

EXECUTIVE SUMMARY



HIGHLIGHTS:

KARL NIEHAUS
IAN McKELVIE
(310) 880-7900
KarlNiehaus@CREI.biz
www.CREI.biz
01450751 - RE License

- Prime Ventura Blvd with Access to Freeway on/off Ramps within 2 Blocks
- Unique & Rare: 2 Large Signs on the Roof: 1 Billboard and 1 On-Premise Sign
- 60 Feet of Windowed Frontage on Ventura Blvd with over 50k Cars/day
- 1 Block to Sherman Oaks Galleria anchored by Regal Theaters, 24 Hour Fitness, Burke Williams and Restaurant Row: Cheesecake Factory, PF Changs, Buffalo Wild Wings and numerous other restaurants
- 22 Parking Spaces in Parking Lot
- NNN Retail Tenants and NN Office Tenants for Ease of Management

OFFERING SUMMARY: 15122-15124 Ventura Blvd, Sherman Oaks, offers an investor a prime Sherman Oaks location on the premier street of the San Fernando Valley. The building is unique with 2 large rare signs on the roof. One sign is a 14 x 48 foot billboard (billboard structure is owned by the seller) and the 2nd sign is a double sided 8 x 26 foot on-premise sign. The property offers the flexibility of keeping tenants and extending leases or using some of the space as an owner user. The building is 100% occupied.

DEMOGRAPHICS: Dense growing population in one of the most affluent neighborhoods of the San Fernando Valley. Average household income is over 139k per year within 1 mile and over 136k within 3 miles. Over 26k residents within 1 mile, and 165k residents within 3 miles and the population continues to grow.

PRICE: \$5,500,000 – 4.75% Current Cap Rate, 8,353 SF Building on 10,500 SF Lot

PROPERTY PICTURES



PROPERTY PICTURES



Commercial Real Estate Investments



PROPERTY PICTURES



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SHERMAN OAKS, 15122-15124 VENTURA

FINANCIAL SUMMARY

**15122 VENTURA BLVD
SHERMAN OAKS, CA**

Summary

Price:		\$5,500,000		
Down Payment:	100%	\$5,500,000		
Year Built / Age:		1911	Cash on Cash Return:	4.75%
Current CAP:		4.75%		
Market CAP:		6.54%		
Approx. Lot SF:		10,500		
Approx. Gross SF:		8,352		
Cost per GSF:		\$658.52	Cost per SF of Lot	\$523.81



Scheduled Income

			CURRENT RENTS			MARKET RENTS	
Tenant Name	Lease Type	Expire	Approx. Sq. Ft.	Mthly Rent Sq. Ft.	Mthly Rent	Mthly Rent Sq. Ft.	Monthly Rent
Evolution Studio Sound	NNN	8/30/30	700	\$2.09	1,465	\$4.00	2,800
Dog Eden	NNN	2/28/29	3,600	\$2.65	9,548	\$3.00	10,800
HVAC & Plumbing	NN	MTM	216	\$5.79	1,250	\$6.00	1,296
DM Home Health	NN	8/30/28	480	\$2.37	1,136	\$4.50	2,160
Tigran Inc	NN	8/30/28	770	\$2.76	2,125	\$3.50	2,695
Glamorus Extention LA	NN	MTM	1,110	\$2.12	2,350	\$3.00	3,330
Mount Vernon	NN	MTM	330	\$2.73	900	\$5.00	1,650
Photography Studio	NN	MTM	400	\$2.44	975	\$3.00	1,200
Billboard 14x48 Ft	GR	12/30/28			4,337		5,500
On-Premise Sign 8x26 Ft	GR				0		2,000
			Avg. R/SF		Avg. R/SF		
Base Rental Income:			7,606	\$3.17	\$24,086	\$4.40	\$33,431
Annualized Scheduled Gross Income:					\$289,027	\$401,172	
Utilities Paid by Tenant:							

New Financing

First Loan Amount:	\$0
Interest Rate:	6.000%
10 Yr. Fixed	25 Yr. Amortiz
Master Metered for Electricity & Water with Tenants paying their prorata share	
22 Parking Spaces	
Brand New Foam Roof in 2020	
Billboard Structure is owned by Landlord, not Billboard Company. Landlord has 90 day Billboard Termination Right	

