

BMG

BRANDON MICHAELS GROUP · MARCUS & MILLICHAP

VO

18424 & 18428 VENTURA BLVD
& 5324 OTIS AVE · TARZANA

18424 & 18428 Ventura Blvd & 5324 Otis Ave

TARZANA, CALIFORNIA 91356

01	THREE REASONS Land, parking and the hospital	P. 4	05	FINANCIAL OVERVIEW In-place income and the pro forma	P. 18
02	EXECUTIVE SUMMARY The offering and its pricing	P. 10	06	ZONING & OPTIONALITY Incentive programs and the Otis Avenue parcel	P. 20
03	THE PROPERTY Site, improvements and photographs	P. 12	07	LOCATION Tarzana, proximity and demographics	P. 24
04	TENANCY & INCOME Rent roll and parking agreements	P. 16			

EXCLUSIVELY LISTED BY · BRANDON MICHAELS GROUP

Brandon Michaels
Executive Managing Director Investments
Senior Director, National Retail Group
818.212.2794
brandon.michaels@marcusmillichap.com
CA License 01434685

Steven Schechter
First Vice President Investments
CA License 01089464

Emin Gabrimassih
Associate Director Investments
CA License 02112980

Marcus & Millichap · Encino Office · 16830 Ventura Boulevard, Suite 100, Encino, CA 91436



THE VENTURA BOULEVARD FRONTAGE · SIX STOREFRONTS

29,960

square feet of land, in two parcels on Ventura Boulevard.

REASON ONE · LAND

Two parcels on Ventura Boulevard at \$142 per square foot of land, *with six storefronts and 63 parking spaces already in place.*

The Property is 9,400 square feet of C2-1VL frontage on Ventura Boulevard and a 20,560-square-foot R1-1 lot across the alley on Otis Avenue, offered together at \$4,250,000. The storefronts and three parking agreements produce \$137,611 of net operating income today, with retail rents at \$1.86 per occupied square foot and two suites available to lease.

2

PARCELS · SOLD TOGETHER

9,400 SF

VENTURA BOULEVARD · C2-1VL

20,560 SF

OTIS AVENUE · R1-1

\$142

PER SQUARE FOOT OF LAND

\$137,611

IN-PLACE NET OPERATING INCOME



4 SPACES
Property tenants

13 SPACES
Shul

8 SPACES
Property tenants

12 SPACES
Big O Tires

16 SPACES
Taco Bell

10 SPACES
On site

ALLEY

VENTURA BOULEVARD

THE SITE FROM ABOVE - OUTLINES AND STALL COUNTS APPROXIMATE

REASON TWO · PARKING



63

spaces, 11.38 per 1,000 square feet of building.

Storefronts on Ventura Boulevard rarely come with parking. These come with a 20,560-square-foot lot across the alley, and three neighbors already pay to park there.

PARKING ALLOCATION · 63 SPACES

LOCATION	USER	SPACES	MONTHLY RENT	TERM
Frontage parcel	Property tenants	10	—	—
Otis Avenue lot	Property tenants	12	—	—
Otis Avenue lot	Shul	13	\$1,000	Month-to-month
Otis Avenue lot	Big O Tires	12	\$1,000	Month-to-month
Otis Avenue lot	Taco Bell	16	\$5,300	To 1/31/2030 · two 5-year options
Total		63	\$7,300	11.38 per 1,000 SF
Excluding the Taco Bell stalls		47		8.49 per 1,000 SF

Parking counts and ratios are approximate; a portion of the lot is unstriped. Ratios are on 5,537 square feet of building. Taco Bell rent steps to \$6,500 per month on 2/1/2030.

The Valley's medical hub, *0.4 miles away.*

Providence Cedars-Sinai Tarzana Medical Center completed a \$624 million expansion: a six-story, 223,000-square-foot patient tower with 190 patient rooms.

The medical and service tenants that follow a hospital need storefronts with parking. The Property has both.

PROXIMITY

Providence Cedars-Sinai Tarzana	≈ 0.4 mi
Village Walk Tarzana	≈ 0.5 mi
Ventura Freeway (US-101)	≈ 0.5 mi
Ventura Boulevard	38,016 vehicles per day
Reseda Boulevard	26,882 vehicles per day

Parcel outlines and labels are approximate and for illustration; buyer to verify against the assessor map, survey and City records.



PROVIDENCE CEDARS-SINAI TARZANA
Medical center · \$624M expansion · 0.4 miles

18424 & 18428 VENTURA BLVD & 5324 OTIS AVE
Subject · 29,960 SF in two parcels

LOOKING NORTH ACROSS VENTURA BOULEVARD

Below-Market Income Today.

A Land Position Tomorrow.

