VIA AVANTI

4827 Sepulveda Boulevard, Sherman Oaks, CA



JLL

ViaAvantiShops.com

WHERE LIFESTYLE MEETS RETAIL

Elevate your brand at Via Avanti. This brand-new, Tuscan-inspired mixed-use community on the bustling Sepulveda corridor is engineered to attract the San Fernando Valley's most desirable shoppers. Capitalize on the area's powerful demographics and benefit from an unmatched shopper experience, featuring a stunning landscaped retail piazza with a serene water fountain and ample seating invites customers to stay and explore. Plant your flag off the 405/101 corridor and invite people from all over Los Angeles experience your business. Via Avanti is the premier destination for brands ready to grow.

AVAILABILITY

19,584 SF
RETAIL/RESTAURANT

16,460 SF
SPECIALTY GROCER/RETAIL



BRAND-NEW CONSTRUCTION

HIGH VISIBILITY EXPOSURE ON SEPULVEDA BLVD
(+32,000 VPD)

UNMATCHED REGIONAL ACCESS
Proximity to US 101 (+214,000 VPD) AND I-405 (+204,000 VPD)

RETAIL SYNERGY
Near Sherman Oaks Galleria (2.4M annual visitors) and Westfield Fashion Square (5M annual visitors)

BUILT-IN CUSTOMERS
325 residential units on-site

DEDICATED ONSITE PARKING
Approx. 275 retail spaces

174,000 DAYTIME EMPLOYEES
within 3 miles

Sources: Placer.ai, 2026 & Sites USA, 2026

SITE PLAN

SPECIALTY GROCER 1	16,460 SF
RETAIL 2	943 SF
RETAIL 3	3,823 SF
RETAIL 4	5,279 SF
RETAIL 5	1,881 SF
RETAIL 6	2,045 SF
RETAIL 7	2,179 SF
RETAIL 8	2,159 SF
RETAIL 9	1,275 SF



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	22,143	182,041	510,953
Average Household Income	$169,122	$162,548	$150,433
Daytime Population	45,504	173,882	392,988
Total Retail Expediture (Annual)	$668.55 M	$3.84 B	$9.92 B

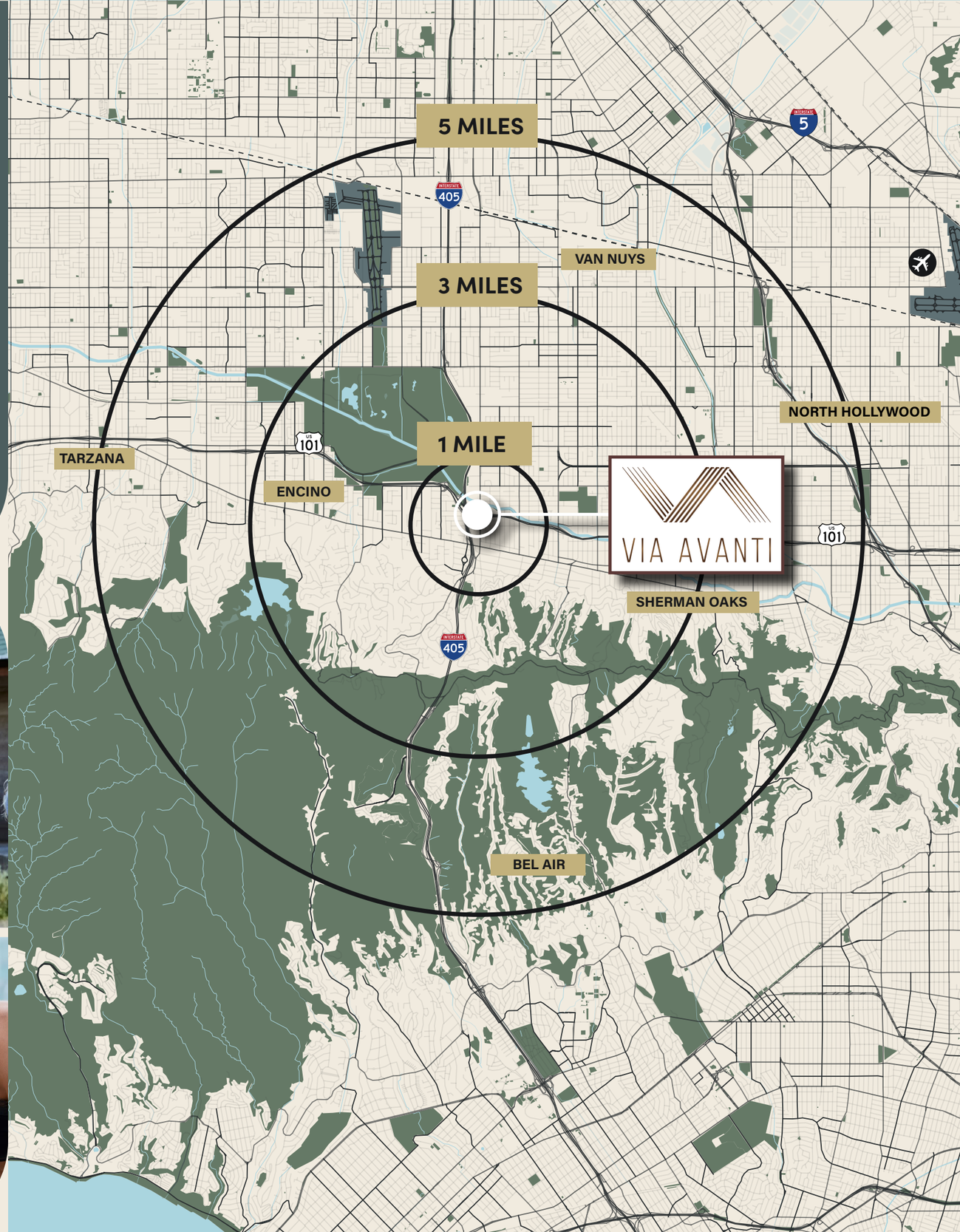
Source: Sites USA, 2026











THE VALLEY

The San Fernando Valley has seen tremendous growth in the past several years. This can be attributed to first-to-market retailers entering the market, as well as several redevelopments in the area.





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