Annualized Operating Data

	CURRENT RENTS		MARKET RENTS	
Annualized Scheduled Gross Income	289,027	\$2.88 sf/mo	\$401,172	\$4.00 sf/mo
Vacant Space @ Market Rent	0		0	
Gross Rental Income	289,027		401,172	
Percentage Rent	0	0%	0	0%
Other Income: Management Fee	14,400		14,400	
Gross Income	303,427		415,572	
Less Vacancy/Collection Res.	(6,069)	2.00%	(20,059)	5.00%
Effective Gross Income	297,358		395,513	
Operating Expenses	(100,130)	33.00%	(100,130)	24.09%
Expense Reimbursements				
Real Estate Taxes	33,975		33,975	
Insurance	6,000		6,000	
CAM	24,140		24,140	
Other	0		0	
Total Expense Reimbursement	64,115	\$0.64 sf/mo	64,115	\$0.64 sf/mo
Net Operating Income	261,343		359,498	
Loan Payments	0		0	
Pre Tax Cash Flows	261,343	4.75%	359,498	6.54%
Principal Reduction	0		0	
Total Return Before Taxes	\$261,343	4.75%	\$359,498	6.54%

Yrly Estimated Expenses

Yearly Operating Expenses		
Real Estate Taxes	21.75%	\$65,990
Tax Rate =	1.20%	
Insurance	1.98%	6,000
Utilities	3.95%	12,000
CAM: Maint.	4.00%	12,140
CAM: Security		0
CAM: Rubbish	1.32%	4,000
Total Expenses:	33.00%	\$100,130
Per Sq. Ft:		\$11.99

DEMOGRAPHIC SUMMARY

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$121,444



POPULATION

485,520



HOUSEHOLDS

185,496



OWNER-OCCUPIED
HOUSING

73,486



RENTER-OCCUPIED
HOUSING

111,652



BUSSINESSES

34,935

POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	74,856	482,542	2,119,177
2025 POPULATION	73,358	485,520	2,125,238
2030 POPULATION PROJECTION	72,944	485,763	2,124,683
ANNUAL GROWTH 2020-2024	-0.4%	0.1%	0.1%
ANNUAL GROWTH 2024-2029	-0.1%	0%	0%
MEDIAN AGE	42.3	40.7	40

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$148,690	\$121,444	\$127,031
MEDIAN HH INCOME	\$116,224	\$87,585	\$94,220

