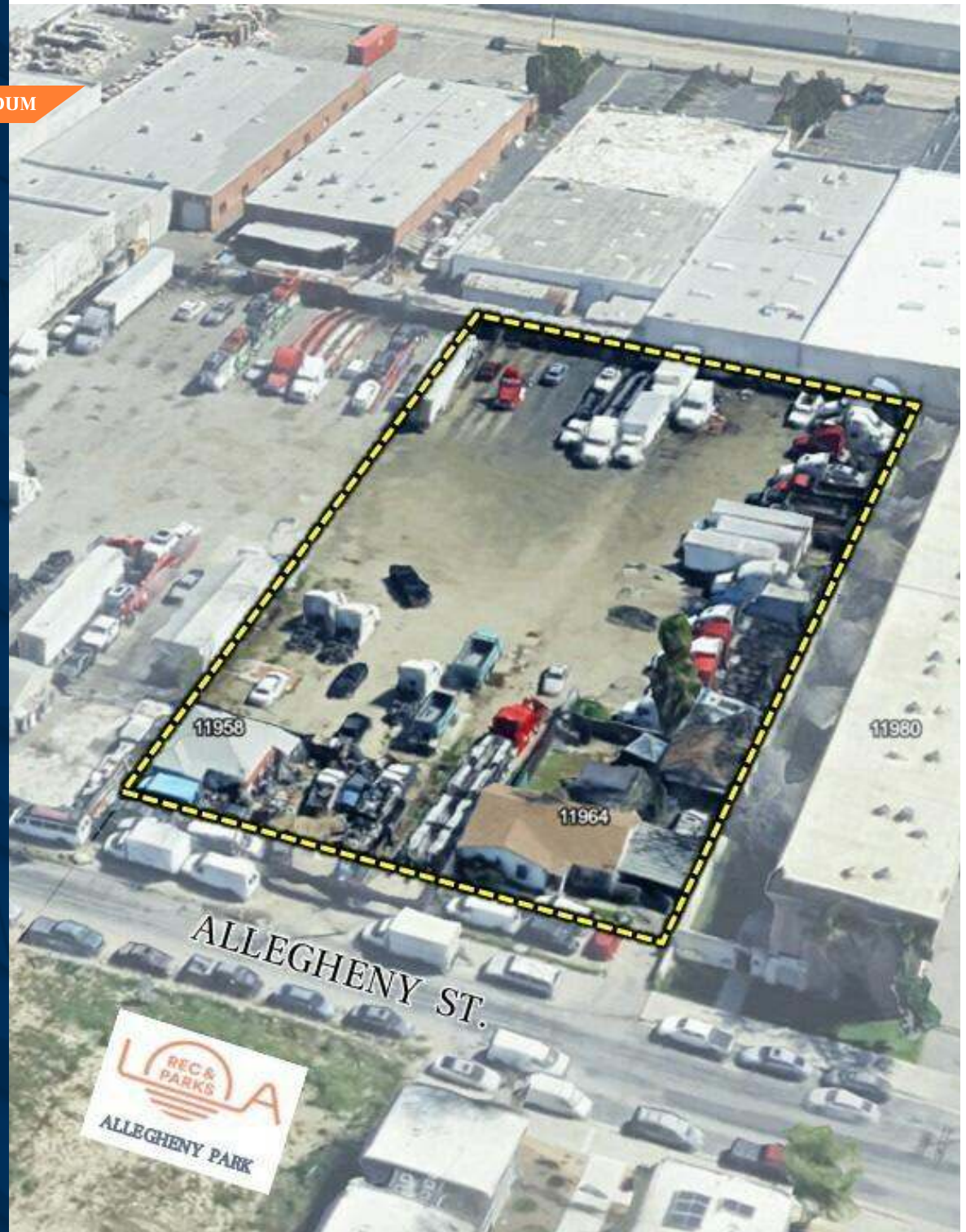


OFFERING MEMORANDUM

1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

11958-11964 Allegheny Street, Sun Valley, CA 91352

Marcus & Millichap



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Activity ID #ZAG0100497

1.14 ACRES

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

11958-11964 ALLEGHENY STREET

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Marcus & Millichap



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36 MARKET OVERVIEW

SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap





SITE
1.14 ACRES

OFFERING SUMMARY

11958-11964 ALLEGHENY STREET

\$

Listing Price
\$4,250,000

📍

Lot Size
49,700 SF

📈

Price per SF
\$85.51 per SF

FINANCIAL

Listing Price	\$4,250,000
Lot Size	1.14 Acres (49,700 SF)
Price/Acre	\$3,724,950/Acre (\$85.51/SF)
Current Tenant	Trucking Company (Month-to-Month)

OPERATIONAL

Assessor's Parcel Number	2631-004-001 & 002
Zoning (APN 2631-004-001)	RA-1-CUGU
Zoning (APN 2631-004-002)	[T] [Q] RD3-1-CUGU
General Plan Land Use	Low Medium I Residential
Housing Element Site	APN 2631-004-002
Lot Dimensions	150' on Allegheny St x 331' Deep
Development Type	Land
Adjacent Development	Multifamily, Industrial, Public Park, Charter School





1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

11958-11964 Allegheny Street, Sun Valley, CA 91352

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale ±1.14 acres of residential land located at 11958-11964 Allegheny Street in the city of Sun Valley.

