

SHERMAN OAKS HISTORIC LANDMARK RESTAURANT / BAR FORMER **HAMBURGER HAMLET**

4419 VAN NUYS BOULEVARD, SHERMAN OAKS, CA 91403



DEAN CUTLER · Executive Vice President
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DRE #00907933

17547 Ventura Blvd, Suite 304 - Encino, CA 91316 - 818.501.2212 - www.illicre.com - DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



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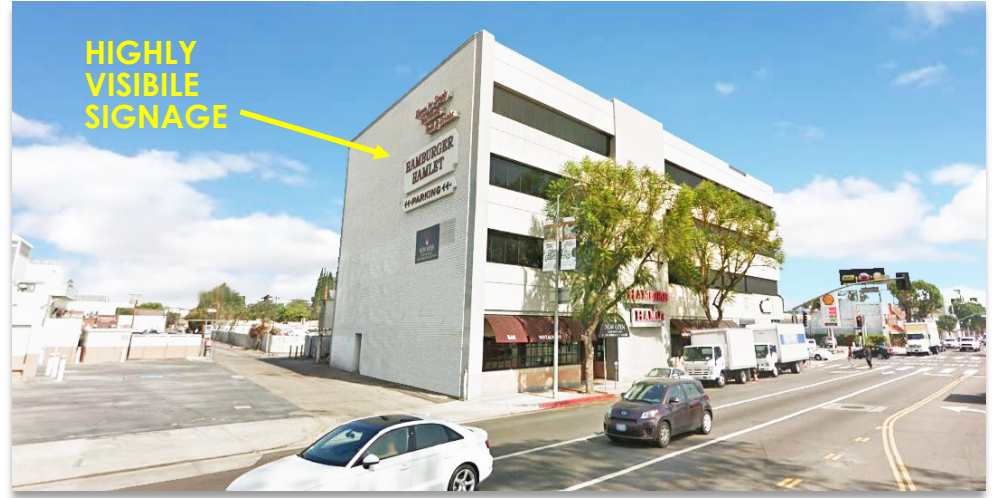
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PROPERTY FEATURES

- + Approximately 7,139 SF
- + Building top signage
- + Approximately 110 parking spaces in shared parking lot with attendant
- + Zoning: LAC2
- + Low triple net
- + Current seating capacity (occupant load):
 - Restaurant: 174
 - Bar: 26
- + Fantastic Visibility

AREA AMENITIES

- + Huge daytime population with over 2,500,000 SF of lunchtime office traffic nearby
- + Near In-N-Out Burger, Blu Jam, Gelson's, Best Buy, Gyu Kaku, Wells Fargo, Starbucks, Burger Lounge, Crabby Crab, and many more!
- + Adjacent to the Sherman Oaks Village



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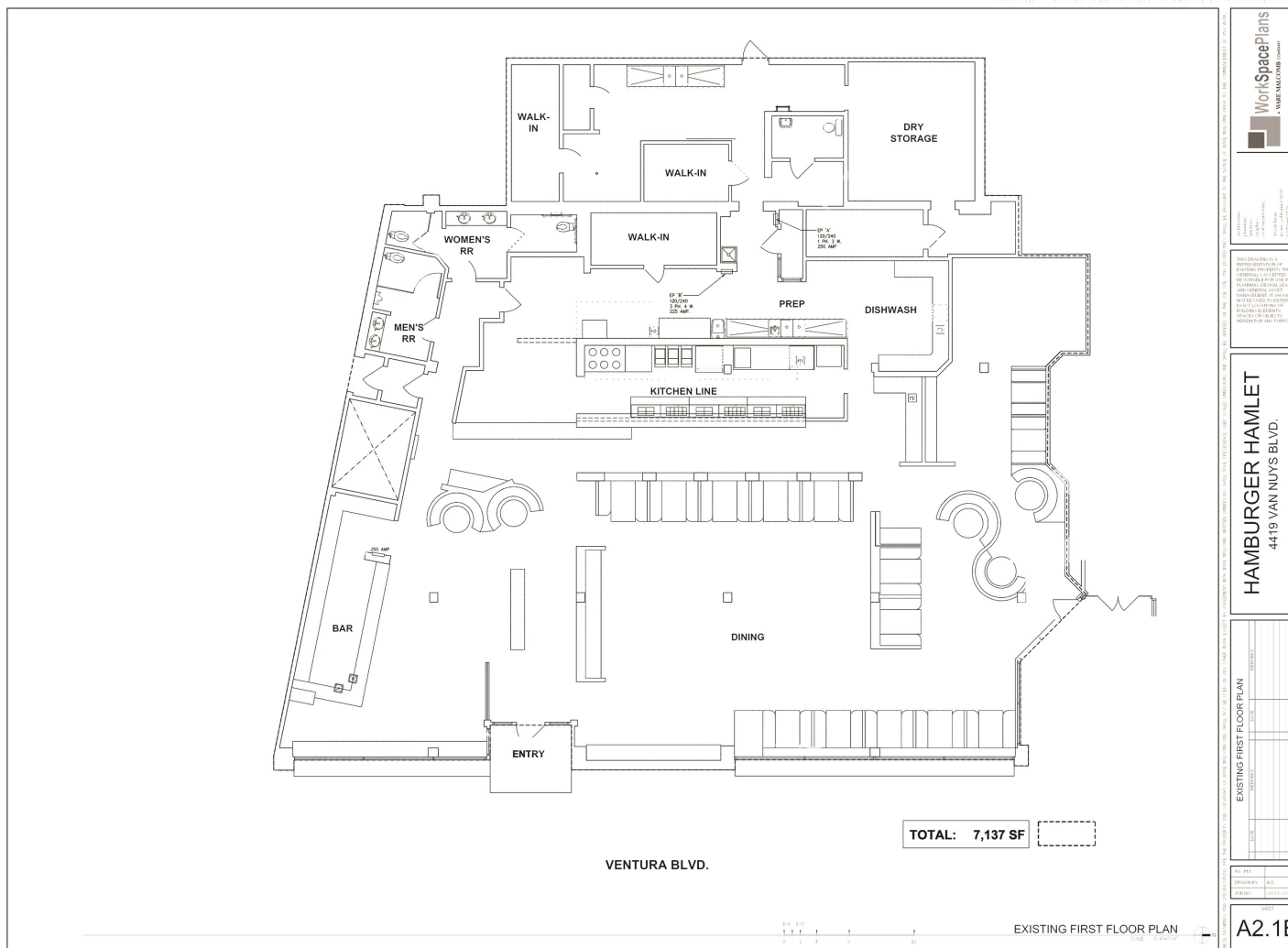
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DEMOS	1 mile	2 mile	3 mile
POPULATION	28,943	84,598	175,601
AVGERAGE HH INCOME	\$82,623	\$90,716	\$81,486
DAYTIME POPULATION	18,434	44,329	86,204
TRAFFIC COUNT	±68,456 CPD on Ventura & Van Nuys Blvd		

AVAILABLE

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