

# SHERMAN OAKS galleria



COMMERCIAL  
REAL ESTATE

## EXCLUSIVE LEASING AGENTS

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15301 Ventura Blvd., Sherman Oaks, CA, 91403 · 818.862.2640 · [www.galleriaretail.com](http://www.galleriaretail.com)

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## Executive Summary

illi Commercial Real Estate and May Realty Advisors, are pleased to present the premiere shopping destination Southern California. The Sherman Oaks Galleria is in the heart of the Encino/ Sherman Oaks financial district, situated at the bustling intersection of Ventura Boulevard and Sepulveda Boulevard.

Sherman Oaks is an affluent neighborhood in the San Fernando Valley region in the city of Los Angeles, California. In contrast to much of the Valley, the area is relatively urbanized, with commercial skyscrapers along Ventura Boulevard spanning 18 miles. Ventura Boulevard is the world's longest avenue of contiguous businesses. In addition, residential neighborhoods are mixed with condominium and apartment densities alongside single-family residential homes. The area is a local hub for regional transportation, business and shopping.

The Sherman Oaks Galleria features a quality tenant mix, who draw daily visitors. Tenants include 24 Fitness, Arclight Cinemas, Paul Mitchell the School, Burke Williams, Buffalo Wild Wings, P.F. Changs, and The Cheesecake Factory.



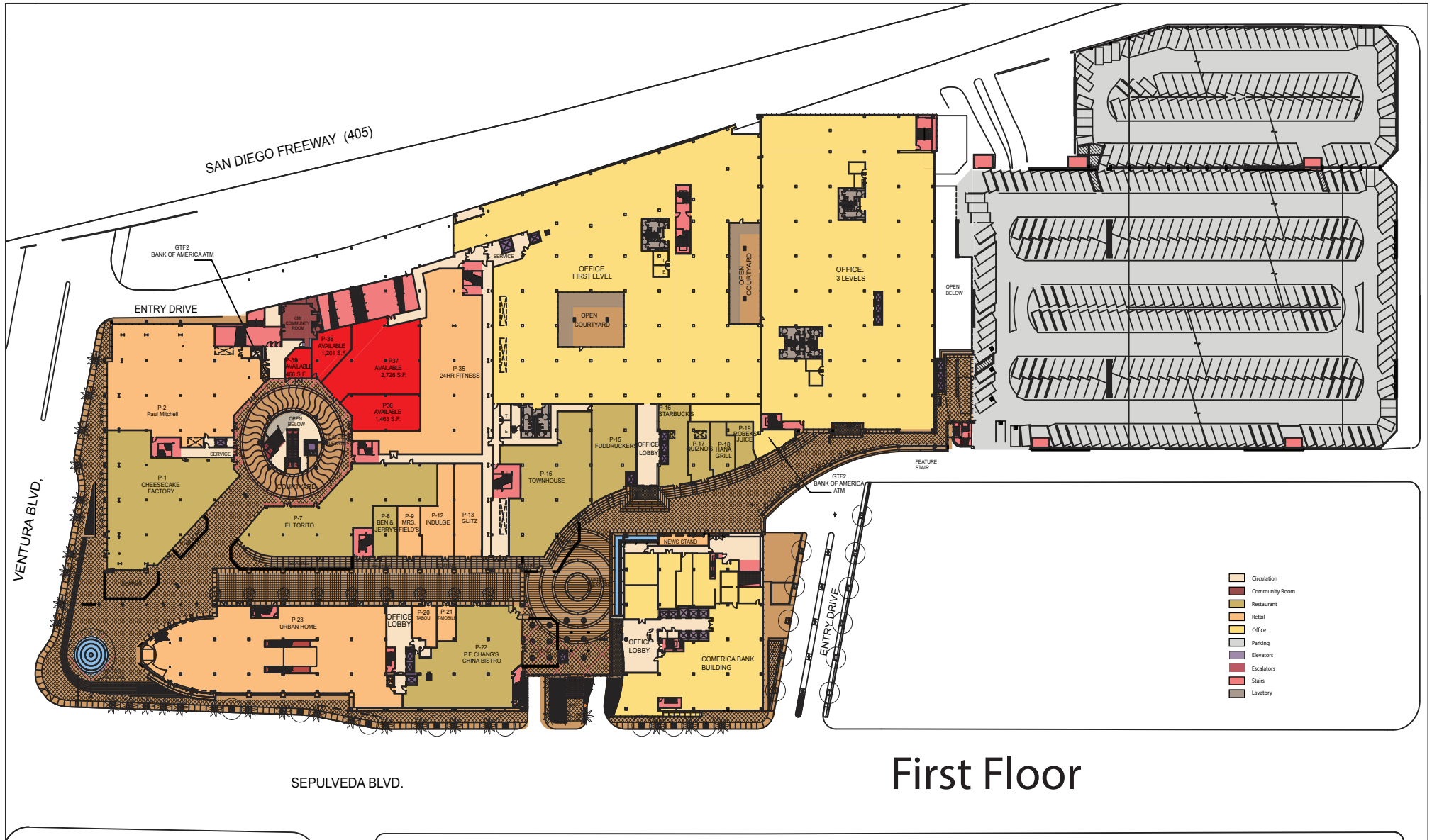
g P.F. Chang's China Bistro  
DeVry University  
Prospect Mortgage

