

# 14000 VENTURA BLVD

Sherman Oaks • CA • 91423



PRIME VENTURA BLVD RETAIL

- VERSATILE INVESTMENT • MULTI-TENANT • MEDICAL USE •
- RESTAURANT • OWNER USER • TENANT/OWNER • DEVELOPMENT •

RCB COMMERCIAL | TRIMAX REALTY, INC.

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**INTRODUCING**

**A Premium Retail Investment or  
Potential Medical Use Opportunity  
IN SHERMAN OAKS**



**RARE OPPORTUNITY**

high-traffic, high-demand  
retail corridor

**ESTABLISHED**

fully licensed cannabis  
tenant with proven  
operations

**PRIME LOCATION**

excellent visibility and  
high consumer demand

**LONG TERM  
LEASE STABILITY**

ensuring consistent  
rental income

**STRONG 6.93%  
CAP RATE**

a high-yield investment  
opportunity

**INVESTMENT FORECAST**

- ✓ stable cash flow
- ✓ minimal landlord responsibilities
- ✓ strong future upside

Copy of Tenant's Cannabis License Available Upon Request.



# ***INVESTMENT OFFERING***

# ***EXECUTIVE SUMMARY***

## **PROPERTY OVERVIEW**

### **Address**

1400 Ventura Blvd.  
Sherman Oaks, CA 91432

### **Property Type**

Multi-Tenant Retail

## **PROPERTY COMPOSITION**

### **Total Units**

4 spaces  
Currently Fully Occupied  
by Cannabis Tenant

### **Potential Uses**

Investment  
Medical Use  
Restaurant  
50% Tenant / 50% Owner

## **BUILDING INFORMATION**

### **Total Building Size**

~ 3,704 sq. ft.  
(per record)

### **Total Lot Size**

~ 7,524 sq. ft.  
(per record)

### **Total Parking**

12 Spaces + 1 ADA

**Unmatched Visibility & High Traffic Counts**

**Busy Ventura Blvd. between Woodman Ave. & Hazeltine Ave.**

***A rare opportunity to acquire a versatile offering***



# INVESTMENT HIGHLIGHTS

## 1 PRIME LOCATION

Prime Ventura Boulevard location between Woodman Ave. & Hazeltine Ave. offering exceptional visibility, strong traffic exposure, and rare on-site parking.

Surrounded by established retail and dense residential demographics, the property benefits from consistent consumer demand and limited competing inventory.

## 2 VISIBILITY

Situated on iconic Ventura Blvd, this rare *corner location* commands exceptional frontage and multi-directional visibility along one of LA's most desirable commercial corridors. The property benefits from exposure to both vehicular & pedestrian traffic, enhancing branding, accessibility, and overall tenant performance.

Combined with the added advantage of corner positioning, this asset presents an unparalleled opportunity for maximum exposure in a high-demand, high-energy marketplace.

## 3 STRONG INCOME STABILITY

Property is currently occupied by an established tenant generating consistent in-place income, providing immediate cash flow from day one.

Tenant demand for this type of location remains strong, particularly for users requiring high visibility, parking, and Ventura Blvd presence.

Month-to-month tenancy provides flexibility to secure a long-term lease at increased rents or reposition the asset to maximize value or use.

## 4 SURROUNDINGS

Surrounded by High-Income Demographics & Popular Destinations.

Centrally located in Sherman Oaks, one of LA's most affluent and sought-after neighborhoods.

Close proximity to The Galleria, Westfield Fashion Square, and major national brands.

Affluent residential base with strong consumer spending power.

## 5 THRIVING RETAIL & DINING

Neighboring tenants include high-end boutiques, trendy restaurants, fitness studios, and entertainment destinations.

Steps away from some of the hottest dining spots in LA, attracting both locals and visitors alike.

Ideal for flagship retail, QSR, lifestyle brands, and service-based businesses.

## 6 GROWTH POTENTIAL

With the ongoing evolution of Sherman Oaks as a premier shopping, dining, and business hub, 1400 Ventura Blvd presents an incredible and endless opportunity for businesses to establish a strong presence in a high-demand market.

## 7 ACCESSABILITY & CONNECTIVITY

Prime Ventura Blvd frontage with easy ingress/egress.

Minutes from the 405 & 101 Freeways, providing seamless connectivity to the San Fernando Valley, West Los Angeles, and beyond.

Walk Score of appx 80 ("Very Walkable"), located within a vibrant retail and dining corridor where most daily needs can be met on foot.

