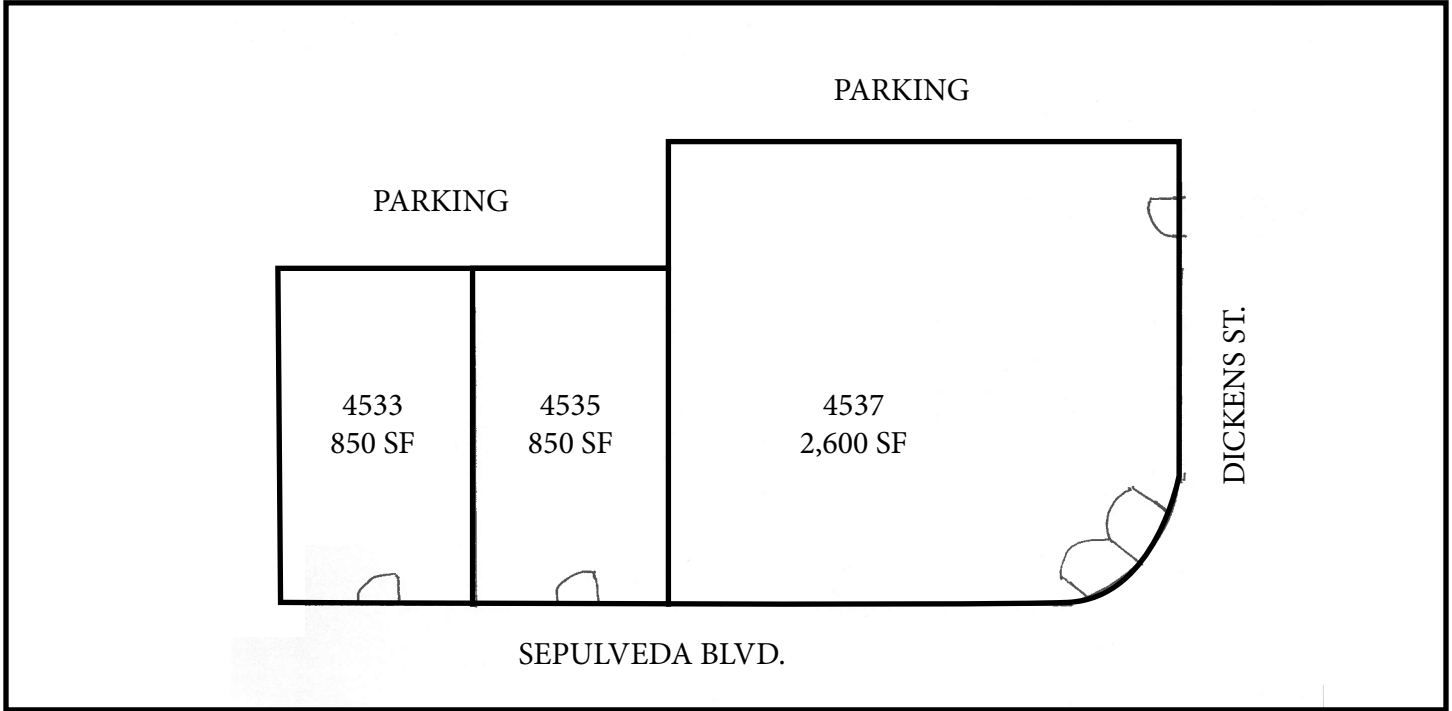
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

FLOOR PLAN & AREA MAP



AVAILABLE
4533-4537 Sepulveda Blvd

1. Hot 8 Yoga	9. Public School 818	18. Mel's Drive-In	27. Buffalo Exchange	35. American Vintage
2. McDonald's	10. Mulberry Street Pizzeria	19. Goodwill	28. Panda Express	36. Gyu-Kaku Japanese BBQ
3. IHOP	11. Blue Jam Cafe	20. Chipotle	29. Nothin Bundt Cakes	37. In-N-Out Burger
4. California Chicken Cafe	12. My Gym	21. House of Billiards	30. MidiCi The Neapolitan Pizza Co.	38. Pavilions
5. Shiraz	13. El Pollo Loco	22. Jimmy Au's	31. Urban Outfitters	39. Dojo Sushi
6. The Little IZAKA-YA by KATSU-YA	14. Toast Cafe	23. Party City	32. Happy Days	40. Fatburger
7. Whole Foods	15. Kung Pao China Bistro	24. Marie Callendars	33. Iguana Vintage Clothing	41. Mendocino Farms
8. Cost Plus World Market	16. Panzanella Ristorante	25. CVS	34. Light Bulbs Unlimited	42. Ralphs



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