This site is composed of two individual parcels of land with APNs #2631-004-001 & 002. The site is located on Allegheny Street just a block south of San Fernando Road and less than a mile north of the I-5 freeway.

Zoning on this site is split with the 11964 Allegheny parcel zoned [T] [Q] RD3-1-CUGU (Restricted Density Multiple Dwelling) and the 11958 Allegheny parcel zoned RA-1-CUGU (Suburban Residential). The General Plan Land Use for both parcels is Low Medium I Residential.

This property is flat and rectangular in shape with 150' of frontage along Allegheny Street and a depth of 331'. The site is fully fenced and has two gated entry points along Allegheny Street. There are two small houses on the site, both built in 1947.

The site is currently leased out to Best Trucking Services Inc. who has been a tenant since 2018.

This tenant is on a month-to-month basis and the property can be delivered vacant.

The subject property is adjacent to a group of small to mid-sized multifamily buildings to the south along Allegheny Street, and industrial development to the north and to the east. Directly across the street from the property is Allegheny Park which is a new 1-acre city public park, and the Alliance 6-12 Charter Public School. This site is just minutes from Burbank, Studio City, North Hollywood and the city of Los Angeles and benefits from its close proximity to the I-5 freeway.

INVESTMENT HIGHLIGHTS

1.14 Acres - Flat and Rectangular Residential Development Site located in Sun Valley

Zoning is RD3 & RA, General Plan Land Use is Low Medium Residential

Current Tenant on a Month-to-Month Basis, Property Can Be Delivered Vacant

Site is located a block south of San Fernando Road and less than a mile north of the I-5 Freeway

Directly adjacent to multi-family development, across the street from a new Public Park and Charter School

SECTION 2



PROPERTY INFORMATION

Property Details
Regional Map
Plat Map
Zoning Map
Aerial Labeled

Marcus & Millichap



1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

PROPERTY DETAILS

PARCEL DESCRIPTIONS

11964 Allegheny Street	
Assessor's Parcel Number	2631-004-002
Lot Size	0.57 Acres (24,853 SF)
Zoning	[T] [Q] RD3-1-CUGU
By-Right Density	14.5 du/acre
11958 Allegheny Street	
Assessor's Parcel Number	2631-004-001
Lot Size	0.57 Acres (24,847 SF)
Zoning	RA-1-CUGU
By-Right Density	2.5 du/acre

