

SHOP, DINE & ESCAPE
IN SHERMAN OAKS' NEWEST TUSCAN-STYLE RETREAT



VIA AVANTI

FOR LEASE

RETAIL & RESTAURANT SPACE

4827 Sepulveda Boulevard, Sherman Oaks, CA 91403

WHERE SHERMAN OAKS MEETS *MEDITERRANEAN CHARM*

Via Avanti is the ideal destination for those wanting an Tuscan-style getaway as their home in the heart of Sherman Oaks. Residents and visitors alike will relish in the exquisite courtyard along Sepulveda Boulevard with soothing water features, restaurants and retail. Beautifully landscaped paseos and courtyards thoughtfully placed throughout the community will give residents the opportunity to enjoy and entertain in the outdoors.



*TUSCAN-STYLE
GETAWAY*



RETAIL OPPORTUNITIES

19,584 SF RETAIL/RESTAURANT

16,640 SF SPECIALTY GROCER



LEED Gold Pursuant
by U.S. Green Building



Dedicated Retail Parking
with Ample Spaces for
Customers & Employees



Built-In Clientele from
325 Apartments



24-Hour Security



Walkable Location
with Walkability
Score of 74



Walkable to 20,000+
employees within
one mile



Prime Street-Level
Retail with Exposure
on Sepulveda Blvd



Easily Accessible Parking
Via Dedicated Walkways &
Retail Elevators



Central Location
with Readily
Accessible Transit

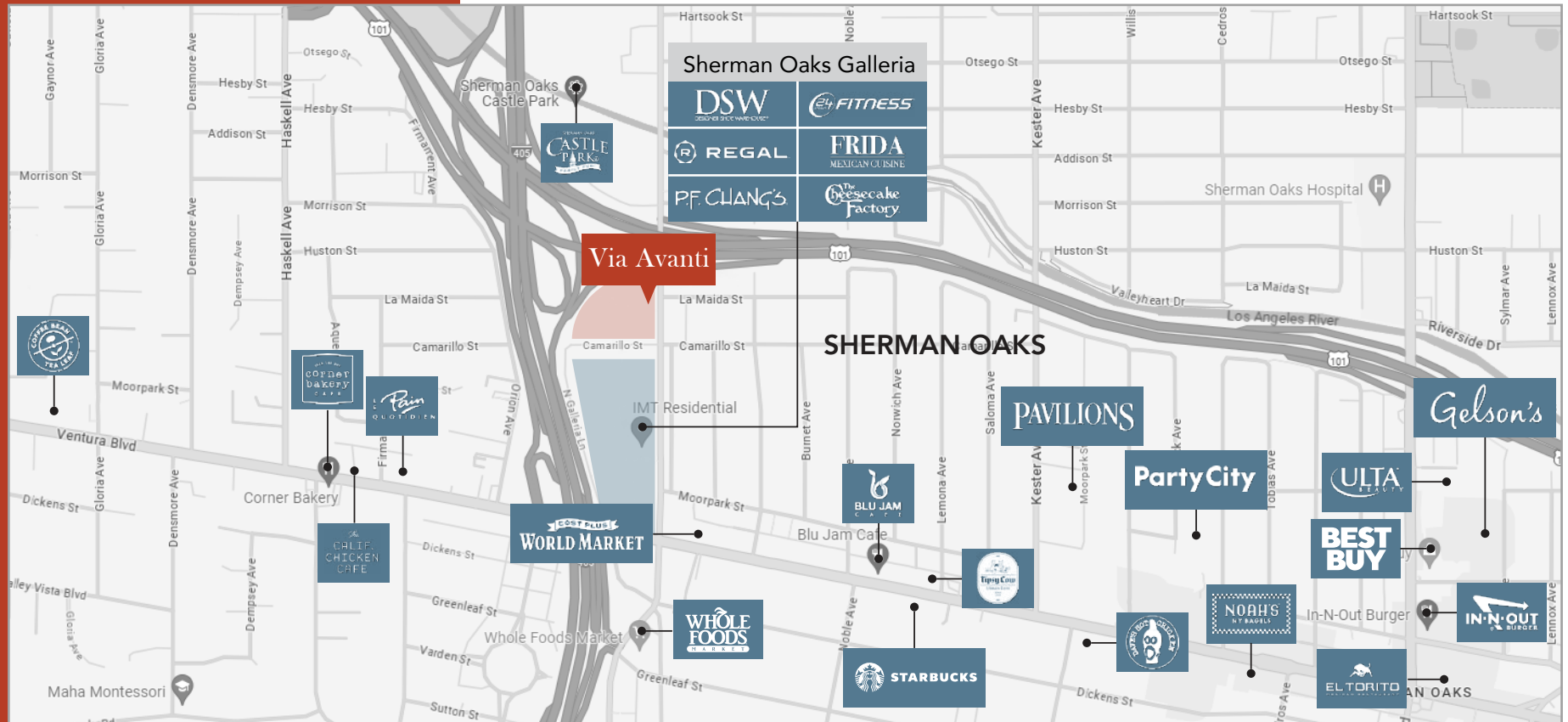


Easy Access to US 101 &
Interstate 405 Freeways &
Los Angeles



Access to the intersection of
Sepulveda and Ventura Blvd
with over 538,000 cars per day

YOUR BUSINESS IN A *PREMIER LOCATION*



DEMOGRAPHICS

SHERMAN OAKS

POPULATION	97,585
AVERAGE HOUSEHOLD INCOME	\$142,420.00
HOUSING UNITS	45,019
BUSINESSES	5,541

DATA SOURCE:
2020 U.S. CENSUS BUREAU
2021 AMERICAN COMMUNITY SURVEY

SUSTAINABLE PRACTICES

- LEED Gold Pursuant by U.S. Green Building
- Fitwel Certification Pursuant
- Electric Vehicle Charging Stations
- Dedicated Car-Sharing Program
- Rooftop Solar Farm
- Environmentally Sourced Materials
- High-Efficiency Roofing & Paving Material to Reduce Heat Island Effect
- Native & Drought Tolerant Landscaping with Efficient Irrigation Systems
- Rainwater Capture System for Irrigation
- Enhance Air Filtration Program
- High-Efficiency Water Conservation Program
- LED Lighting
- Indoor & Outdoor Green Cleaning & Maintenance Program
- Collection & Sorting of Debris & Trash to Divert Waste from Landfills
- Indoor/Outdoor Bike Parking Provided
- Central Location with Readily Accessible Transit



*HEALTHY
LIVING*



*A DESTINATION FOR
RESTAURANTS AND
RETAILERS TO GROW
THEIR BUSINESS.*





VIA AVANTI

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