## 8 VALUE ADD

Significant opportunity to enhance value through lease restructuring, rent optimization, and potential repositioning of the asset.

Ability to capitalize on below-market positioning or secure a long-term lease with annual increases, improving overall asset stability and valuation.

# ***INCOME & EXPENSE SCHEDULE***

(INCLUSIVE OF ESCALATION)

**\$3,985,000**

ASKING PRICE

**6.93%**

CAP RATE

**\$21,000**

CURRENT MONTHLY RENT

NEW PROPOSED RENT \$23,000

INITIAL LEASE TERM 10-yr base term + 10-yr renewal option

NEW PROPOSED LEASE TERM To be secured by Seller prior to close of escrow based on agreed upon terms with Buyer

LEASE STATUS Currently month to month

CURRENT TENANT Green Angel Cannabis (MMR Center Inc.)  
Licensed Cannabis Dispensary

All information is provided as a courtesy. Buyers and their representatives should rely exclusively on their own investigations, assumptions, and consultants for all measurements, estimates, fees, costs, projections, and other details. This information should be considered a starting point for their investigations, with sole reliance on their findings.

# **SELLER FINANCING SCENARIO WITH 50% BUYER OCCUPANCY**

## **6% Interest-Only Financing for up to 10 Years & 20% Minimum Down Payment**

<b>6% INTEREST ONLY PAYMENT</b>	<b>\$15,940</b>
<b>TENANT RENT INCOME</b>	<b>-\$11,500</b>
<b>NET COST TO OWNER-USER</b>	<b>\$4,440</b>
<small>(Exc Prop tax, Insurance &amp; NNN reimbursement)</small>	

### **OCCUPY HALF, AND LET TENANT PAY MOST OF YOUR COST**

**Medical use • Restaurant • Professional Services • Gym • Retail • & More!**

**Minutes from  
405 & 101  
Freeways**

**Surrounded by medical  
offices, fitness, dining  
and retail**

**Affluent Sherman Oaks  
demographic with high  
spending power**

**Premier Ventura Blvd  
exposure with signage  
and walkability**

\*ACCURACY IS NOT GUARANTEED AND BUYER/INVESTOR SHALL COMPLETE THEIR OWN THOROUGH DUE DILLIGENCE

# ***PROPERTY PHOTOS***

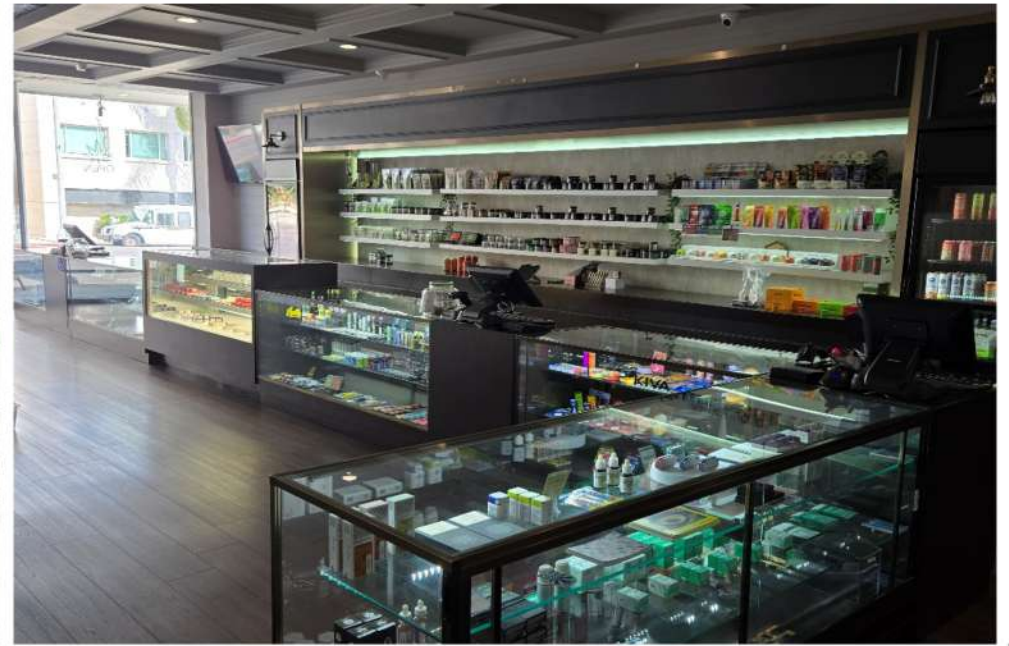
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