## Highlights

- 3,200 Employees On Site With 20,000 Employees Within a One-Mile Radius
- 5,000 Visitors Per Day!
- Covered Parking Garage with Over 3,400 Spaces + Valet
- Over 300,000 Square Feet of Retail & 700,000 Square Feet of Office
- Traffic Counts Exceeding 100,000 Cars on Ventura Blvd & Sepulveda Blvd.
- Directly Adjacent and Visible to the Busiest Freeway Interchange in the Nation 101 & 405 Freeways - Over 275,000 Cars Per Day
- Steady Pedestrian Traffic Throughout the Day From 24 Hour Fitness and a 16-Screen Arclight Cinemas.
- New High-End Residential Developments in the Area

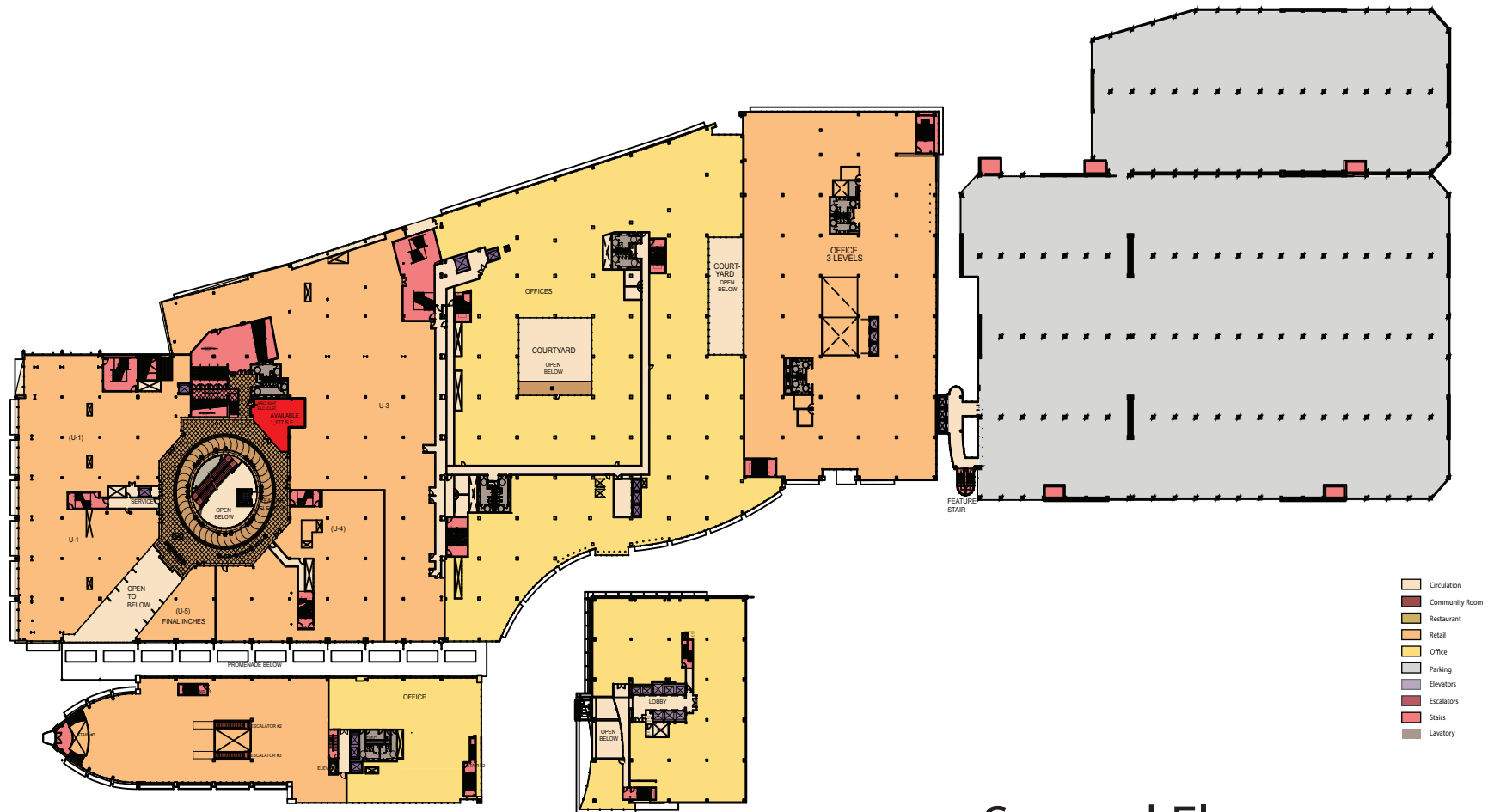


## First Floor Plan



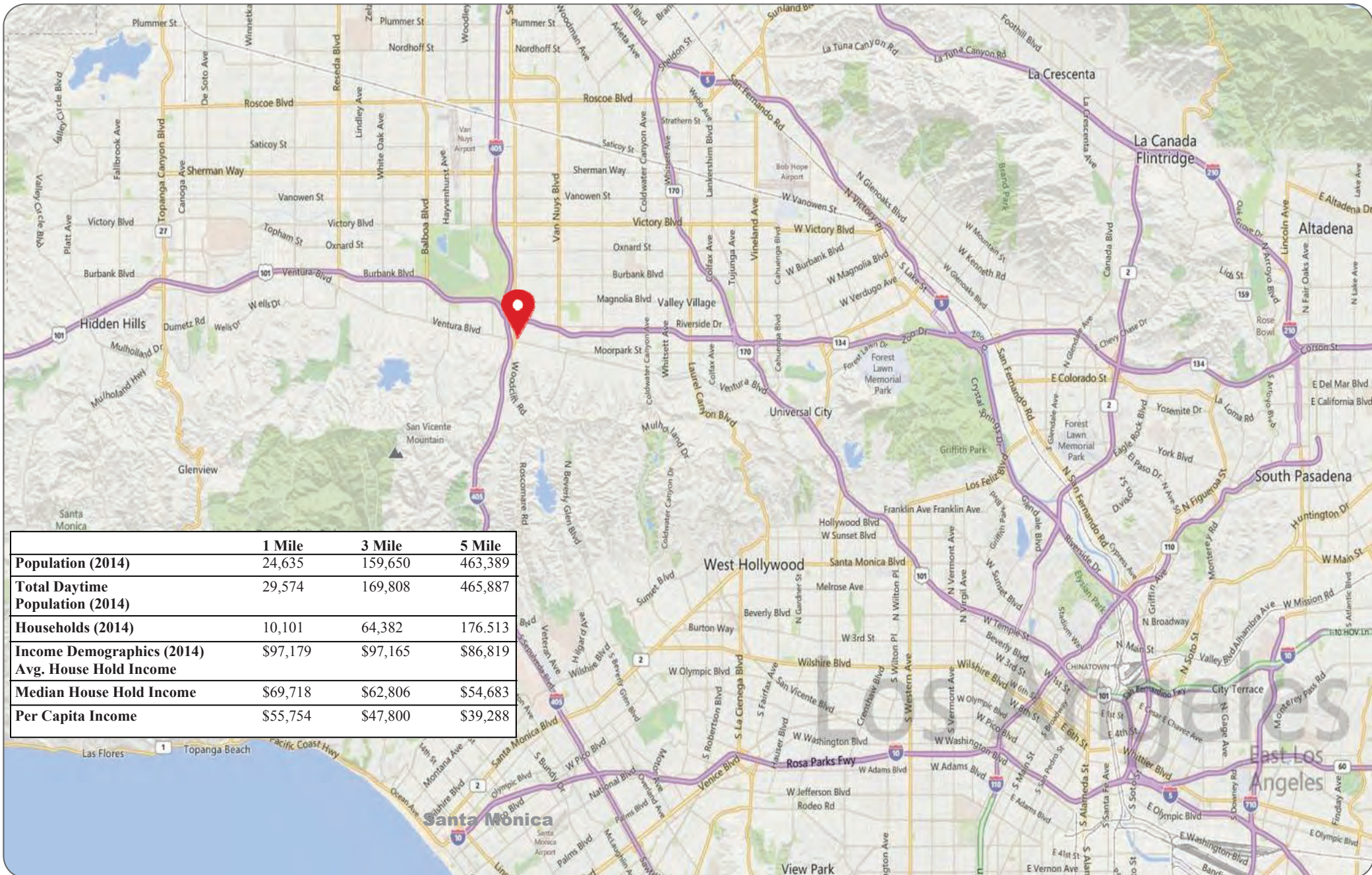
- Circulation
- Community Room
- Restaurant
- Retail
- Office
- Parking
- Elevators
- Escalators
- Stairs
- Lavatory