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 18424 & 18428 Ventura Boulevard and 5324 Otis Avenue (the “Property”), a 5,537-square-foot multi-tenant storefront retail building and a 20,560-square-foot surface parking lot on a combined 29,960 square feet of land in Tarzana, just east of the signalized intersection of Ventura and Reseda Boulevards.

The retail building is six storefronts on 9,400 square feet of Ventura Boulevard frontage. Four are leased and two are vacant, 1,860 square feet in all. In-place rent is \$6,825 per month, or \$1.86 per occupied square foot, and three of the four tenants are month-to-month. A new owner controls the rent roll from the first day: lease the vacant suites, mark rents to market, re-tenant toward medical and service users, or occupy.

Across the alley, the Otis Avenue lot adds 53 parking spaces and \$7,300 per month from three parking agreements with Taco Bell, Big O Tires and a Shul. Taco Bell’s agreement runs to January 31, 2030 with two five-year options. With 10 spaces on site, the Property parks at 11.38 spaces per 1,000 square feet.

Providence Cedars-Sinai Tarzana Medical Center, which recently completed a \$624 million expansion, is 0.4 miles away, and Ventura Boulevard carries 38,016 vehicles per day past the frontage.

Longer term, C2-1VL zoning and the City’s housing incentive programs support up to 4.65 FAR on the frontage parcel, and SB 1123 offers a ministerial path for up to 10 homes on the rear parcel. The two parcels are offered together at \$4,250,000.

THE OFFERING

\$4.25M

LIST PRICE · TWO PARCELS SOLD TOGETHER

3.24%

IN-PLACE CAP RATE · NOI OF \$137,611

\$137,611

IN-PLACE NET OPERATING INCOME · 66.4% OCCUPIED

6.84%

PRO FORMA CAP RATE · SUITES AT \$3.50 NNN · 5% VACANCY

29,960 SF

LAND · 9,400 SF ZONED C2-1VL · 20,560 SF ZONED R1-1

63

PARKING SPACES · 11.38 PER 1,000 SF OF BUILDING

5,537 SF

BUILDING AREA · SIX SUITES

\$768

PRICE PER SQUARE FOOT OF BUILDING

\$142

PRICE PER SQUARE FOOT OF LAND · 29,960 SF

PRICING NOTE

The two parcels must be purchased together. In-place figures reflect ownership's rent roll and operating statements.



03 · THE PROPERTY

Six Storefronts on Ventura Boulevard

EACH BETWEEN 630 AND 1,230 SQUARE FEET · BUILT 1937 / 1941

03 · THE PROPERTY

5,537 *square feet of storefront retail, on
29,960 square feet of land in two
parcels.*

PROPERTY DETAILS · TWO PARCELS

	VENTURA BOULEVARD PARCEL	OTIS AVENUE PARCEL
ADDRESS	18424 & 18428 Ventura Blvd	5324 Otis Ave
LAND AREA	9,400 SF	20,560 SF
BUILDING AREA	5,537 SF · six suites	None · surface parking
YEAR BUILT	1937 / 1941	–
ZONING	C2-1VL	R1-1
GENERAL PLAN	Community Commercial	Low II Residential
INCENTIVE AREAS	TOC Tier 3 · TOIA-2 · OCIA-2	TOC Tier 3 · TOIA-2 · OCIA-2
PARKING	10 spaces on site	≈ 53 spaces · 37 excluding Taco Bell
OCCUPANCY	66.4% · four of six suites leased	Three parking agreements
ACCESS	Ventura Boulevard · rear alley	Otis Avenue · rear alley
TRAFFIC COUNT	38,016 vehicles per day	–

Parking counts are approximate; a portion of the lot is unstriped. Suite areas on the rent roll total 5,530 square feet. The two parcels must be purchased together.

The Property is two parcels separated by an alley: a 5,537-square-foot storefront building on 9,400 square feet of Ventura Boulevard frontage, and a 20,560-square-foot surface lot fronting Otis Avenue.

Suites average roughly 922 square feet with shallow bay depths. Space of that size leases to a wide range of retail, service and medical users, and keeps tenant improvement cost and downtime between leases low.



THE OTIS AVENUE LOT - 20,560 SQUARE FEET





VENTURA BOULEVARD SIDEWALK · 18424



STOREFRONTS, ALLEY AND REAR LOT · FROM THE EAST

\$1.86 *per occupied square foot, in place.*

Four tenants pay \$6,825 a month on 3,670 occupied square feet.
Three are month-to-month, two suites are vacant, and the pro forma rent is \$3.50 NNN.

\$6,825

RETAIL RENT PER MONTH · IN PLACE

\$7,300

PARKING INCOME PER MONTH · IN PLACE

\$14,125

SCHEDULED INCOME PER MONTH · IN PLACE

\$25,855

SCHEDULED INCOME PER MONTH · PRO FORMA

Rent roll per ownership, October 2026. Pro forma at \$3.50 per square foot NNN on all six suites, with Taco Bell at its \$6,500 option rent and the Shul and Big O Tires agreements not renewed.