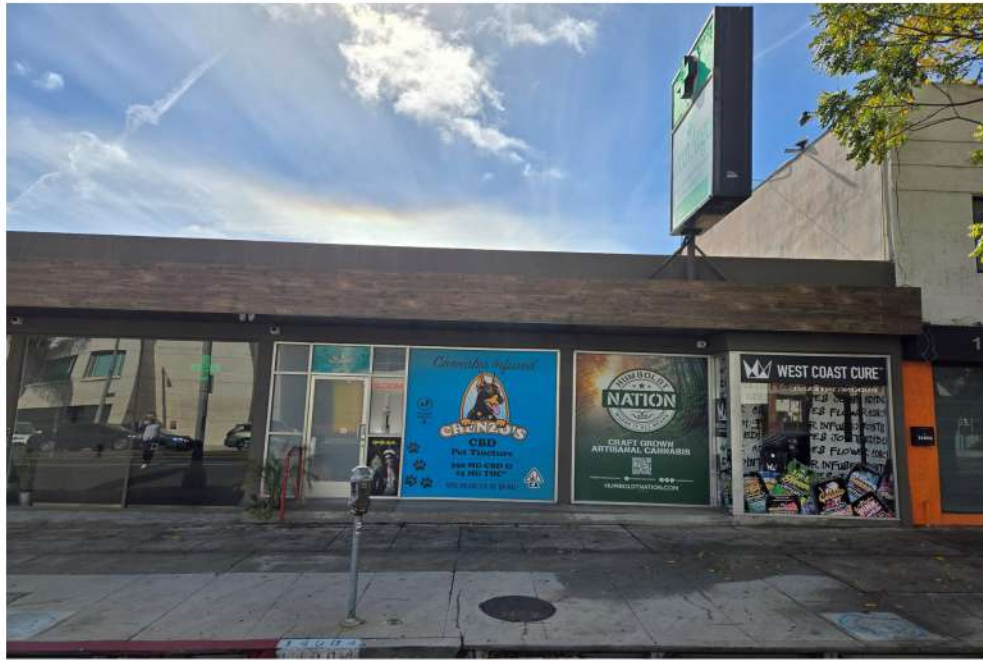
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# EXTERIOR PHOTOS

