

For Sale in Sherman Oaks



Potential Multifamily Development Site

15322 Ventura Blvd. & 15315 Dickens St., Sherman Oaks, CA 91403



Disclaimer

KWP Real Estate (“Broker”), exclusive marketing representative of Red Hot Ents LLC. (“Seller”), is solely authorized to present this property investment offering (the “Offering”).

Prior to submitting an offer to acquire the fee interest in 15322 Ventura Blvd. & 15315 Dickens St., Sherman Oaks, CA 91403 (the “Property”), interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an “As Is, Where Is” basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

This Offering is submitted subject to errors, changes, omissions changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

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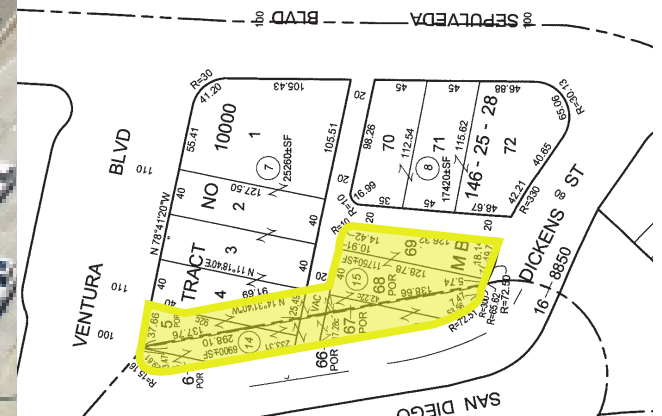
DRE #01909843

Investment Summary

Flexible Redevelopment Opportunity for Sale



ADDRESS	15322 Ventura Blvd. & 15315 Dickens St. Sherman Oaks, CA 91403
PRODUCT TYPE	Commercial Land
BUILDINGS	2
RETAIL	±2,304 SF (includes patio)
AUTOMOTIVE	±2,793 SF
LOT SIZE	±18,700 SF / 0.43 AC
OCCUPANCY	0%
YEAR BUILT	1989
ZONING	LAC2
APNS	2276-039-014, -015
PARKING	17 spaces includes ADA
SALE PRICE	Submit offer



Investment Highlights

Irreplaceable Valley Location

EXISTING PROPERTY HIGHLIGHTS

- ▶ Excellent land sale opportunity in prime Sherman Oaks location
- ▶ Adjacent to the 405 and 101 Freeway interchange
- ▶ Current improvements formerly occupied by well-known Rubins Red Hot restaurant and an automotive shop with spray booth
- ▶ Incredible location directly across from Sherman Oaks Galleria, anchored by The Cheesecake Factory, PF Chang's, and Regal Theatres
- ▶ Retail/restaurant currently being remodeled with outdoor patio space, parking on site, and 60 feet of frontage on Ventura Blvd.
- ▶ Double-sided rooftop billboard in place
- ▶ Large traffic counts: 150,000 CPD at Sepulveda and Ventura; 306,000 CPD at the 405/101 Freeway interchange

REDEVELOPMENT POTENTIAL (see page 6)

- ▶ ±50–85 apartment units
- ▶ ±56 parking spaces
- ▶ Unit sizes: ±850–1,000 GSF
- ▶ 5 levels of residential (Type IIIA construction)
- ▶ 2 levels of parking (Type I podium)
- ▶ Lobby, deck, and paseo

The scenario above utilizes recently passed CHIP ordinance incentives for this location and AB 2097 parking reductions. Unit count will depend on desired unit mix and sizes. Balanced parking ratio slightly below 1.0 per unit. Buyers are encouraged to contact the City of Los Angeles for further information and to consult their land use attorney.



Conceptual Massing

DISCLOSURES: Preliminary feasibility data for the site at this time, and all details and data will need to be confirmed and include the Citywide Housing Incentive Program (CHIP). This site may qualify for streamlined ministerial approval under the City of Los Angeles' Housing Element Implementation Program and benefit from additional local commitments to provide for the approval of housing projects under State Law.

Prospective buyers are encouraged to contact the City of Los Angeles for further information and consult their land use attorney.

Balanced Parking Scenario

Scenario utilizes recently passed CHIP ordinance incentives for this location and AB 2097 parking reductions. Unit count will depend on desired unit mix and sizes. Balanced parking ratio slightly below 1.0 per unit.

