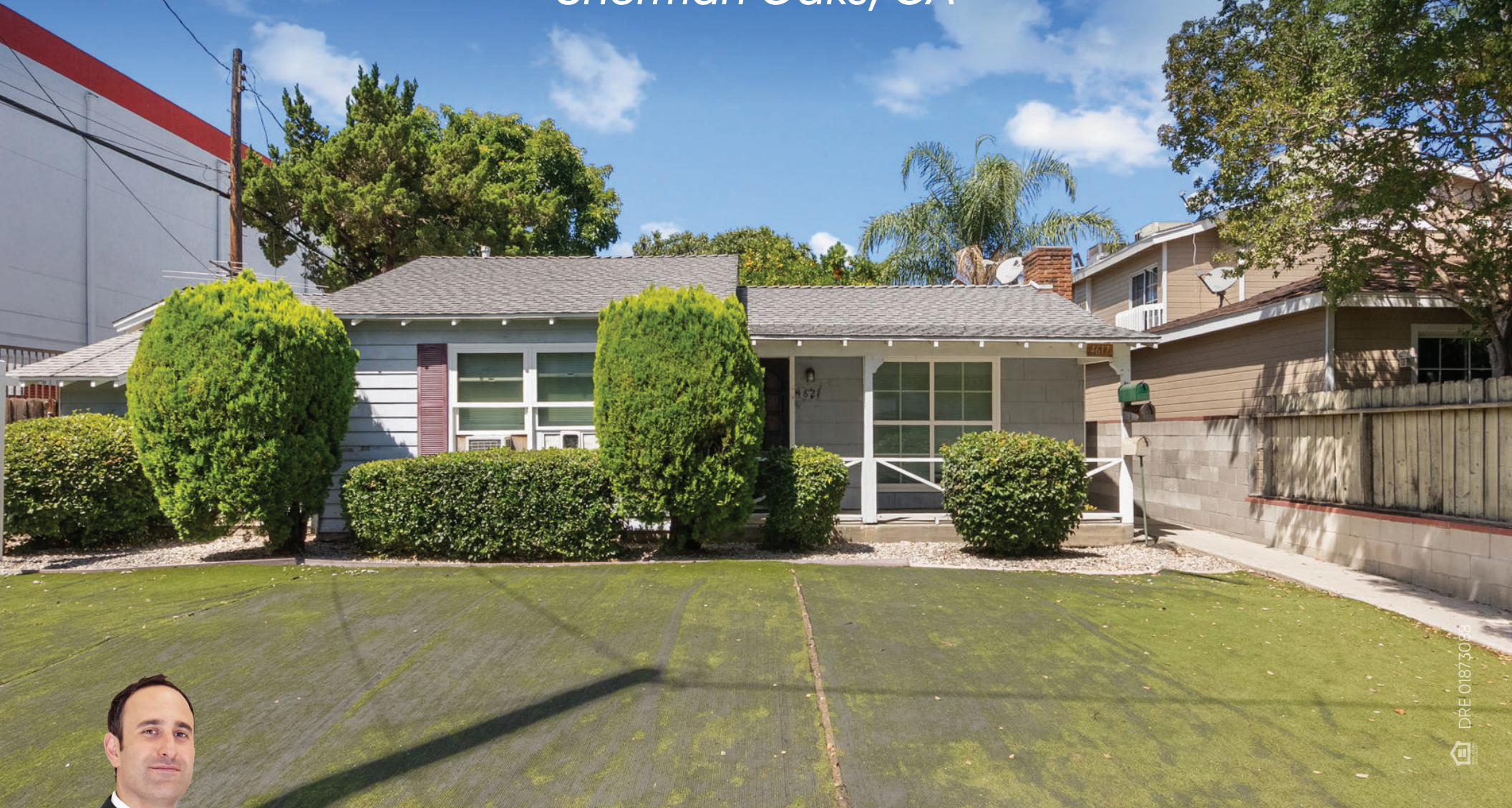


4617 Tilden Avenue

Sherman Oaks, CA



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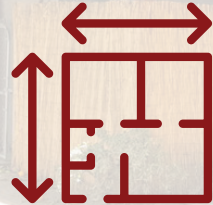
DRE 01873083

PROPERTY SUMMARY

4617 TILDEN AVENUE | SHERMAN OAKS, CA



BUILDING SIZE
2,082 SQFT



LOT SIZE
6,878 SQFT



NUMBER OF UNITS
3



**PRIVATE ATTACHED
2-CAR GARAGE**

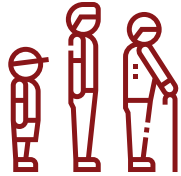
4617 TILDEN AVENUE | SHERMAN OAKS, CA

Incredible investment opportunity in one of Sherman Oaks' most desirable neighborhoods. This residential income property features a total of 2082 square feet across 3 spacious units, offering strong potential for rental income. Each unit is well-sized, and the property sits on a large lot, providing added space and flexibility. Located in a gorgeous area surrounded by shops, restaurants, and major freeways, this is a rare chance to own a multi-unit property in a highly sought after location. Whether you are looking to expand your portfolio or occupy one unit while renting the others, this property presents a valuable opportunity.