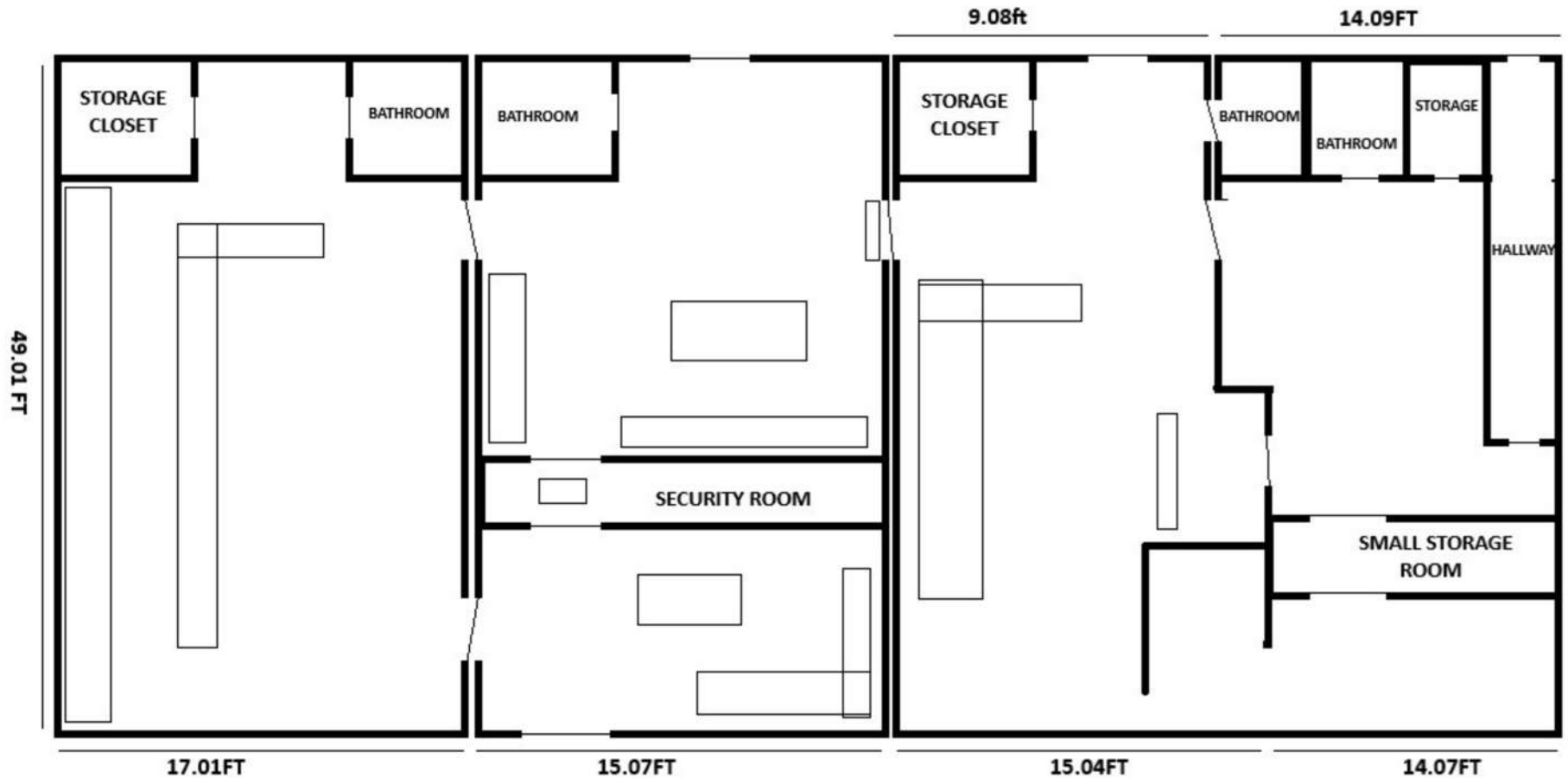


# EXTERIOR PHOTOS



# ***FLOOR PLAN***

# FLOOR PLAN

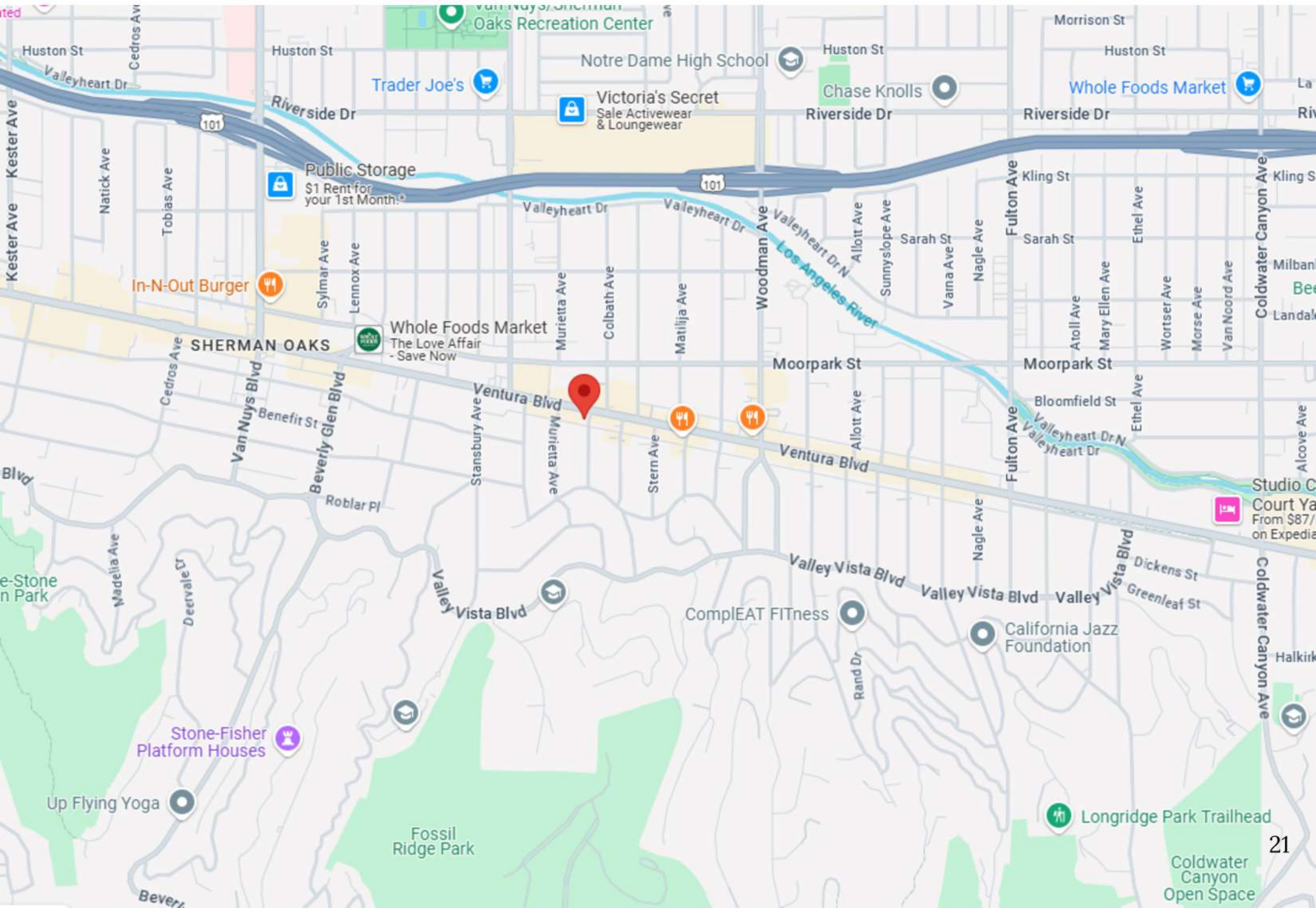


*Disclaimer: This floor plan has been drawn based on the interior measurements of the building, incorporating the applicable load factor. While it is deemed to be accurate, it is not guaranteed and is provided for approximate guidance only. Buyer and Buyer's representatives are advised to conduct their own due diligence and verify all measurements and details with a licensed professional. Buyer agrees to hold the Listing Agent(s) and Seller harmless from any and all claims, losses, or liabilities arising from the use or reliance on this floor plan.*

