

FOR SALE - THE VILLAGE AT SHERMAN OAKS



14550-54 VENTURA BOULEVARD
SHERMAN OAKS, CA 91403

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PROPERTY INFORMATION

Address:	14550-54 Ventura Boulevard, Sherman Oaks, CA 91403
Available Space:	2,564 square feet of building on 6,002 square feet of land.
Asking Price:	\$1,575,000 all cash to Seller at close of escrow.
NOI:	\$71,349.30
Cap Rate:	4.67%

PROPERTY HIGHLIGHTS

- ◆ First time on the market in 35 years.
- ◆ 10 single parking spaces off rear alley.
- ◆ Located in the best part of Ventura Boulevard.
- ◆ Bite-sized three-tenant investment with Juice Crafters (11 locations in Southern California), Happy Days Café (Specialty Desserts), and Steel Santos (Vintage Furniture)

For further information or tour, please contact exclusive agent:

Marc Pollock, DRE License #00881177

Office 310.826.8000 / Mobile 310.433.0441

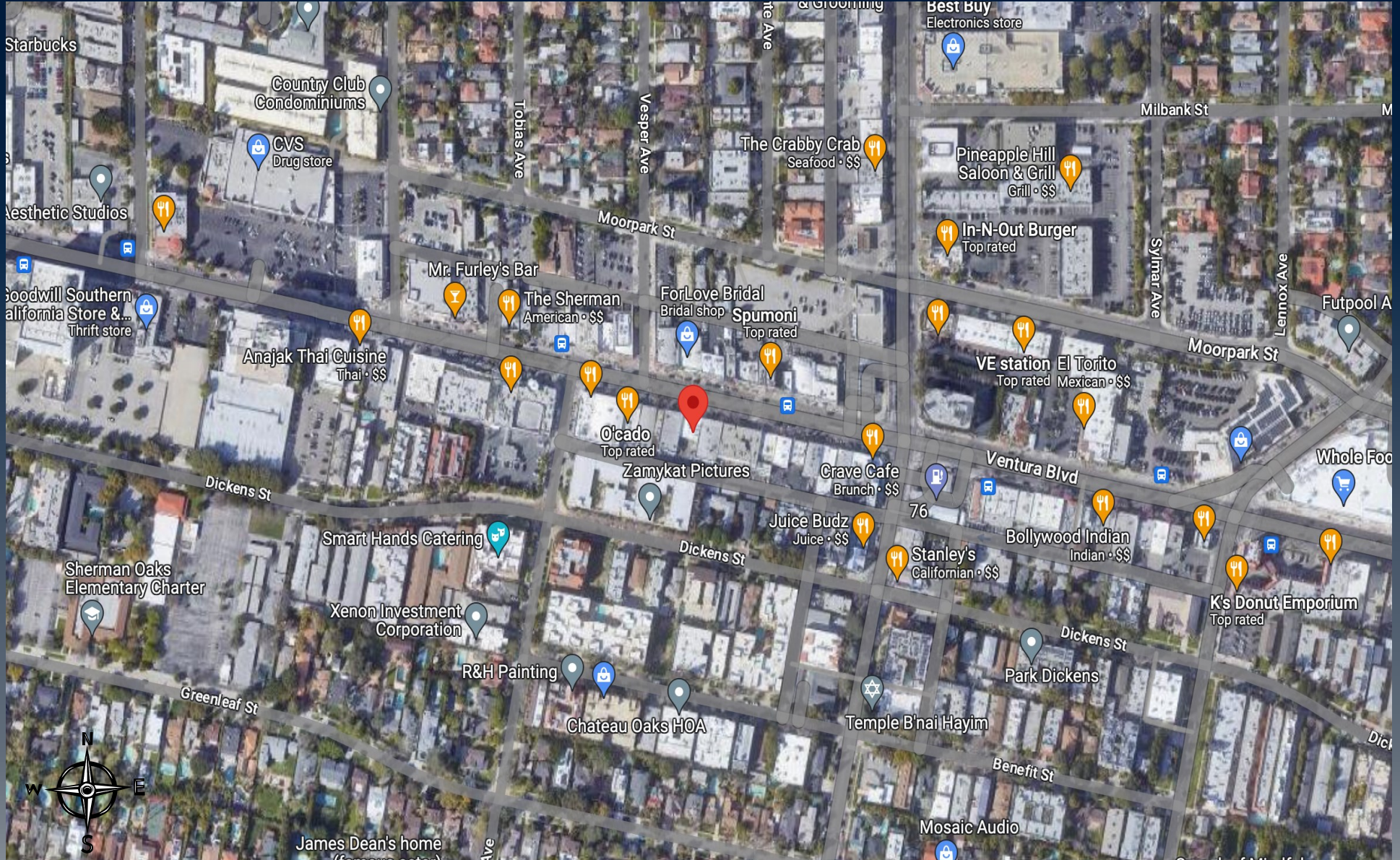
Marc@WestsideRetail.com

This information has been obtained from sources believed reliable, and the information contained on any site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size or nature of improvements, nor the identity or location of any existing or proposed tenant. While we do not doubt the accuracy contained in this offering package, we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. Westside Retail, Inc. 2023

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