Assumptions

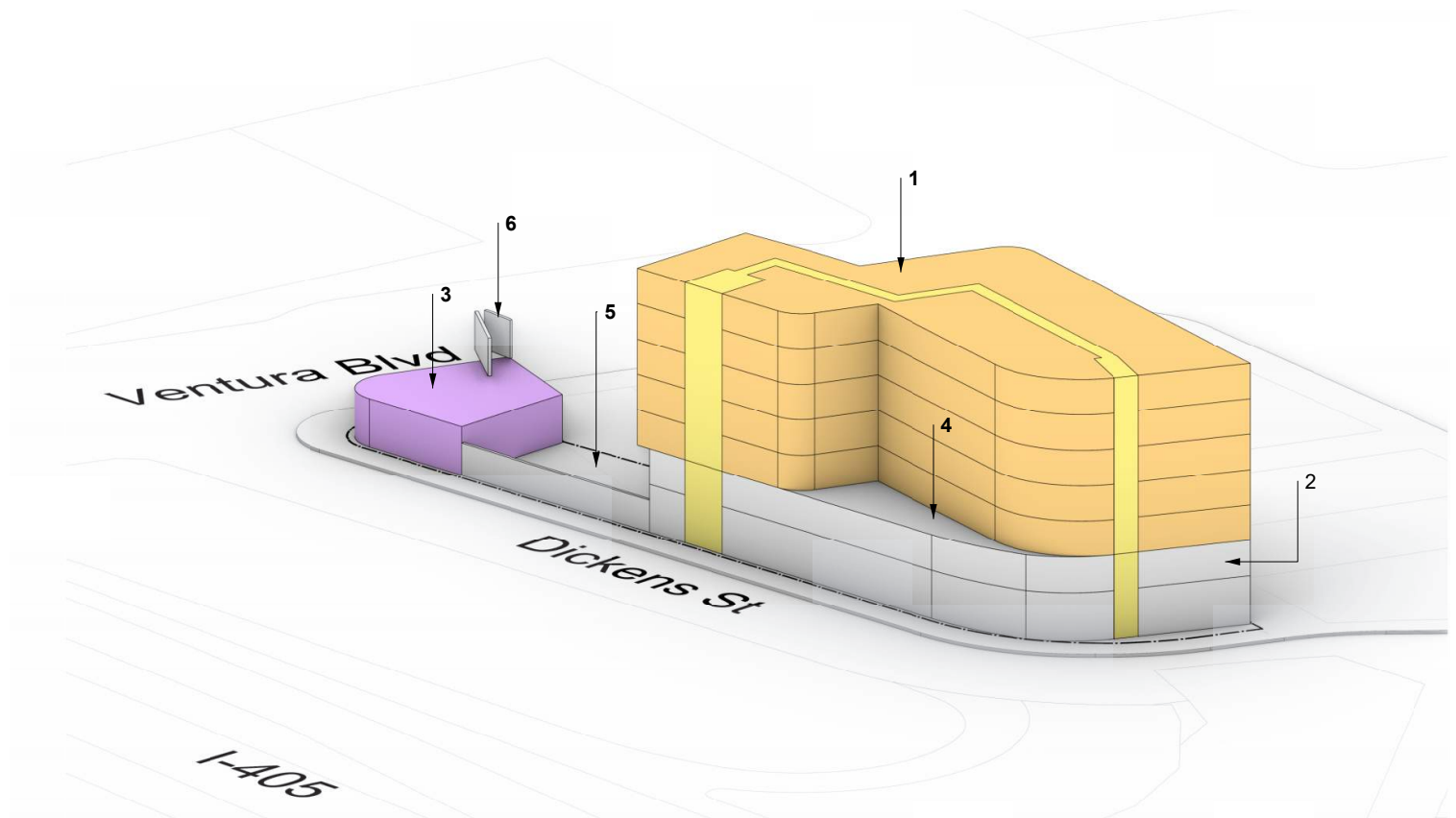
850-1,000 GSF per unit
Parking and unit count approximate
Type IIIA wood frame construction over
Type I concrete podium

Site Capacity - Option 1

±60-70 apartment units
±52 parking spaces/0.8-0.9 stalls per unit

Key

- 1 5 levels residential Type IIIA construction
- 2 2 levels parking Type I podium
- 3 Lobby/leasing/amenity
- 4 Deck
- 5 Paseo
- 6 (E) Billboard sign