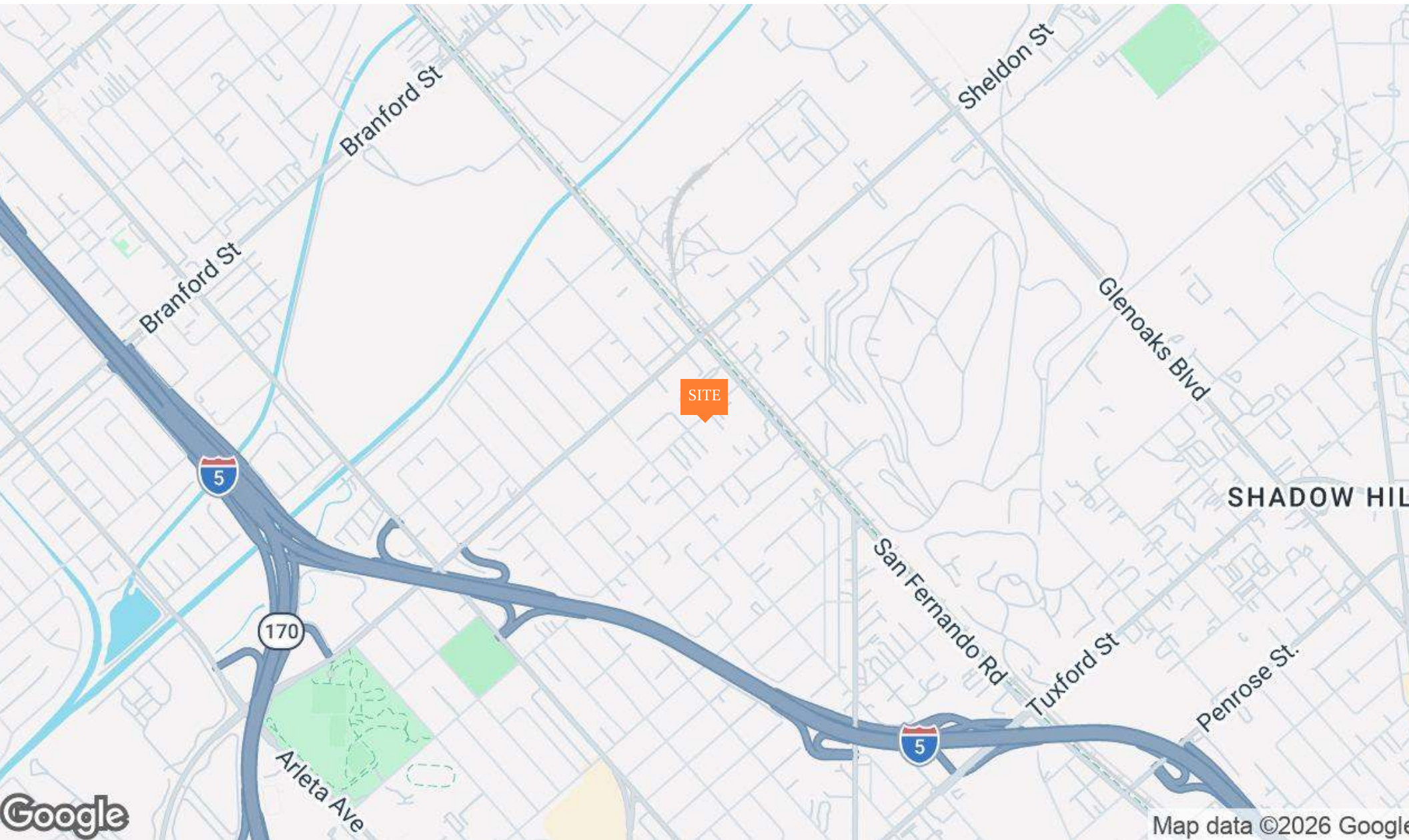
PROPERTY OVERVIEW

General Plan	Low Medium I Residential
Housing Element Site	Yes (APN 2631-004-02)
Opportunity Zone	No
AB 2334 Low Vehicle Travel Area	Yes
AB 2097 Half Mile of Major Transit Stop	No
ED1 Eligibility	Review Eligibility
Affordable Housing Linkage Fee	Low
Transit Oriented Communities (TOC)	Not Eligible
Very High Fire Hazard Severity Zone	No
Council District	CD 6 (Padilla)



1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

REGIONAL MAP



 PLAT MAP

THE FOLLOWING AIRSPACE PLANS,
ESTS IN THE COMMON AREAS AS
EACH PLAN DEPICTS
WHICH AREAS ARE COMPUTED.
G ELEMENTS ONLY.

COMMON AREA			SUBDIVISION OF AIRSPACE SHEET(S)
BLK	LOTS	TYPE	
-	1	CONDO	2
-	1	CONDO	3



1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

ZONING MAP



1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

AERIAL LABELED



SITE

Multi-Family

Multi-Family



SECTION 3



FINANCIAL ANALYSIS

Financial Details

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1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

FINANCIAL DETAILS

FINANCIAL DETAILS

Listed Price	\$4,250,000
Lot Size	1.14 Acres / 49,700 Square Feet
Price/Acre	\$3,724,950 per Acre
Price/Square Foot	\$85.51 per Square Foot
Zoning	RD3 & RA
General Plan Land Use	Low Medium I Residential

SECTION 4

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per Acre Chart
Price per SF Chart
Sale Comps

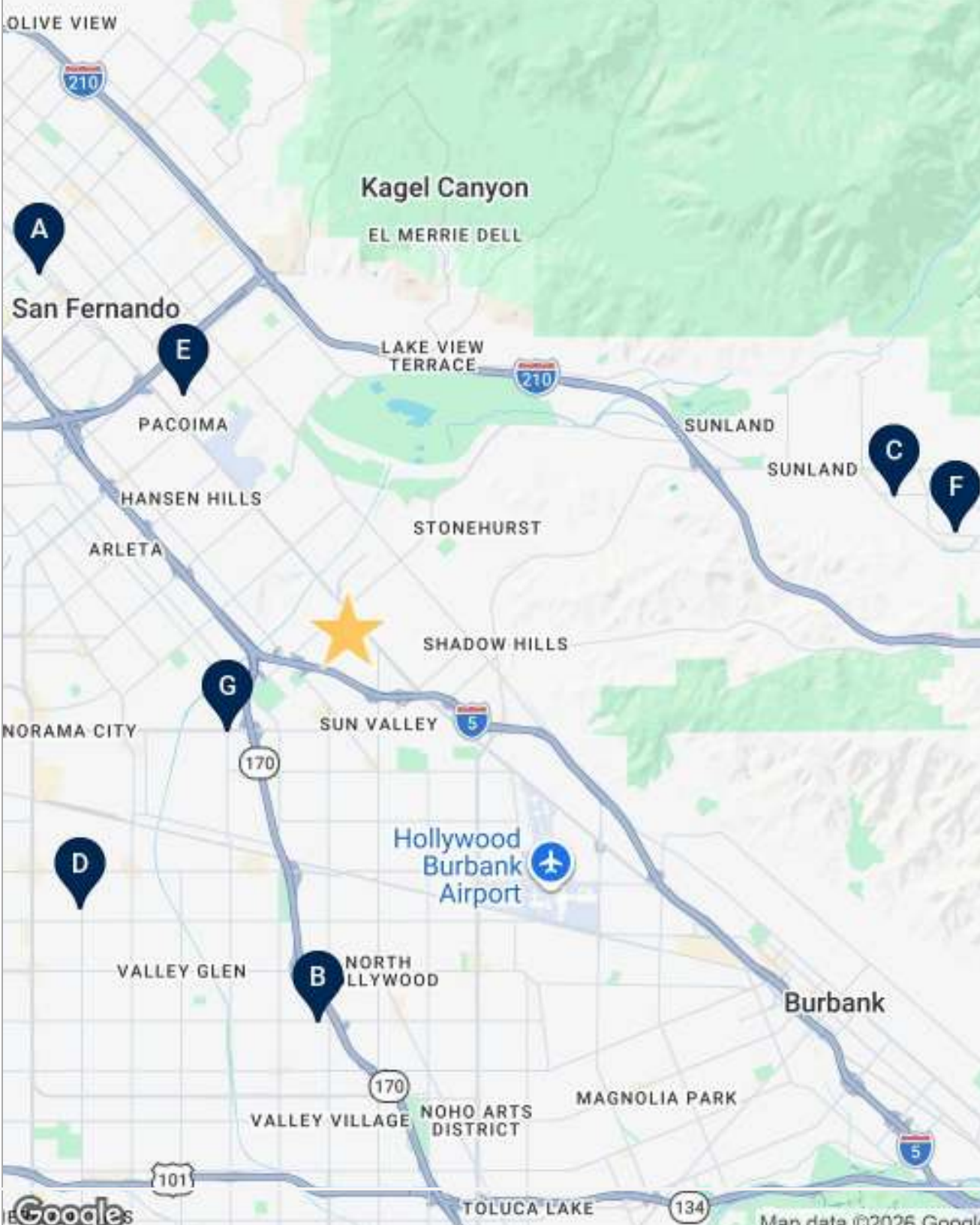
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SALE COMPS MAP