Second Floor Plan

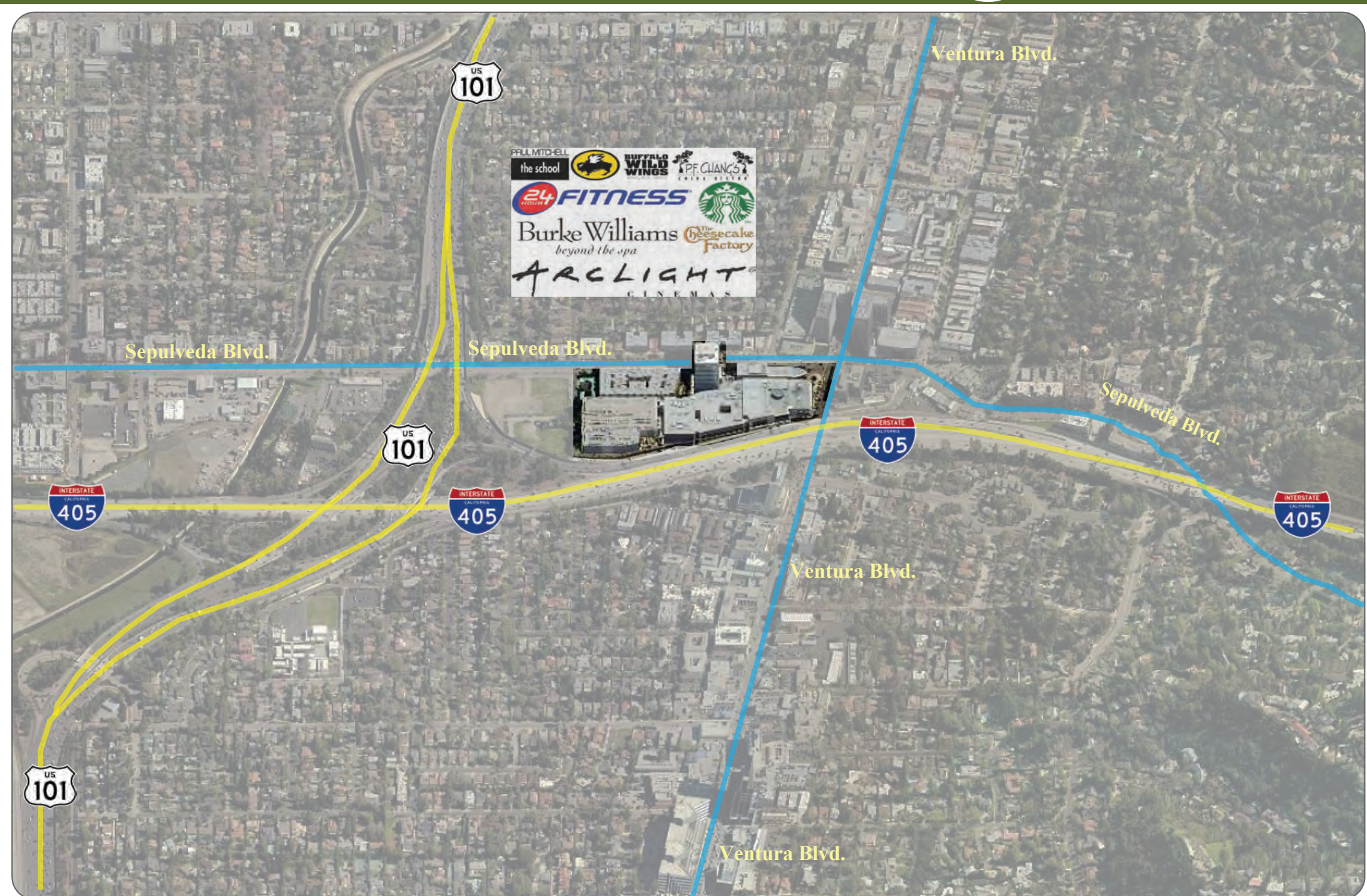


Second Floor

## Regional Map



Area Map



Location Photo

ARC LIGHT  
CINEMAS

GIFT SHOP

COFFEE

EXHIBITS

CAFE



Location Photo



# Executive Summary

15301 Ventura Blvd, Sherman Oaks, California, 91403

Rings: 1, 3, 5 mile radii

Latitude: 34.15388

Longitude: -118.4663

	1 mile	3 mile	5 mile
<b>Population</b>			
2000 Population	22,639	152,856	442,755
2010 Population	24,008	157,526	456,105
2014 Population	24,635	159,650	463,389
2019 Population	25,488	163,525	475,370
2000-2010 Annual Rate	0.59%	0.30%	0.30%
2010-2014 Annual Rate	0.61%	0.32%	0.37%
2014-2019 Annual Rate	0.68%	0.48%	0.51%
2014 Male Population	48.2%	49.3%	49.3%
2014 Female Population	51.7%	50.7%	50.7%
2014 Median Age	39.4	38.5	37.6