Prepared by Nadel Architects

Conceptual Plans

Ground Floor/
Typical Floor

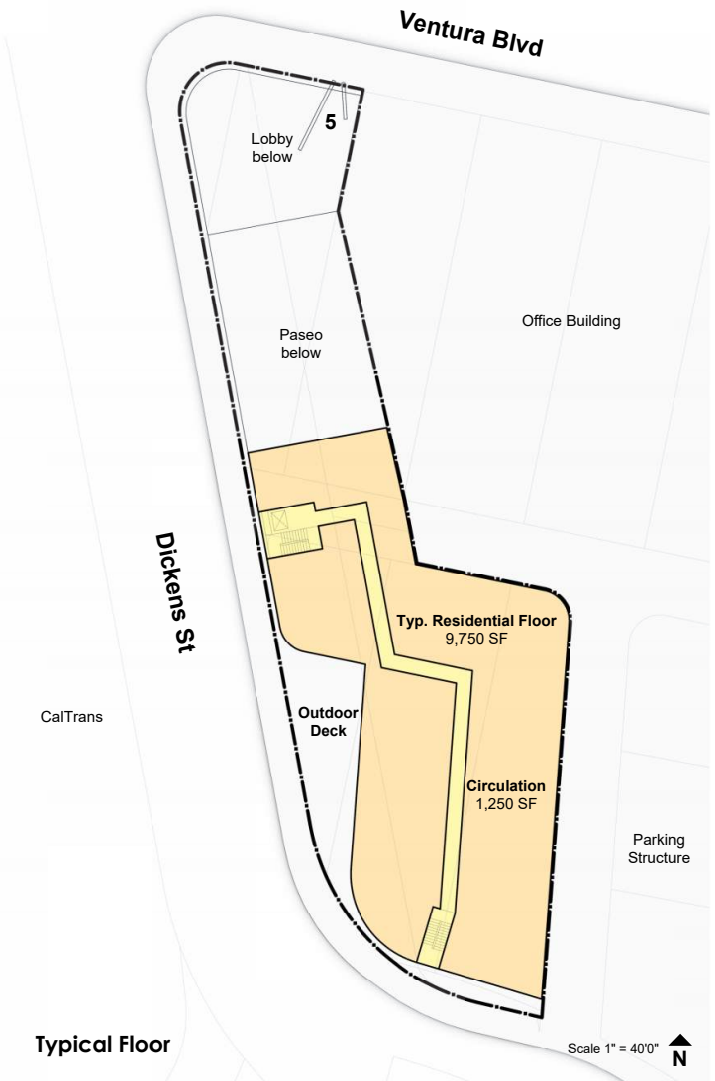
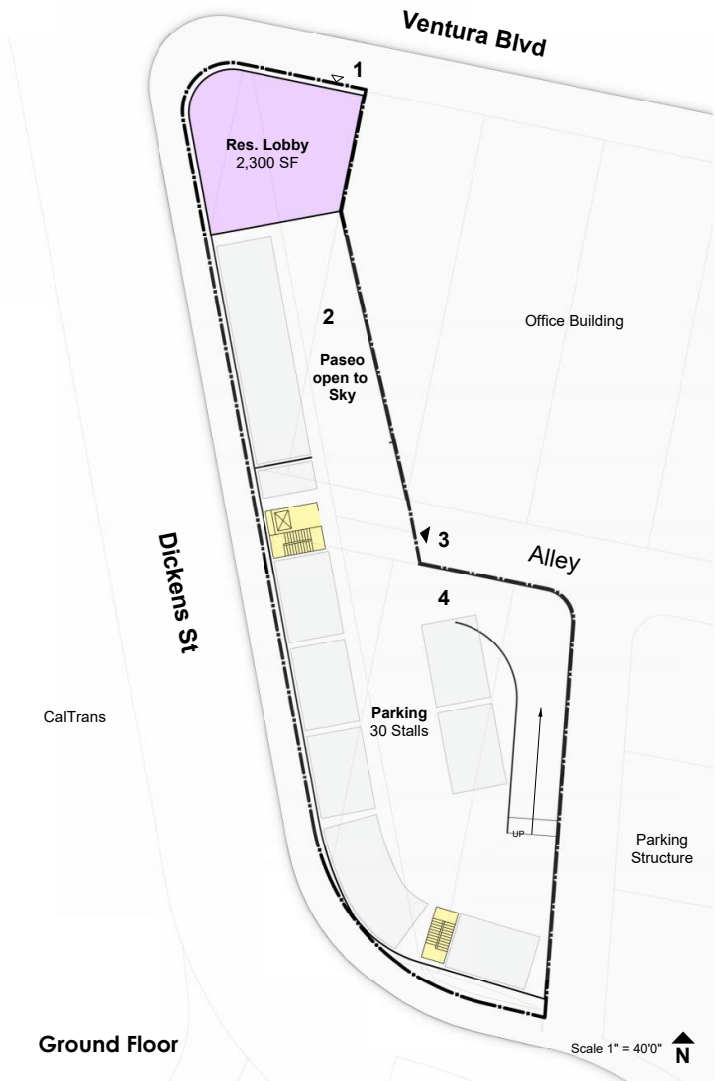
- Lobby/amenity
- Residential area
- Residential common area
- Parking