★ 1.14 Acre Residential Site (Zoned RD3/RA)

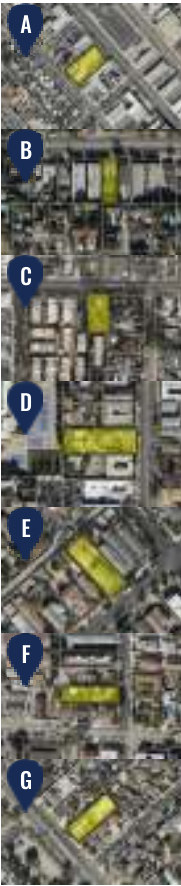
- A 1522 San Fernando Rd
- B 12156 Oxnard St
- C 7538 Apperson St
- D 6859 Hazeltine Ave
- E 13261 Judd St
- F 10011 Pinewood Ave
- G 9978 Coldwater Canyon Ave



1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	CLOSE
	1.14 Acre Residential Site (Zoned RD3/RA) 11958-11964 Allegheny Street Sun Valley, CA 91352	\$4,250,000	1.14 AC	\$3,724,950	On Market

	SALE COMPARABLES	PRICE	LOT SIZE	\$/ACRE	CLOSE
	1522 San Fernando Rd San Fernando, CA 91340	\$2,100,000	0.57 AC	\$3,684,210	01/14/2025
	12156 Oxnard St Los Angeles, CA 91606	\$750,000	0.18 AC	\$4,166,666	02/09/2023
	7538 Apperson St Los Angeles, CA 91042	\$940,000	0.22 AC	\$4,272,727	04/05/2023
	6859 Hazeltine Ave Los Angeles, CA 91405	\$3,325,000	0.66 AC	\$5,037,878	07/21/2025
	13261 Judd St Los Angeles, CA 91331	\$675,000	0.15 AC	\$4,500,000	06/20/2024
	10011 Pinewood Ave Los Angeles, CA 91042	\$1,000,000	0.25 AC	\$4,000,000	05/27/2024
	9978 Coldwater Canyon Ave Los Angeles, CA 91605	\$1,600,000	0.31 AC	\$5,161,290	05/30/2024