In the identified area, the current year population is 463,389. In 2010, the Census count in the area was 456,105. The rate of change since 2010 was 0.37% annually. The five-year projection for the population in the area is 475,370 representing a change of 0.51% annually from 2014 to 2019. Currently, the population is 49.3% male and 50.7% female.

## Median Age

The median age in this area is 39.4, compared to U.S. median age of 37.7.

## Race and Ethnicity

2014 White Alone	76.4%	70.0%	65.0%
2014 Black Alone	5.8%	4.8%	4.3%
2014 American Indian/Alaska Native Alone	0.2%	0.5%	0.5%
2014 Asian Alone	8.2%	6.8%	8.0%
2014 Pacific Islander Alone	0.1%	0.1%	0.1%
2014 Other Race	4.3%	13.0%	17.1%
2014 Two or More Races	5.1%	4.8%	5.0%
2014 Hispanic Origin (Any Race)	12.7%	30.8%	37.4%

Persons of Hispanic origin represent 37.4% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 77.1 in the identified area, compared to 62.6 for the U.S. as a whole.

## Households

2000 Households	11,509	63,439	170,946
2010 Households	11,786	64,322	172,984
2014 Total Households	12,016	65,075	175,272
2019 Total Households	12,413	66,741	179,949
2000-2010 Annual Rate	0.24%	0.14%	0.12%
2010-2014 Annual Rate	0.46%	0.27%	0.31%
2014-2019 Annual Rate	0.65%	0.51%	0.53%
2014 Average Household Size	2.05	2.43	2.62

The household count in this area has changed from 172,984 in 2010 to 175,272 in the current year, a change of 0.31% annually. The five-year projection of households is 179,949, a change of 0.53% annually from the current year total. Average household size is currently 2.62, compared to 2.61 in the year 2010. The number of families in the current year is 107,055 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

December 18, 2014

# Executive Summary

15301 Ventura Blvd, Sherman Oaks, California, 91403  
Rings: 1, 3, 5 mile radii

Latitude: 34.15388  
Longitude: -118.4663

	1 mile	3 mile	5 mile
<b>Median Household Income</b>			
2014 Median Household Income	\$69,718	\$62,806	\$54,683
2019 Median Household Income	\$84,293	\$77,276	\$65,128
2014-2019 Annual Rate	3.87%	4.23%	3.56%
<b>Average Household Income</b>			
2014 Average Household Income	\$97,179	\$97,165	\$86,819
2019 Average Household Income	\$113,730	\$115,702	\$103,126
2014-2019 Annual Rate	3.20%	3.55%	3.50%
<b>Per Capita Income</b>			
2014 Per Capita Income	\$47,698	\$40,075	\$33,043
2019 Per Capita Income	\$55,754	\$47,800	\$39,288
2014-2019 Annual Rate	3.17%	3.59%	3.52%

Current median household income is \$54,683 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$65,128 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$86,819 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$103,126 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$33,043 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$39,288 in five years, compared to \$32,168 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	11,984	65,782	177,224
2000 Owner Occupied Housing Units	4,595	27,710	75,026
2000 Renter Occupied Housing Units	6,914	35,728	95,920
2000 Vacant Housing Units	475	2,344	6,278
2010 Total Housing Units	12,538	68,294	183,942
2010 Owner Occupied Housing Units	4,652	28,007	75,497
2010 Renter Occupied Housing Units	7,134	36,315	97,487
2010 Vacant Housing Units	752	3,972	10,958
2014 Total Housing Units	12,656	69,096	186,069
2014 Owner Occupied Housing Units	4,491	27,265	73,302
2014 Renter Occupied Housing Units	7,525	37,810	101,971
2014 Vacant Housing Units	640	4,021	10,797
2019 Total Housing Units	12,913	70,336	189,809
2019 Owner Occupied Housing Units	4,522	27,779	74,495
2019 Renter Occupied Housing Units	7,891	38,961	105,453
2019 Vacant Housing Units	500	3,595	9,860

Currently, 39.4% of the 186,069 housing units in the area are owner occupied; 54.8%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 183,942 housing units in the area - 41.0% owner occupied, 53.0% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 0.51%. Median home value in the area is \$488,408, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 6.77% annually to \$677,788.