DEMOGRAPHICS

OVERVIEW

The neighborhood is home to approximately 25,000+ residents with a median age of around 40, reflecting a balanced mix of established professionals and families. The area has strong economic indicators, with median household incomes exceeding \$110,000 and a high employment rate of roughly three-quarters of working-age residents. Homeownership is solid, with a healthy mix of owners and renters, contributing to a stable yet dynamic residential community. Overall, it's an affluent, professionally active area with long-term neighborhood stability.



40

MEDIAN AGE



25k

POPULATION



44%

**RATE OF
HOMEOWNERSHIP**



\$114k

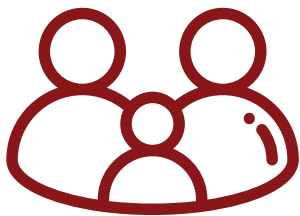
**AVERAGE
HOUSEHOLD INCOME**



77%

EMPLOYED

DEMOGRAPHICS



MAJORITY
FAMILY-OCCUPIED



MAJORITY
ATTENDED COLLEGE

	5 MILE 2024 PER CAPITA	5 MILE 2024 AVG HOUSEHOLDS
EDUCATION & DAYCARE	\$951	\$2,460
HEALTH CARE	\$613	\$1,585
TRANSPORTATION & MAINTENANCE	\$3,157	\$8,169
HOUSEHOLD	\$696	\$1,801
FOOD & ALCOHOL	\$3,626	\$9,381
ENTERTAINMENT, HOBBIES & PETS	\$1,867	\$4,831
APPAREL	\$674	\$1,745

UNITS AND FINANCIALS

EACH UNIT HAS OWN ELECTRIC AND GAS METERS. HAS SINGLE WATER METER FOR THE WHOLE UNIT.

Unit#	Bed/bath	Furnished?	Monthly rent	Pro Forma	Garage
Unit 1	1/1	Unfurnished	\$1,030	\$1,800	-
Unit 2	2/2	Unfurnished	\$1,931	\$3,500	1
Unit 3	1/1	Unfurnished	\$1,324	\$1,700	1