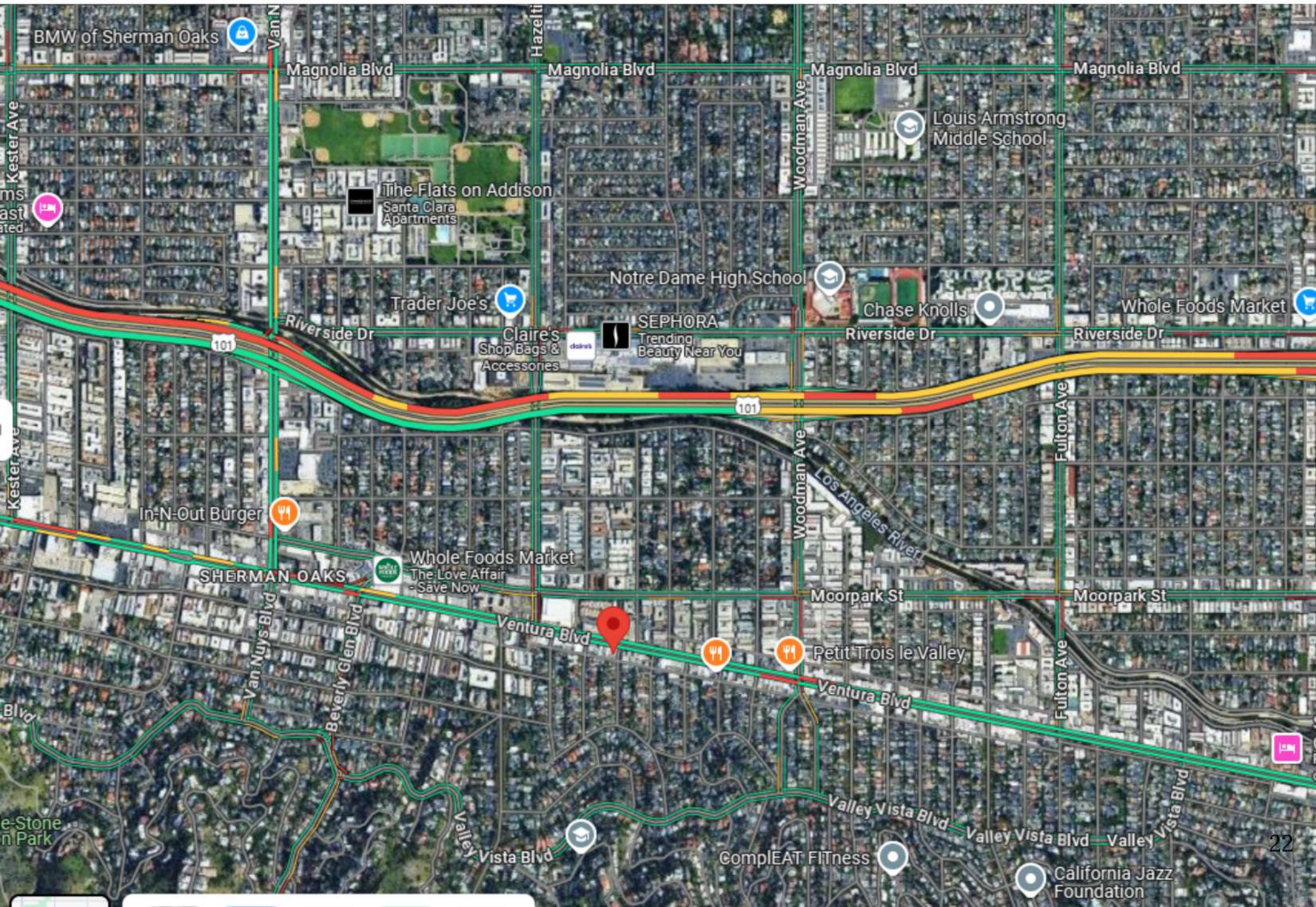


# ***MAPS & AERIALS***

# MAP LOCATION



# MAP SATELLITE VIEW



An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The buildings have flat roofs, some with air conditioning units. In the background, there are rolling hills and mountains under a clear blue sky with light, wispy clouds. The word "DEMOGRAPHICS" is written in large, white, italicized, sans-serif capital letters across the middle of the image.

# *DEMOGRAPHICS*

# POPULATION

Population	2 miles	5 miles	10 miles
2020 Population	88,105	516,307	2,287,830
2024 Population	86,663	514,075	2,283,243
2029 Population Projection	84,282	501,504	2,227,352
Annual Growth 2020-2024	-0.4%	-0.1%	-0.1%
Annual Growth 2024-2029	-0.6%	-0.5%	-0.5%
Median Age	41.6	38.7	39.1
Bachelor's Degree or Higher	57%	40%	42%
U.S. Armed Forces	19	175	834

# HOUSEHOLDS

Households	2 miles	5 miles	10 miles
2020 Households	40,369	200,231	900,818
2024 Households	39,261	198,130	898,278
2029 Household Projection	38,067	192,809	875,531
Annual Growth 2020-2024	0.6%	1.0%	1.2%
Annual Growth 2024-2029	-0.6%	-0.5%	-0.5%
Owner Occupied Households	16,466	72,481	306,650
Renter Occupied Households	21,601	120,329	568,881
Avg Household Size	2.2	2.5	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.5B	\$6.8B	\$30.3B

# **INCOME**

Income	2 miles	5 miles	10 miles
Avg Household Income	\$137,015	\$111,652	\$111,244
Median Household Income	\$106,157	\$79,971	\$80,435
< \$25,000	4,729	35,201	161,941
\$25,000 - 50,000	4,696	31,041	138,455
\$50,000 - 75,000	4,530	28,026	126,332
\$75,000 - 100,000	4,665	24,127	103,085
\$100,000 - 125,000	4,103	18,048	85,489
\$125,000 - 150,000	3,276	12,858	60,228
\$150,000 - 200,000	4,269	16,897	82,649
\$200,000+	8,993	31,933	140,100

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### IMPORTANT DISCLOSURE & DISCLAIMER

All statements contained herein other than the statements of historical fact, including statement regarding our future results of operations and financial position, our business strategy and plans, and our objectives for future operations, are looking-forward statements. The words “believe”, “may”, “estimate”, “continue”, “anticipate”, “intend”, “expect”, and similar expressions are intended to identify forward-looking statements.

We have based these forward-looking statements largely on our current expectations and projections about future events and trends that we believe may affect our financial condition, results of operations, real estate law and taxation matters, sale of parcels, rental of homes and other operations within the asset held which are subject to execution risk and proper financing risks.

These statements are only predictions and involve known and unknown risks, uncertainties, and other factors, including those discussed under “Risk Factors” provided in the disclosures and buyer’s due diligence. Any forward-looking statements contained in this presentation speak only as of its date. Moreover, we operate in a very competitive and rapidly changing environment and one that involves risks related to real estate prices, building development, city timelines and other operations. New risks emerge from time to time. It is not possible for our Brokerage’s to predict all risks, nor can we assess the impact of all factors on our business or the extent to which any factor, combination of factors, may cause actual results to differ materially from those contained in any forward-looking statements we may make.

In light of these risks, uncertainties and assumptions, the future events and trends discussed in this presentation may not occur and actual results could differ materially and adversely from those anticipated or implied in the forward-looking statements.

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