**Data Note:** Income is expressed in current dollars

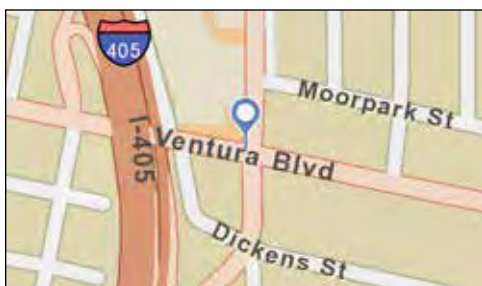
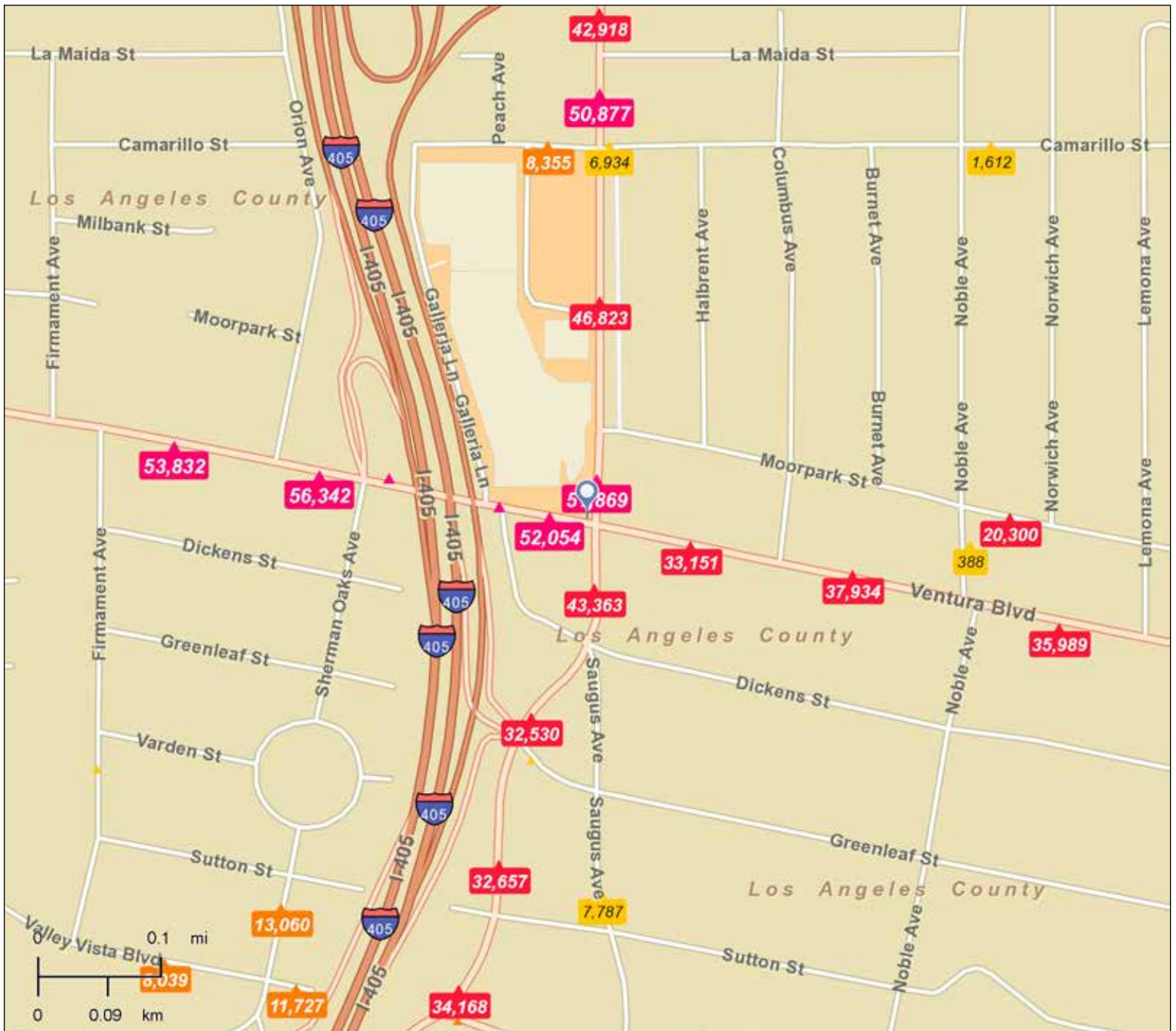
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