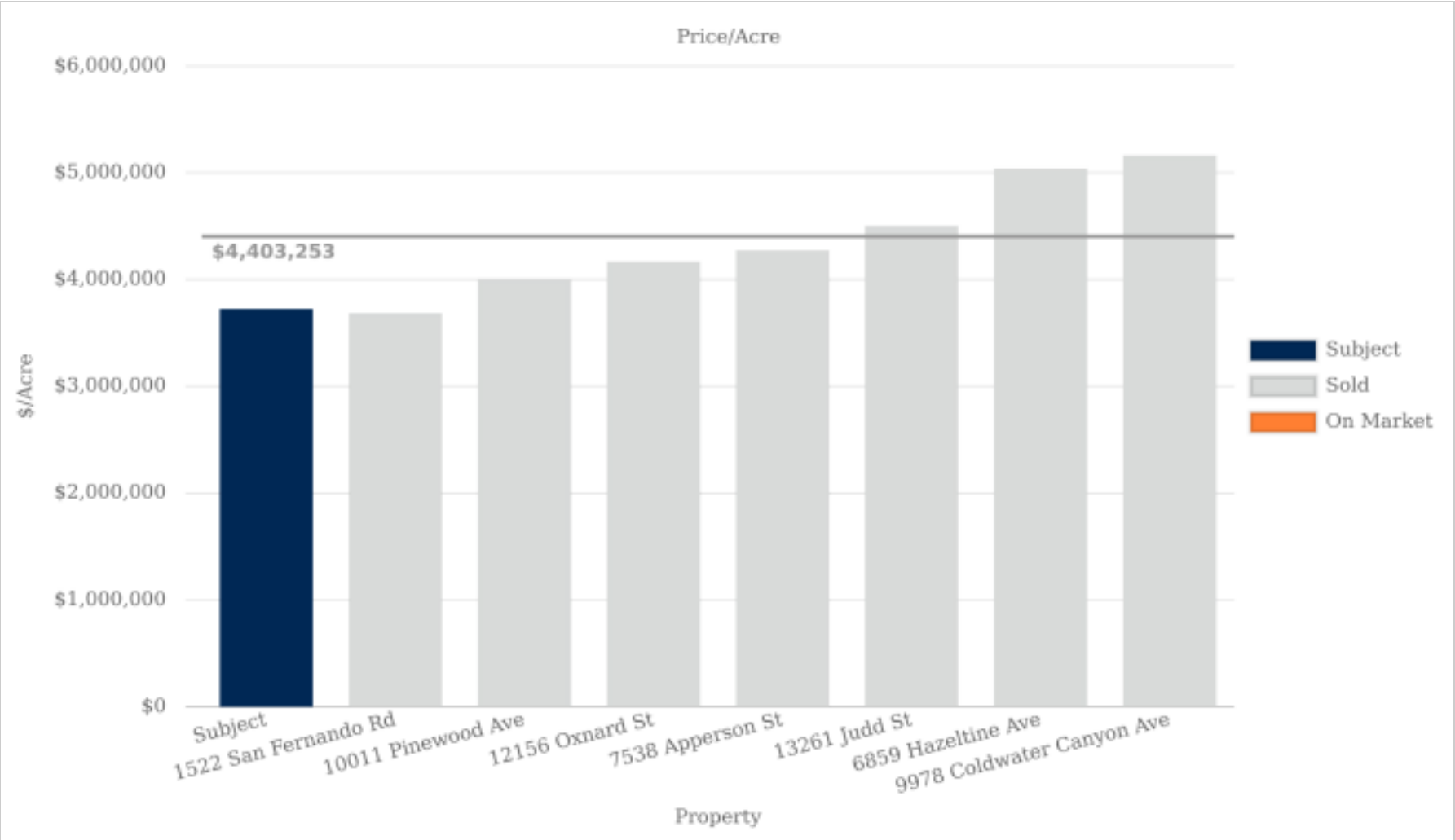
1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

SALE COMPS SUMMARY

SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	CLOSE
AVERAGES	\$1,484,286	0.33 AC	\$4,403,253	-

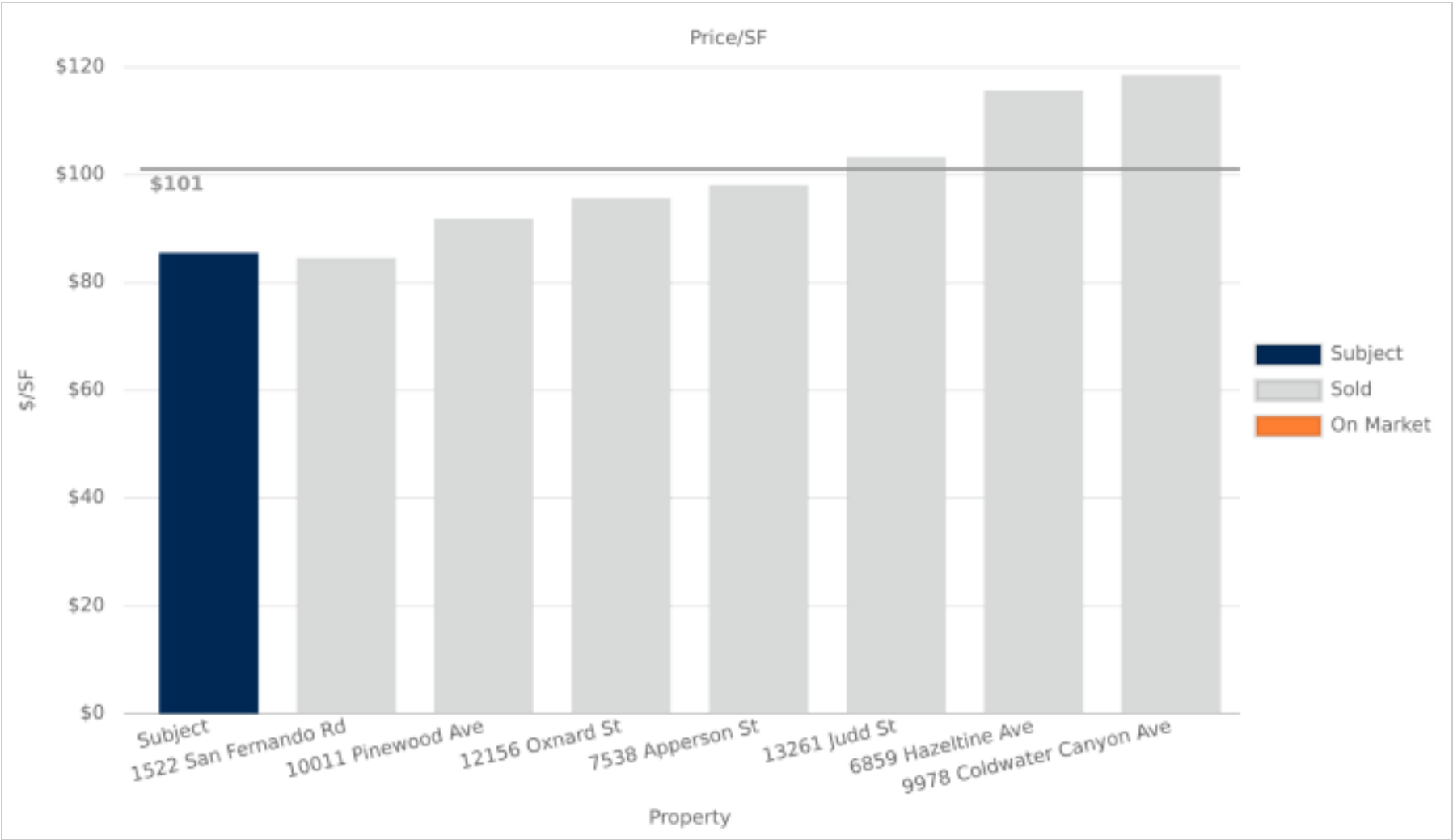
1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

