

\$10,600,000 - 4706 Sepulveda Boulevard, Sherman Oaks

MLS® #SR25135332

\$10,600,000

5 Bedroom, 6.00 Bathroom,
Residential Income on 1 Acres

N/A, Sherman Oaks,

Prime Sherman Oaks Multifamily Investment Opportunity Welcome to Executive House Apartments, a well-maintained apartment building located at 4706 Sepulveda Blvd, directly across from the Sherman Oaks Galleria—a premier lifestyle destination in one of Los Angeles's™ most desirable rental submarkets. Positioned in the heart of Sherman Oaks, Executive House Apartments offers immediate access to Ventura Blvd, the 101 and 405 Freeways, and a wide array of shopping, dining, and entertainment options. This central location, combined with limited multifamily inventory, makes the property an ideal long-term investment in a high-demand, supply-constrained market. The building features a favorable unit mix, with 90% of the units consisting of spacious two-bedroom floor plans, catering to strong tenant demand in the area. Additionally, the property is not subject to the Los Angeles Rent Stabilization Ordinance (RSO)—providing enhanced flexibility for future operations and rent growth. Executive House Apartments offers a well-rounded amenity package that enhances tenant appeal, including gated and controlled access, 24-hour video surveillance, central HVAC, an elevator, on-site laundry, and a fully parked layout. Residents also enjoy access to a swimming pool, creating a well-balanced living experience that supports long-term occupancy and tenant satisfaction. Executive House Apartments is an exceptional opportunity to acquire a core multifamily asset



in the thriving Sherman Oaks submarket of the San Fernando Valley.

Built in 1986

Essential Information

MLS® #	SR25135332
Price	\$10,600,000
Bedrooms	5
Bathrooms	6.00
Acres	0.54
Year Built	1986
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Akash Saini
Listing Office	Keller Williams Realty Calabasas

Community Information

Address	4706 Sepulveda Boulevard
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

Amenities

Parking Spaces	29
Parking	Garage, Tandem, See Remarks
# of Garages	29
Garages	Garage, Tandem, See Remarks
Has Pool	Yes
Pool	Community, Fenced, See Remarks

Exterior

Lot Description	Walkstreet
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Interior

Heating	Central
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Cooling	Central Air
Fireplaces	None
# of Stories	4
Stories	Three Or More

Additional Information

Date Listed	June 16th, 2025
Days on Market	2
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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