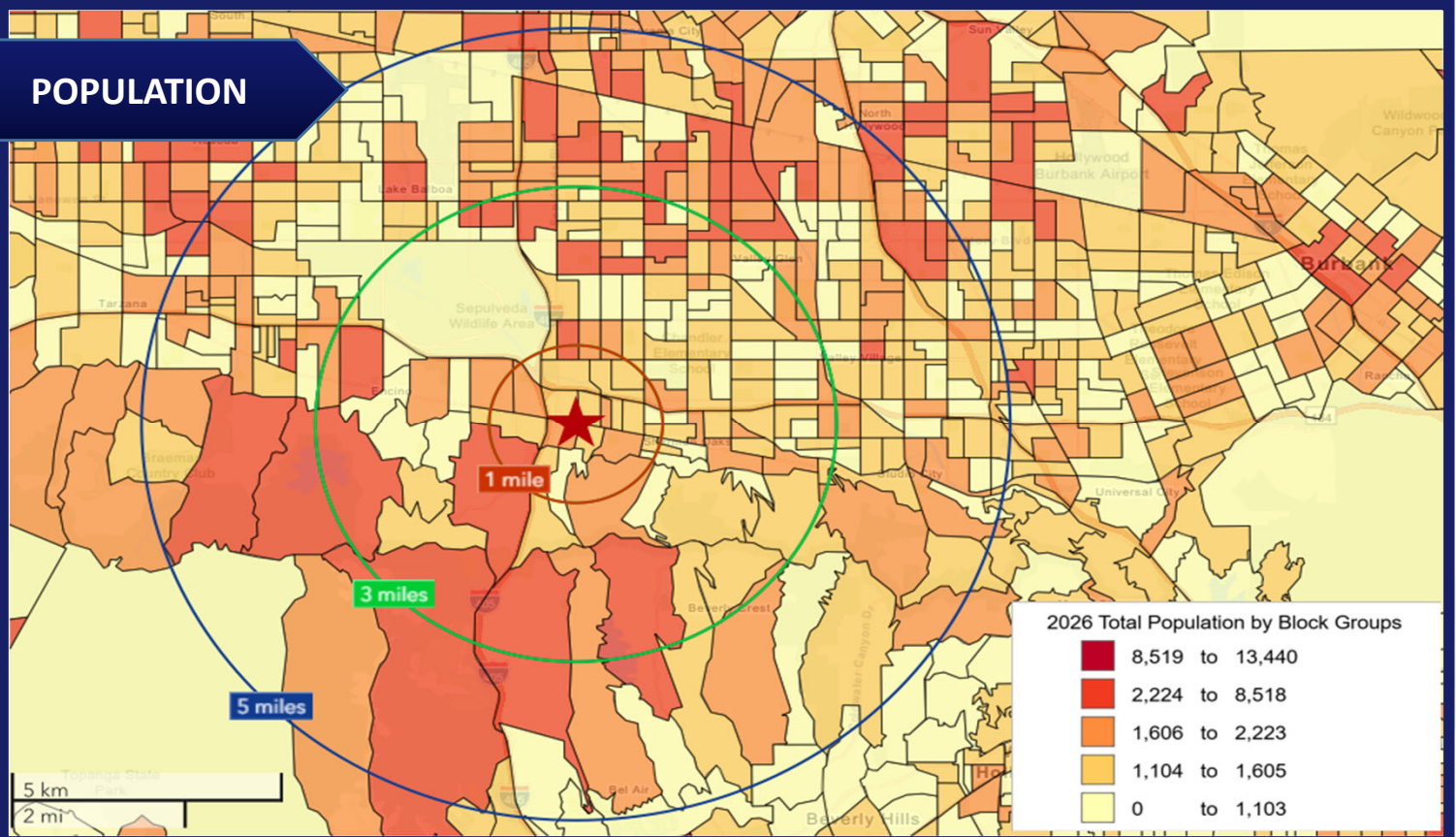
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	34,028	186,227	824,687
2025 HOUSEHOLDS	32,970	185,496	825,354
2030 HOUSEHOLDS	32,690	185,138	824,675