PRICE PER ACRE CHART



1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

PRICE PER SF CHART



1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

SALE COMPS



★ 1.14 Acre Residential Site (Zoned RD3/RA)
11958-11964 Allegheny Street, Sun Valley, CA 91352

Listing Price:	\$4,250,000	Lot Dimensions:	150' x 331'
Lot Size:	1.14 Acres	Price/Acre:	\$3,724,950
Zoning:	RD3 & RA		



A 1522 San Fernando Rd
San Fernando, CA 91340

Sale Price:	\$2,100,000	COE:	01/14/2025
Lot Dimensions:	125' x 200'	Lot Size:	0.57 Acres
Price/Acre:	\$3,684,210		
Zoning:	SP5		

1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

SALE COMPS



B 12156 Oxnard St
Los Angeles, CA 91606

Sale Price:	\$750,000	COE:	02/09/2023
Lot Dimensions:	50' x 154'	Lot Size:	0.18 Acres
Price/Acre:	\$4,166,666		
Zoning:	RD3		



C 7538 Apperson St
Los Angeles, CA 91042

Sale Price:	\$940,000	COE:	04/05/2023
Lot Dimensions:	72' x 135'	Lot Size:	0.22 Acres
Price/Acre:	\$4,272,727		
Zoning:	RD2		

1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

SALE COMPS



D 6859 Hazeltine Ave
Los Angeles, CA 91405

Sale Price:	\$3,325,000	COE:	07/21/2025
Lot Dimensions:	100' x 286'	Lot Size:	0.66 Acres
Price/Acre:	\$5,037,878		
Zoning:	RD1.5		



E 13261 Judd St
Los Angeles, CA 91331

Sale Price:	\$675,000	COE:	06/20/2024
Lot Dimensions:	50' x 132'	Lot Size:	0.15 Acres
Price/Acre:	\$4,500,000		
Zoning:	R1		

1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

SALE COMPS



F 10011 Pinewood Ave
Los Angeles, CA 91042

Sale Price:	\$1,000,000	COE:	05/27/2024
Lot Dimensions:	57' x 193'	Lot Size:	0.25 Acres
Price/Acre:	\$4,000,000		
Zoning:	R3		



G 9978 Coldwater Canyon Ave
Los Angeles, CA 91605

Sale Price:	\$1,600,000	COE:	05/30/2024
Lot Dimensions:	180' x 70'	Lot Size:	0.31 Acres
Price/Acre:	\$5,161,290		
Zoning:	RD2		

SECTION 5



MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap





1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

MARKET OVERVIEW

SAN FERNANDO VALLEY

Approximately 2.4 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley, Van Nuys-Northeast San Fernando Valley, Woodland Hills, Burbank-Glendale-Pasadena and Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by roughly 25,000 residents from 2024 to 2029, as more households are attracted to the market's regionally lower-cost home prices and multifamily rents.

ECONOMY

- As one of the epicenters of the global entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants located in the Valley include Walt Disney Co., Universal Studios, Warner Bros. and DreamWorks.
- Aerospace firms Boeing and Northrop Grumman, as well as 21st Century Insurance, generate numerous well-compensated positions. Health care is also a major source of employment, with a notable presence from providers like Kaiser Permanente.
- As a result of the Valley's large concentration of high salaries and successful companies, average household incomes are well above the national mean.

QUICK FACTS



POPULATION

2.4M

Growth 2024-2029*
1.1%



HOUSEHOLDS

892K

Growth 2024-2029*
1.4%



MEDIAN AGE

40.0

U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME

\$99,300

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



DIVERSE ECONOMY

While the entertainment industry underpins the economy, other economic drivers include aerospace, insurance and health care. Large-scale solar energy projects are underway in the metro.



EDUCATED WORKFORCE

Roughly 41 percent of San Fernando Valley residents who are age 25 and older hold a bachelor's degree, including 15 percent who have obtained a graduate or professional degree.