Key

- 1 Pedestrian entry from Ventura Blvd
- 2 Paved outdoor area
- 3 Vehicular entry
- 4 Trash/back of house
- 5 (E) Billboard sign

Area Tabulation

Residential	48,750 SF
Resid. common	10,350 SF
Parking	26,600 SF
TOTAL	85,700 SF



See disclosures on previous page.

Prepared by Nadel Architects

Sherman Oaks Submarket

Sherman Oaks is a highly desirable, affluent neighborhood in the San Fernando Valley blending suburban charm with city convenience. Situated just over the hill from Beverly Hills and Bel Air, it offers an ideal Los Angeles location with an appealing mix of family-friendly streets, vibrant shopping, and outdoor green spaces.

Ventura Boulevard in Sherman Oaks is a bustling thoroughfare at the heart of the San Fernando Valley, renowned for its vibrant shopping and dining scene. Stretching through Sherman Oaks, it serves as a central hub where locals and visitors alike can enjoy an array of boutiques, trendy cafes, and upscale restaurants. The intersection of Ventura Boulevard and Sepulveda Boulevard is particularly significant, acting as a main artery for the area and easy access to the 405 and 101 Fwys.



67,750

PEOPLE
WITHIN 2 MILES



\$201,860

AVG. HHI
WITHIN 2 MILES



72,564

EMPLOYEES
WITHIN 2 MILES



Omakase at Sushi Note

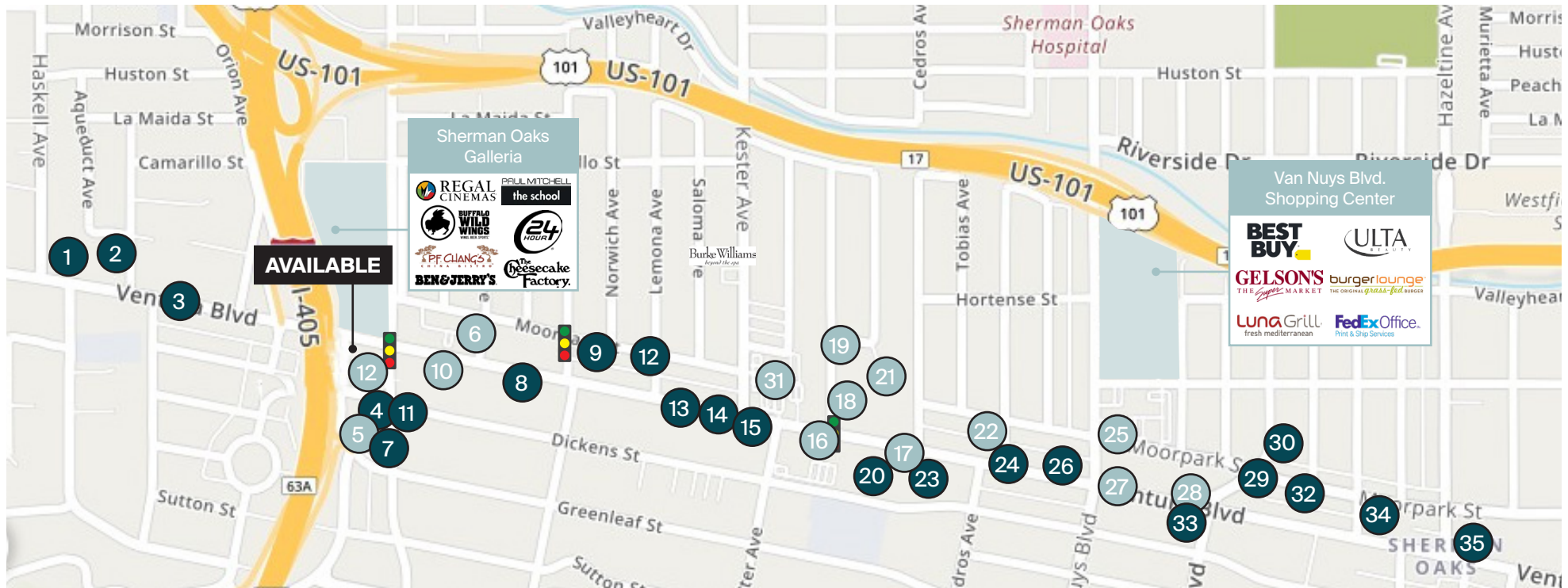


Sherman Oaks Galleria



Strolling Ventura Boulevard

Premier Sherman Oaks Location



- | | | | | |
|------------------------------------|-----------------------------|-------------------------|-----------------------------|---------------------|
| 1. IHOP | 8. Mulberry Street Pizzeria | 16. Goodwill | 24. MidiCi | 32. Dojo Sushi |
| 2. California Chicken Cafe | 9. Blue Jam Cafe | 17. House of Billiards | 25. US Bank | 33. Fatburger |
| 3. Shiraz | 10. Hot 8 Yoga | 18. Jimmy Au's | 26. Happy Days Cafe | 34. Mendocino Farms |
| 4. The Little IZAKA-YA by KATSU-YA | 11. El Pollo Loco | 19. Party City | 27. Iguana Vintage Clothing | 35. Ralphs |
| 5. Whole Foods | 12. Toast Cafe | 20. Chipotle | 28. American Vintage | |