DEMOGRAPHICS

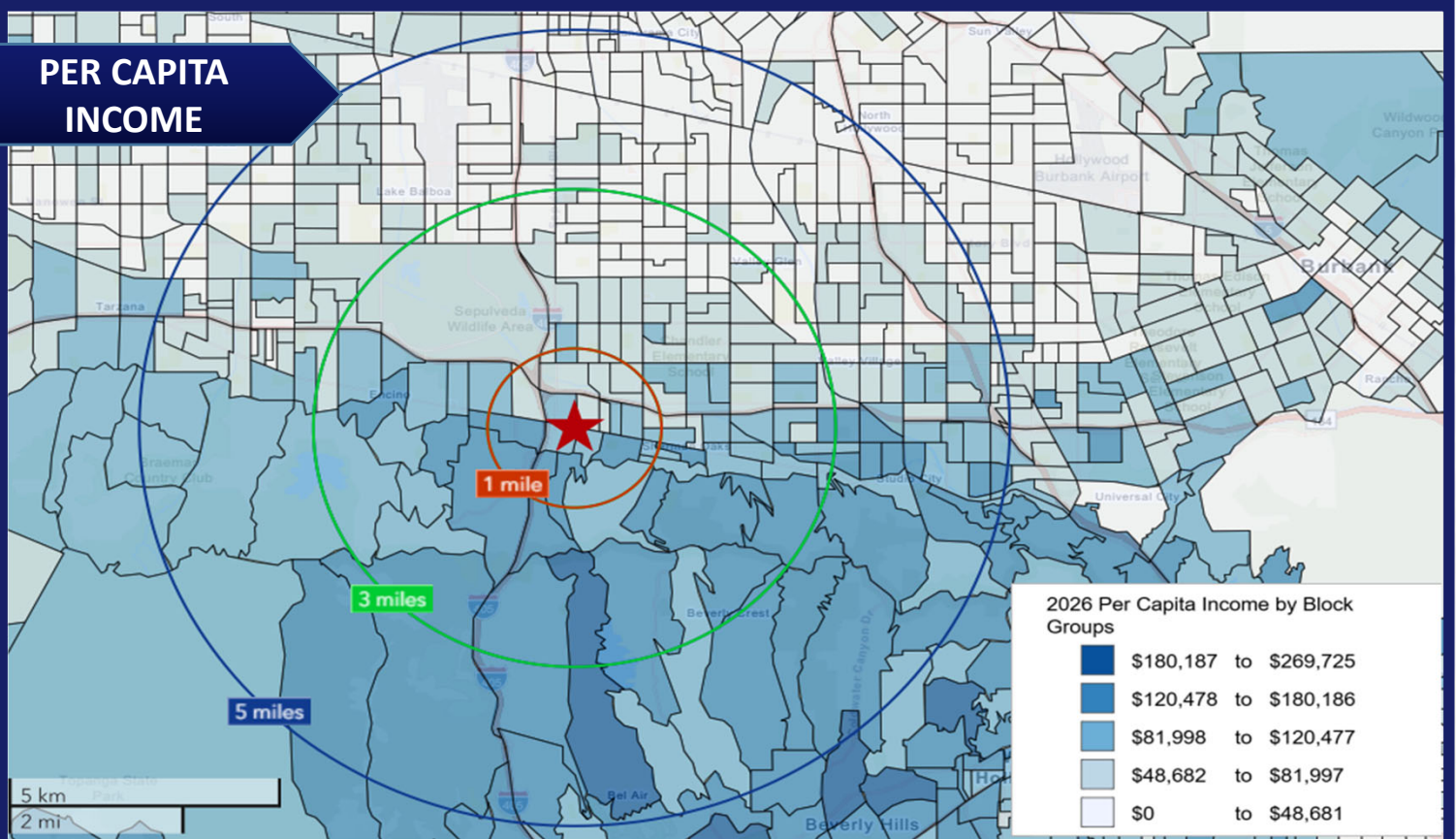
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POPULATION