December 18, 2014

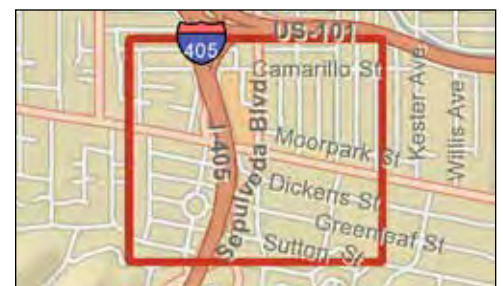
# Traffic Count Map - Close Up

15301 Ventura Blvd, Sherman Oaks, California, 91403  
 Ring: 1, 3, 5 Miles

Latitude: 34.153876  
 Longitude: -118.466301



- Average Daily Traffic Volume**
- Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2012 Market Planning Solutions, Inc.

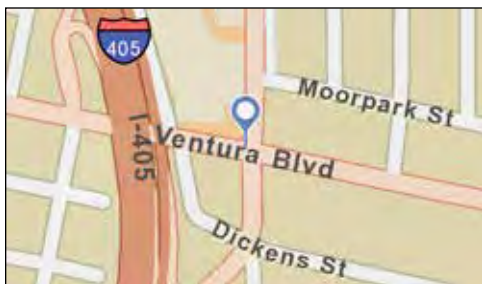
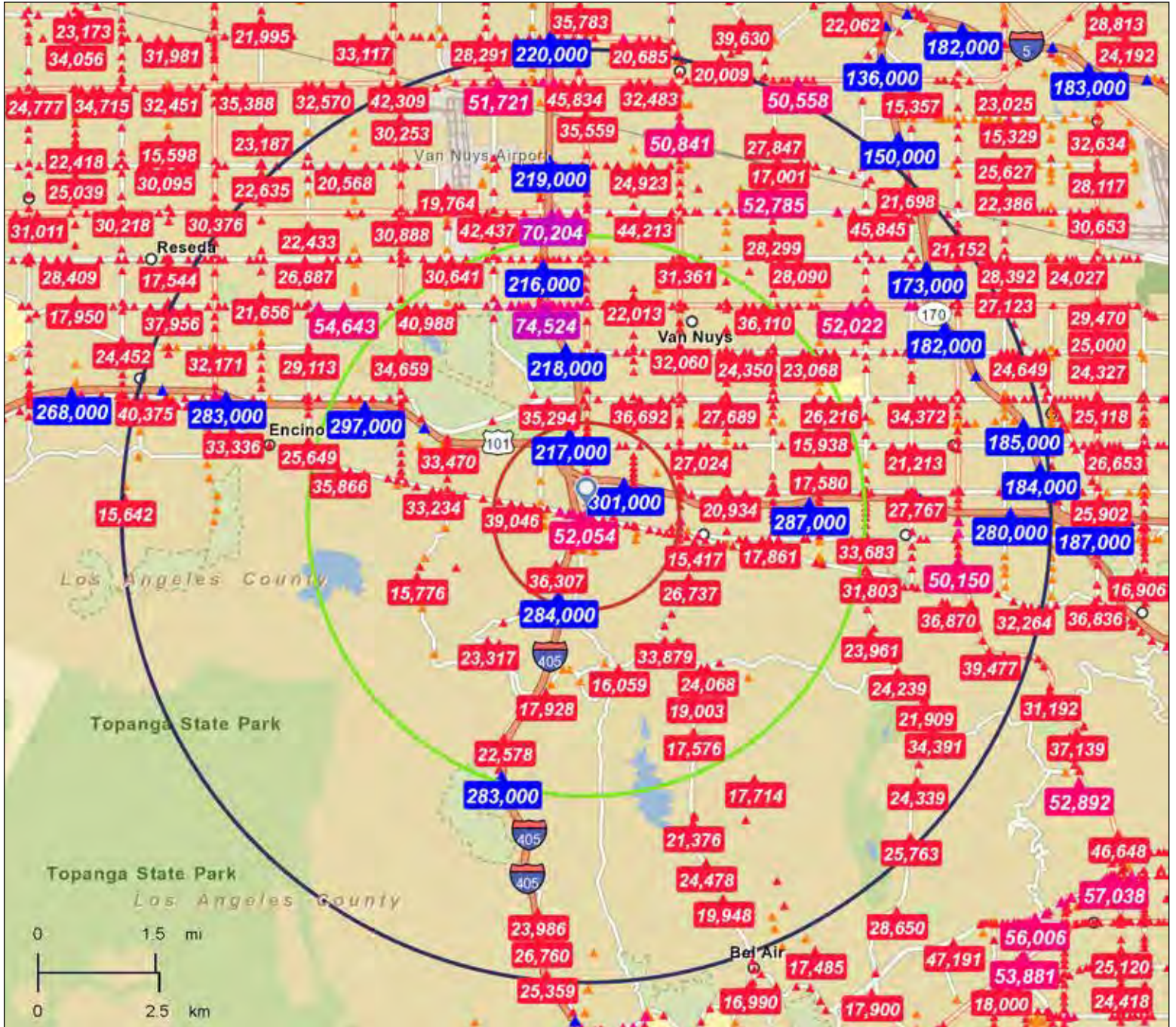
December 18, 2014