| 6. World Market | 13. Panzanella Ristorante | 21. CVS | 29. Gyu-Kaku Japanese BBQ | |
| 7. Mizlala | 14. Marmalade Cafe | 22. Buffalo Exchange | 30. In-N-Out Burger | |
| | 15. Mel's Drive-In | 23. Nothing Bundt Cakes | 31. Pavilions | |

Food/Beverage Retail

Sherman Oaks Demographics



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2025 Estimated Population	7,685	25,298	67,750
2030 Projected Population	7,218	23,568	63,269
2020 Census Population	6,914	23,577	64,162
2010 Census Population	6,932	23,768	63,865
Projected Annual Growth 2025 to 2030	-1.2%	-1.4%	-1.3%
Historical Annual Growth 2010 to 2025	0.7%	0.4%	0.4%
2025 Median Age	39.6	40.1	41.2
HOUSEHOLDS			
2025 Estimated Households	3,661	11,887	30,347
2030 Projected Households	3,565	11,435	29,238
2020 Census Households	3,639	12,113	30,963
2010 Census Households	3,493	11,722	29,664
Projected Annual Growth 2025 to 2030	-0.5%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	0.3%	-	0.2%
RACE & ETHNICITY			
2025 Estimated White	64.7%	63.4%	64.0%
2025 Estimated Black or African American	6.9%	7.1%	6.3%
2025 Estimated Asian or Pacific Islander	11.4%	11.5%	11.2%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2025 Estimated Other Races	16.8%	17.7%	18.1%
2025 Estimated Hispanic	22.0%	22.2%	22.7%
INCOME			
2025 Estimated Average Household Income	\$198,608	\$191,685	\$201,860
2025 Estimated Median Household Income	\$119,492	\$117,982	\$134,294
2025 Estimated Per Capita Income	\$94,699	\$90,109	\$90,512
EDUCATION			
2025 Estimated High School Graduate	8.8%	10.1%	10.3%
2025 Estimated Some College	14.9%	15.0%	15.7%
2025 Estimated Associates Degree Only	5.2%	5.9%	6.0%
2025 Estimated Bachelors Degree Only	41.6%	40.2%	37.9%
2025 Estimated Graduate Degree	26.9%	25.6%	25.1%
BUSINESS			
2025 Estimated Total Businesses	1,916	4,961	11,478
2025 Estimated Total Employees	13,797	33,489	72,564
2025 Estimated Employee Population per Business	7.2	6.7	6.3
2025 Estimated Residential Population per Business	4.0	5.1	5.9



Your trusted *partners*

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