PER CAPITA INCOME

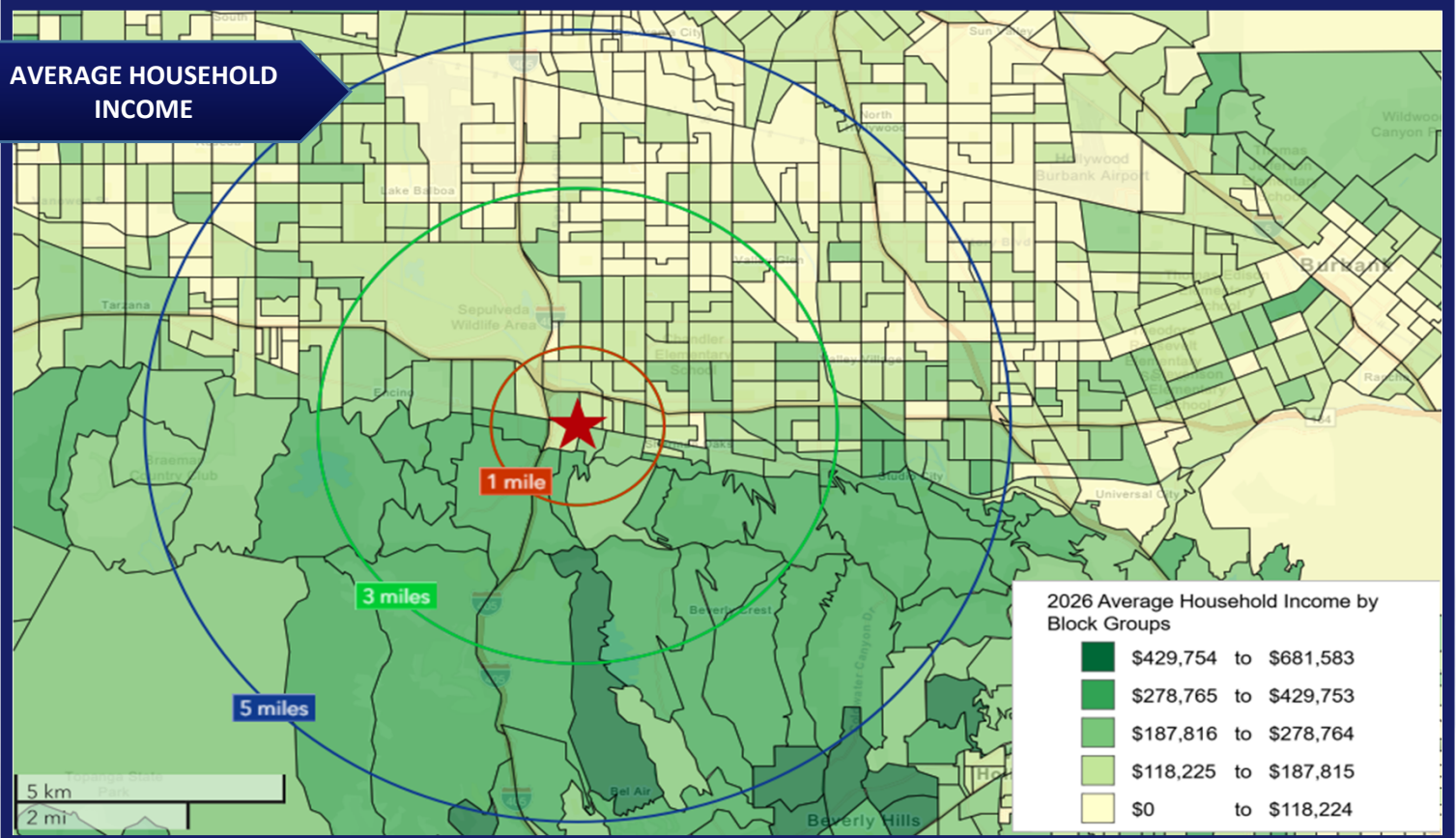


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