GROWTH

The local rates of population and household growth will remain above the averages of other large metros in Southern California, generating demand for housing, as well as goods and services.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	12,292	196,333	593,148
2024 Estimate			
Total Population	12,082	195,362	588,631
2020 Census			
Total Population	12,775	207,532	615,925
2010 Census			
Total Population	12,975	210,099	611,503
Daytime Population			
2024 Estimate	12,794	145,213	574,062
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	3,244	56,648	192,744
2024 Estimate			
Total Households	3,177	56,098	190,317
Average (Mean) Household Size	3.8	3.6	3.2
2020 Census			
Total Households	3,084	55,323	186,953
2010 Census			
Total Households	2,998	52,319	175,102

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$250,000 or More	5.5%	5.2%	5.6%
\$200,000-\$249,999	2.7%	2.6%	2.7%
\$150,000-\$199,999	8.2%	8.2%	8.3%
\$125,000-\$149,999	7.2%	6.8%	6.9%
\$100,000-\$124,999	8.6%	10.6%	10.1%
\$75,000-\$99,999	16.8%	14.4%	12.9%
\$50,000-\$74,999	14.8%	15.7%	15.7%
\$35,000-\$49,999	12.4%	11.4%	11.1%
\$25,000-\$34,999	6.5%	7.7%	8.1%
\$15,000-\$24,999	7.5%	7.2%	7.9%
Under \$15,000	9.9%	10.2%	10.6%
Average Household Income	\$93,318	\$93,393	\$93,221
Median Household Income	\$76,943	\$74,033	\$72,969
Per Capita Income	\$25,397	\$26,893	\$30,444

1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate	12,082	195,362	588,631
0 to 4 Years	5.0%	5.3%	5.4%
5 to 14 Years	13.3%	12.9%	12.5%
15 to 17 Years	4.5%	4.1%	3.9%
18 to 19 Years	3.5%	2.8%	2.6%
20 to 24 Years	7.1%	7.2%	7.0%
25 to 29 Years	8.2%	8.0%	8.1%
30 to 34 Years	7.5%	7.8%	8.4%
35 to 39 Years	6.8%	7.0%	7.4%
40 to 49 Years	13.4%	13.0%	13.3%
50 to 59 Years	12.1%	12.9%	12.8%
60 to 64 Years	5.5%	5.8%	5.7%
65 to 69 Years	4.5%	4.6%	4.5%
70 to 74 Years	3.5%	3.4%	3.3%
75 to 79 Years	2.3%	2.3%	2.2%
80 to 84 Years	1.4%	1.4%	1.4%
Age 85+	1.4%	1.4%	1.4%
Median Age	35.0	36.0	36.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2024 Estimate Population Age 25+	8,044	132,173	404,294
Elementary (0-8)	23.9%	20.6%	16.5%
Some High School (9-11)	15.1%	13.3%	11.2%
High School Graduate (12)	22.9%	24.6%	23.9%
Some College (13-15)	14.7%	18.2%	18.4%
Associate Degree Only	7.1%	6.1%	6.9%
Bachelor's Degree Only	13.2%	13.0%	17.1%
Graduate Degree	3.1%	4.2%	6.0%
HOUSING UNITS			
Occupied Units			
2029 Projection	3,352	58,271	198,980
2024 Estimate	3,283	57,701	196,444
Owner Occupied	1,731	28,697	78,981
Renter Occupied	1,467	27,398	111,264
Vacant	105	1,603	6,127
Persons in Units			
2024 Estimate Total Occupied Units	3,177	56,098	190,317
1 Person Units	14.1%	16.7%	22.1%
2 Person Units	17.9%	21.2%	25.0%
3 Person Units	17.7%	17.9%	17.8%
4 Person Units	17.1%	16.6%	15.0%
5 Person Units	13.6%	12.2%	9.8%
6+ Person Units	19.6%	15.4%	10.4%

1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 588,631. The population has changed by -3.74 percent since 2010. It is estimated that the population in your area will be 593,148 five years from now, which represents a change of 0.8 percent from the current year. The current population is 49.7 percent male and 50.3 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 7,493 people per square mile.



EMPLOYMENT

In 2024, 293,769 people in your selected area were employed. The 2010 Census revealed that 46.4 percent of employees are in white-collar occupations in this geography, and 29.5 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSEHOLDS

There are currently 190,317 households in your selected geography. The number of households has changed by 8.69 percent since 2010. It is estimated that the number of households in your area will be 192,744 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 3.2 people.



HOUSING

The median housing value in your area was \$700,050 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 76,771.00 owner-occupied housing units and 98,333.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$72,969, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 56.01 percent since 2010. It is estimated that the median household income in your area will be \$84,018 five years from now, which represents a change of 15.1 percent from the current year.

The current year per capita income in your area is \$30,444, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$93,221, compared with the U.S. average, which is \$101,307.