ANALYSIS

**OPERATING
EXPENSE**

\$25,190

**NET
OPERATING
INCOME**

\$27,776

**GROSS
SCHEDULE
INCOME**

\$52,968

ANNUAL EXPENSE

**NEW
TAXES**

\$15,000

INSURANCE

\$6,500

**WATER/
SEWER**

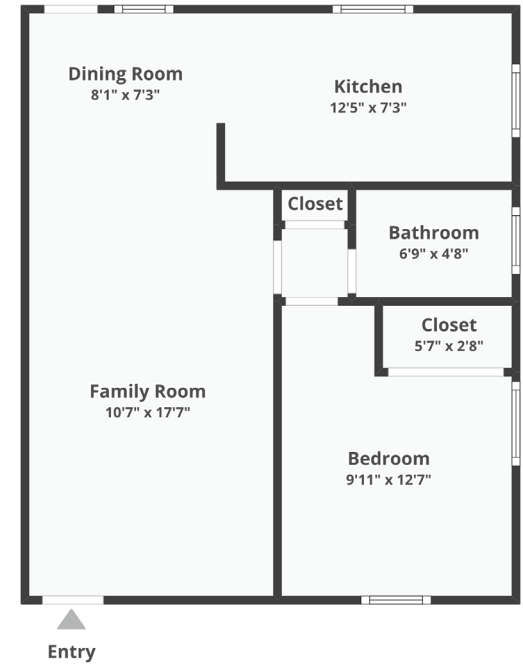
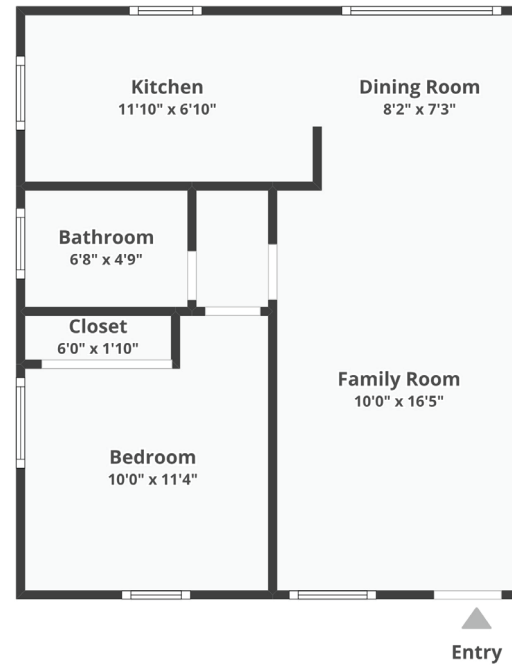
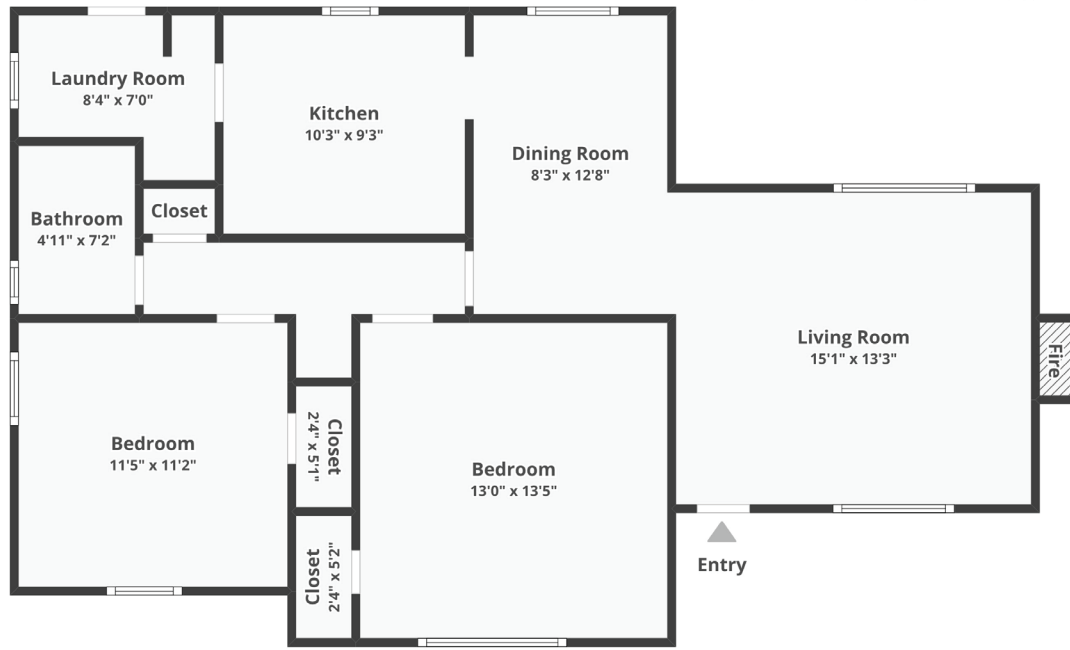
\$2,250

**TOTAL
OPERATING
EXPENSE**

\$23,750



FLOORPLANS



NEIGHBORHOOD OVERVIEW

The area around 4617 Tilden Avenue, Sherman Oaks, CA 91403 has a lively and welcoming local business scene that adds convenience and character to the neighborhood. A short walk or drive brings you to a variety of well-rated restaurants, cafés, and service spots, offering diverse dining and social options—from casual brunch and Mediterranean small plates to Italian fare and Japanese BBQ. You'll also find creative spaces such as art studios and welcoming cafés that contribute to a vibrant community atmosphere. Many of these nearby businesses are beloved gathering places that help make the neighborhood feel active and inviting.



GAS

CHEVRON

76

COFFEE SHOPS

VALLEY GROUNDS COFFEE

TORTONI CAFFE

BANKS

CHASE BANK

U.S. BANK BRANCH



RESTAURANTS

BACARI SHERMAN OAKS

GAME CHANGER BREWHOUSE

BARS

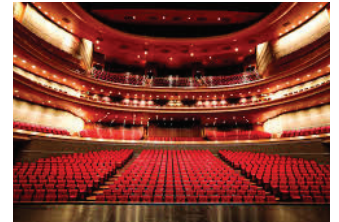
MR FURLEY'S BAR

TIPSY COW

THEATRES

REGAL SHERMAN OAKS GALLERIA

WHITEFIRE THEATER



MUSEUMS

SKIRBALL CULTURAL CENTER

GETTY CENTER

FITNESS

FITHOUSE 818

24 HOUR FITNESS

SPAS

MASSAGE HEIGHTS SHERMAN OAKS

LAVENDER SPA



AREA LAYOUT



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
101	-	272,602	0.08 mi
Van Nuys Blvd	Kling St S	1,146	0.08 mi
Hortense St	Vista del Monte Ave W	5,925	0.09 mi
US 101	-	263,003	0.09 mi
Ventura Fwy	Van Nuys Blvd W	18,496	0.12 mi
Van Nuys Blvd	Ventura Fwy S	51,141	0.14 mi
Van Nuys Blvd	Riverside Dr N	50,196	0.17 mi
Ventura Fwy	Van Nuys Blvd SE	18,655	0.18 mi
Riverside Dr	N Tilden Ave SE	20,399	0.18 mi
Van Nuys Blvd	Moorpark St S	26,843	0.22 mi

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