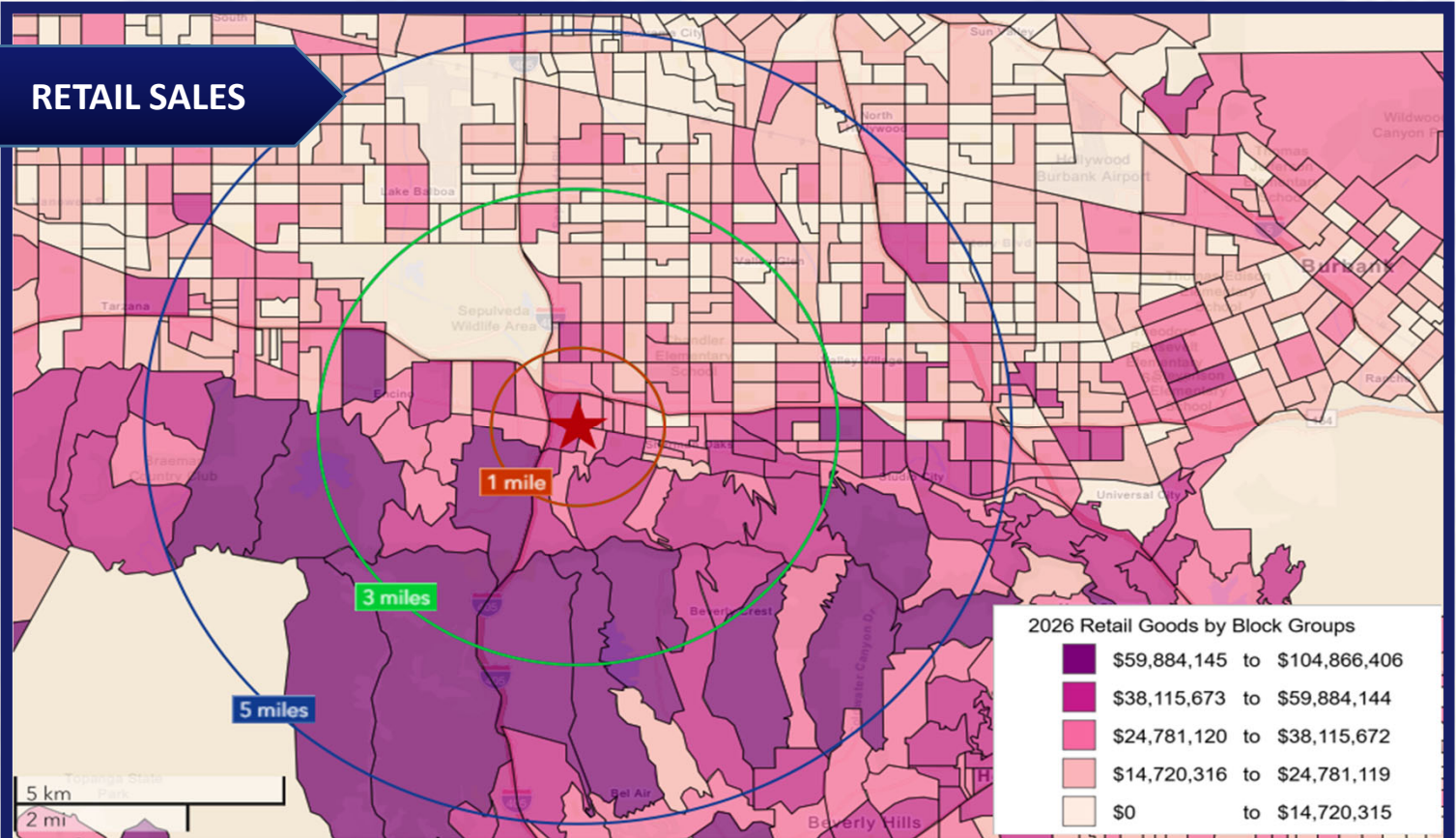
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AVERAGE HOUSEHOLD INCOME



