

OFFICE/RETAIL SPACE
FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

4716 - 4716 1/2 WOODMAN AVENUE
SHERMAN OAKS, CA 91423

TED TOMPKINS

VICE PRESIDENT

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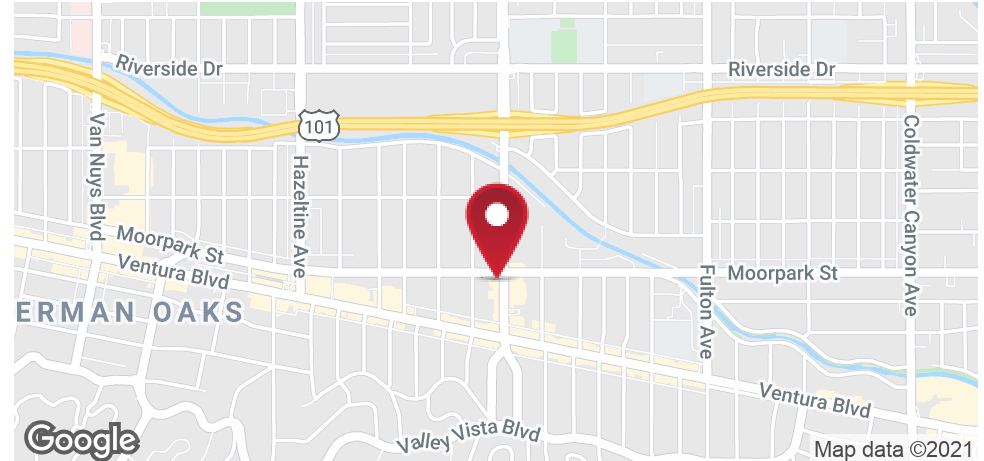
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CALDRE #00982541

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SUITE 200
GLENDALE, CA 91202
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CALDRE #00983560

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**OFFERING SUMMARY**

Available Space: 1,442 SF

Lease Rate: \$2.26/SF/MO
Multi-tenant
Lease Gross

Fenced Rear Parking Spaces: 5

Term: Submit

PROPERTY OVERVIEW

1,442 square foot office/retail space; two (2) large open rooms, kitchenette, copy room, three (3) restrooms and three (3) large closets

Virtual Tour: <https://my.matterport.com/show/?m=4xMubp7dyLP>

DISCLAIMER: All information provided herein together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct independent investigation and verification of all information including but not limited to condition of the property, compliance or lack of compliance with applicable governmental requirements, development potential or suitability, financial performance of the property, projected financial performance of the property, any party's intended use or any and all other matters.

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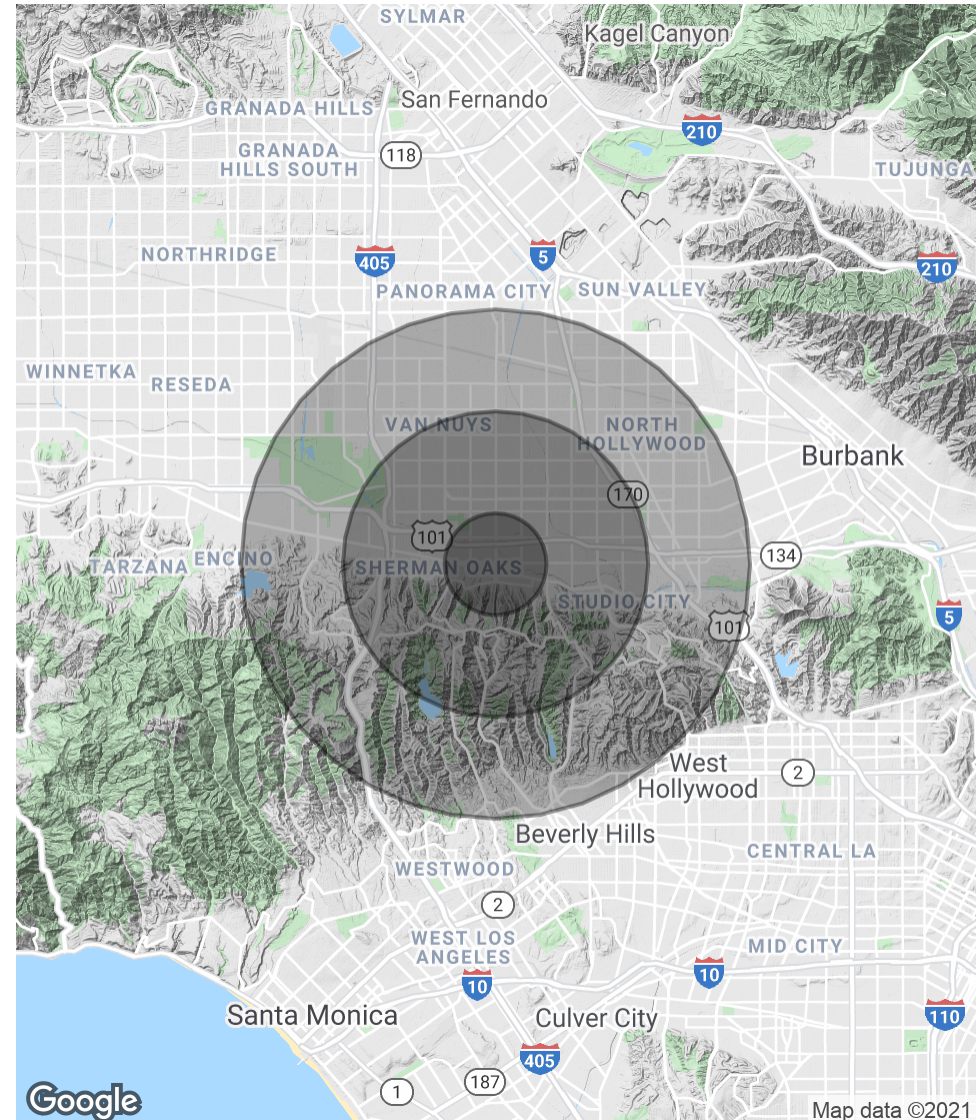
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,531	217,056	545,998
Average age	38.8	37.3	35.5
Average age (Male)	38.9	36.4	34.9
Average age (Female)	38.8	38.2	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	13,218	91,333	206,780
# of persons per HH	2.1	2.4	2.6
Average HH income	\$97,897	\$93,623	\$92,993
Average house value	\$761,398	\$766,733	\$783,545

* Demographic data derived from 2010 US Census

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