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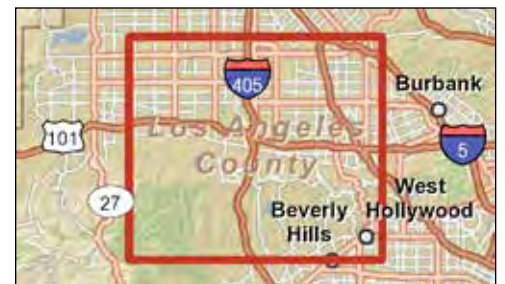
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Source: ©2012 Market Planning Solutions, Inc.

December 18, 2014

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# Traffic Count Profile

15301 Ventura Blvd, Sherman Oaks, California, 91403  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.153880  
Longitude: -118.466300

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	Ventura Blvd	Sepulveda Blvd (0.03 miles E)	2010	52,054
0.03	Sepulveda Blvd	Ventura Blvd (0.03 miles S)	2009	51,869
0.05	Sepulveda Blvd	Ventura Blvd (0.04 miles N)	2009	43,363
0.06	Ventura Blvd	N Galleria Ln (0.01 miles W)	2007	51,369
0.07	Ventura Blvd	Columbus Ave (0.06 miles E)	2001	33,151
0.14	Ventura Blvd	N Sherman Oaks Ave (0.02 miles W)	2001	51,734
0.14	Sepulveda Blvd	Dickens St (0.06 miles NE)	2001	32,530
0.15	Sepulveda Blvd	W Galleria Gy (0.01 miles S)	2010	46,823
0.17	Greenleaf St	Saugus Ave (0.05 miles SE)	1998	6,145
0.18	Ventura Blvd	Columbus Ave (0.05 miles W)	2003	37,934
0.19	Ventura Blvd	Orion Ave (0.03 miles W)	2001	56,342
0.24	Sepulveda Blvd	Sutton St (0.04 miles S)	1998	32,657
0.26	Saugus Ave	Sutton St (0.03 miles S)	2002	7,787
0.26	Camarillo St	N Sepulveda Blvd (0.00 miles E)	2007	6,934
0.26	Camarillo St	Peach Ave (0.03 miles W)	2007	8,355
0.26	Noble Ave	Moorpark St (0.03 miles N)	2002	388
0.29	Ventura Blvd	Firmament Ave (0.05 miles W)	2000	53,832
0.29	Moorpark St	Noble Ave (0.03 miles W)	2002	20,300
0.29	Sepulveda Blvd	la Maida St (0.03 miles N)	2009	50,877
0.33	Ventura Blvd	Noble Ave (0.06 miles W)	2001	35,989
0.33	Sepulveda Blvd	Valley Vista Blvd (0.03 miles SW)	2010	34,168
0.34	Sherman Oaks Ave	Sutton St (0.02 miles N)	2002	13,060
0.35	Sepulveda Blvd	Ventura Fwy (0.03 miles N)	2007	42,918
0.35	Valley Vista Blvd	Sepulveda Blvd (0.02 miles W)	2005	10,793
0.36	Valley Vista Blvd	Woodcliff Rd (0.03 miles W)	2001	8,973
0.38	Firmament Ave	Varden St (0.03 miles N)	2002	5,163
0.38	Camarillo St	Noble Ave (0.02 miles W)	2002	1,612
0.38	Valley Vista Blvd	Sherman Oaks Ave (0.02 miles W)	2005	11,727
0.39	Valley Vista Blvd	Saugus Ave (0.06 miles W)	2001	12,783
0.39	Sepulveda Blvd	I- 405 (0.02 miles SW)	2010	28,191

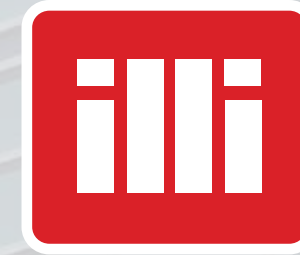
**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 1963 to 2013. Just over 68% of the counts were taken between 2001 and 2013 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2013 MPSI Systems Inc. d.b.a. DataMetrix®

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