RETAIL SALES

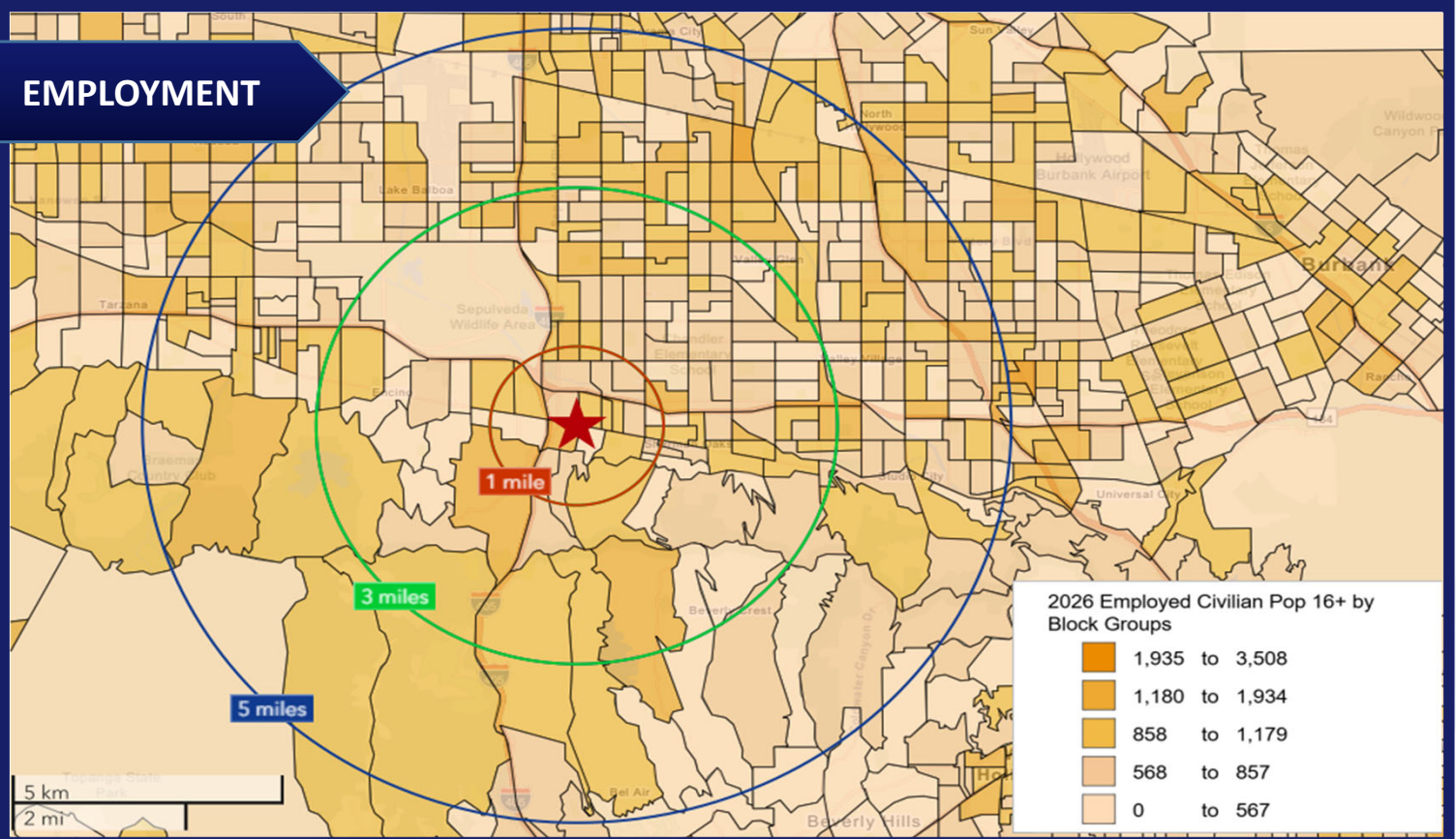


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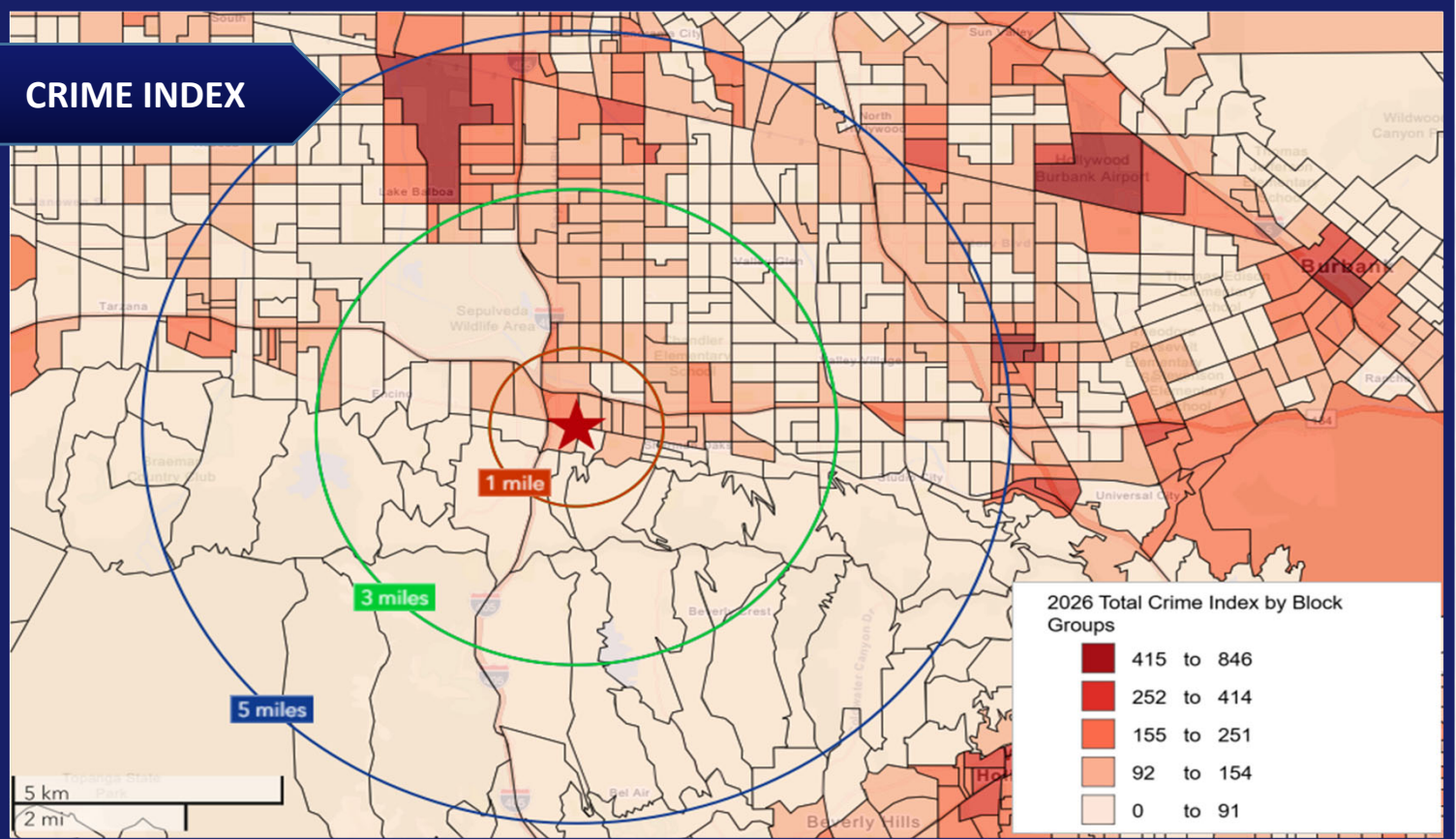
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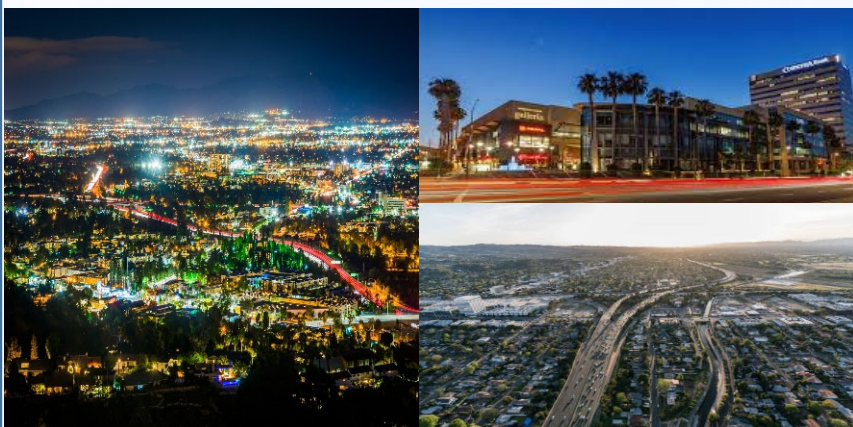
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EMPLOYMENT



CRIME INDEX





SHERMAN OAKS continues to be one of the most strategic hubs for commercial investment in the San Fernando Valley. Known for its upscale demographic and central location, it offers a unique blend of suburban stability and urban economic energy.



Population & Demographic Stability

maintains a high-density, high-income resident base that provides a reliable consumer pool. Its population remains stable at approximately 32,000+ in the core with a much larger "daytime population" due to commuters.

Sherman Oaks continues to boast a median household income significantly higher than the Los Angeles average, driving demand for high-end retail, professional services, and "experiential" commercial spaces. While low vacancy rates in residential real estate (around 2.9%) ensure that commercial businesses have a consistent, local customer base that lives and shops within the community.

Business Growth & Sector Strength

Medical office buildings are seeing record-low vacancies as health occupations are projected to grow by over 13%. While traditional malls have struggled elsewhere, Sherman Oaks' street-front retail along Ventura Boulevard has seen a "flight to quality." Investors are successfully repurposing older buildings into open-air, experience-based concepts featuring upscale dining and boutique fitness.

In 2026, over \$7 million in federal funds were secured for San Fernando Valley projects, focusing on infrastructure repairs, fire station renovations, and public safety—all of which stabilize property values.

Projects like the Los Angeles River Greenway restoration (stretching through nearby Studio City) and local park improvements enhance the "walkability" of the commercial districts, directly increasing foot traffic for local businesses.