EDUCATION

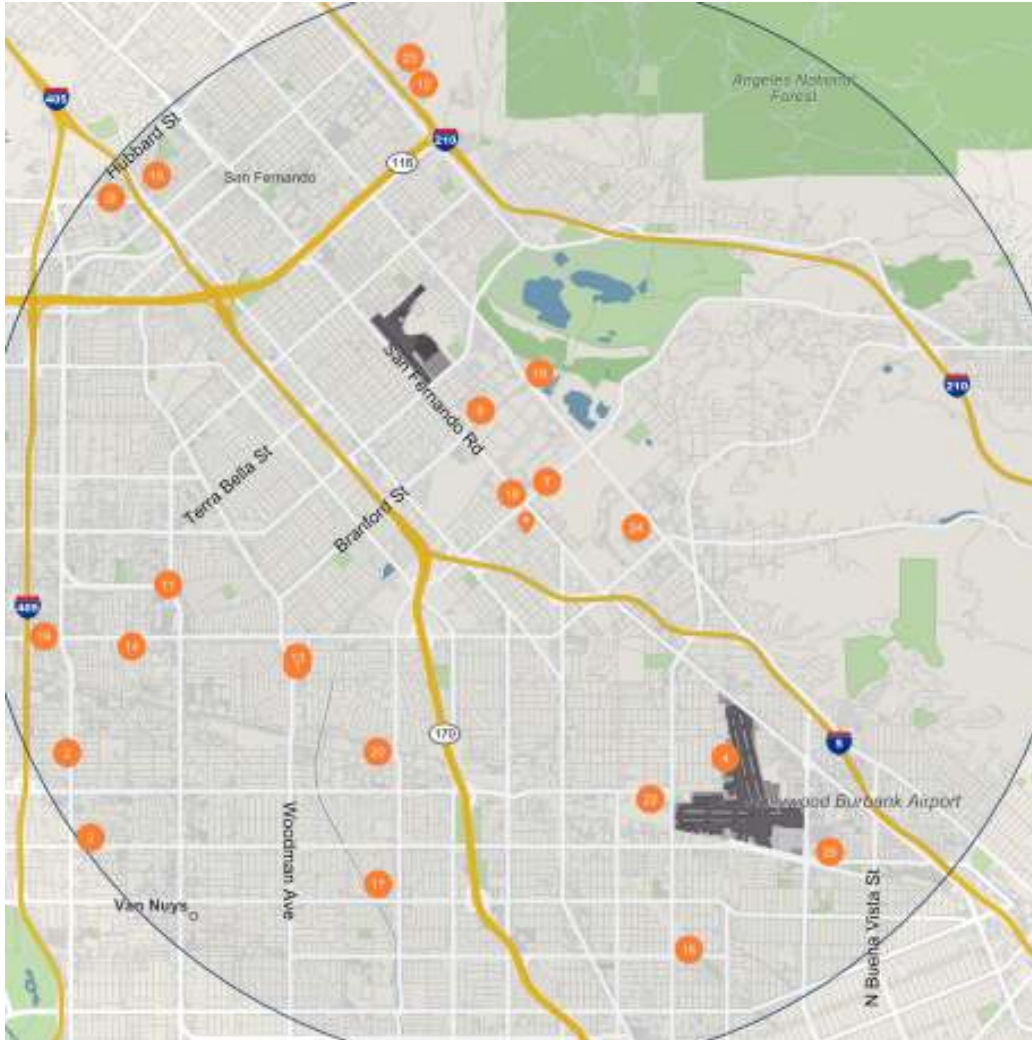
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 22.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 6.9 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 29.4 percent in the selected area compared with the 19.7 percent in the U.S.

1.14 ACRE RESIDENTIAL SITE (ZONED RD3/RA)

DEMOGRAPHICS



Major Employers

Employees

1	Kaiser Foundation Hospitals-Kaiser Permanente	3,308
2	Windsor El Camino Care Ctr LLC-Windsor El Camino Care Center	1,772
3	Valley Presbyterian Hospital-V P H	1,600
4	Certified Laboratories LLC	1,503
5	Providence Health & Svcs - Ore-Providence Holy Cross Med Ctr	1,389
6	Windsor Vallejo Care Ctr LLC	1,216
7	Los Angeles Dept Wtr & Pwr	1,112
8	ASC Group Inc	1,095
9	PMC Capital Partners LLC	1,000
10	Los Angles Cnty Mtro Trnsp Aut-Metro	965
11	Juvenile Justice Division Cal-Parole Services	878
12	Anthony Inc-Anthony International	850
13	Southern Cal Prmnnte Med Group	764
14	Deanco Healthcare LLC-MISSION COMMUNITY HOSPITAL	700
15	Vallarta Food Enterprises Inc	613
16	Vallarta Food Enterprises Inc-Supermercado Vallarta	613
17	Vallarta Food Enterprises Inc-Vallarta Supermarket 1	613
18	Pacifica of Valley Corporation-Pacifica Hospital of Valley	607
19	Galpin Motors Inc-Galpin Ford	500
20	O P I Products Inc	500
21	Providence Holy Cross Medical-Providence	439
22	Compass Group Usa Inc-Canteen Grdn Grove N Hollywood	438
23	Spectrolab Inc	400
24	Araco Enterprises LLC-Athens Environmental Services	400
25	Technicolor Inc-Technicolor Lab	400

 DEMOGRAPHICS

11958-11964 ALLEGHENY STREET

EXCLUSIVELY
LISTED BY

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