04 · TENANCY & INCOME

Rent Roll

SIX SUITES · THREE PARKING AGREEMENTS · PER OWNERSHIP, OCTOBER 2026

RETAIL · 18424 & 18428 VENTURA BOULEVARD

SUITE	TENANT	SF	SHARE	START	EXPIRATION	RENT / MO	PER SF	CAMS*	TYPE	PRO FORMA	PER SF
18424	Clandestine Rabbit	1,180	21.3%	2/1/2012	Month-to-month	\$2,100	\$1.78	\$393	MG**	\$4,130	\$3.50
18424½	Vacant	1,230	22.2%	–	–	–	–	–	–	\$4,305	\$3.50
18426	Q Computer	630	11.4%	6/1/2022	Month-to-month	\$1,300	\$2.06	\$200	NNN	\$2,205	\$3.50
18428	Yolanda's Alterations	830	15.0%	11/1/2003	Month-to-month	\$1,175	\$1.42	\$275	MG**	\$2,905	\$3.50
18430	Vacant	630	11.4%	–	–	–	–	–	–	\$2,205	\$3.50
18432	Hansen's Cakes	1,030	18.6%	12/1/2024	11/30/2027	\$2,250	\$2.18	\$340	NNN	\$3,605	\$3.50
Total		5,530	100%			\$6,825	\$1.86	\$1,208		\$19,355	\$3.50

PARKING AGREEMENTS · 5324 OTIS AVENUE

USER	SPACES	START	EXPIRATION	RENT / MO	CAMS*	TYPE	OPTIONS	PRO FORMA
Shul	13	9/1/2025	Month-to-month	\$1,000	\$213	NNN	–	\$0
Big O Tires	12	9/1/2005	Month-to-month	\$1,000	–	NNN***	–	\$0
Taco Bell	16	9/26/1991	1/31/2030	\$5,300	****	NNN	Two 5-yr · \$6,500 / mo 2/1/2030 · \$7,200 / mo 2/1/2035	\$6,500
Total	41			\$7,300	\$213			\$6,500

Rent per square foot totals are on 3,670 occupied square feet in place and 5,530 square feet pro forma. Hansen's Cakes steps to \$2,500 per month on 12/1/2026 and holds one 2-year option at \$2,750 per month from 12/1/2027 and \$3,000 per month from 12/1/2028. Lease shares: Q Computer 16.7% and Hansen's Cakes 15.7% of common area costs; the Shul 20% of the Otis Avenue property tax increase. Pro forma assumes the Shul and Big O Tires agreements are not renewed and their 25 spaces return to the storefronts.

* Current CAMs per month, per ownership. CAMs have not been recently reconciled and do not reflect full pro rata reimbursement of operating expenses per the leases.

** Responsible for CAM cleaning, CAM trash, property taxes above base year, utilities, and repair, maintenance and replacement excluding exterior and roof.

*** Tenant has Prop 13 protection. **** Charged 33% of the property tax bill for 5324 Otis Ave.

Lease terms are summarized from ownership's rent roll and are to be confirmed against the lease documents.

\$1.86

IN-PLACE RENT PER OCCUPIED SF

\$3.50

PRO FORMA RENT PER SF · NNN

3 of 4

RETAIL TENANTS ON MONTH-TO-MONTH TERMS



\$4,250,000

a 3.24% cap rate on \$137,611 of in-place income, and \$142 per square foot of land.

OPERATING DATA · COMBINED

INCOME / EXPENSE	CURRENT	PRO FORMA
Scheduled lease income	\$169,500	\$310,260
CAM reimbursement	\$42,857	\$80,377
Effective gross income	\$212,357	\$390,637
Vacancy · 0% / 5%	–	(\$19,532)
Operating expenses	(\$74,747)	(\$80,377)
Net operating income	\$137,611	\$290,728
Cap rate on \$4,250,000	3.24%	6.84%

In-place CAM reimbursement is current CAMs plus the tenants' lease shares of the property tax increase on reassessment; pro forma assumes full NNN recovery. Totals may differ by \$1 from rounding.

OPERATING EXPENSES · PER SQUARE FOOT OF BUILDING

EXPENSE	CURRENT	PER SF	PRO FORMA	PER SF
Property taxes at 1.25% *	\$53,125	\$9.59	\$53,125	\$9.59
Management · 4%	\$6,780	\$1.22	\$12,410	\$2.24
Insurance	\$8,966	\$1.62	\$8,966	\$1.62
Utilities	\$880	\$0.16	\$880	\$0.16
Telephone	\$914	\$0.17	\$914	\$0.17
Repairs & maintenance	\$3,847	\$0.69	\$3,847	\$0.69
Security	\$235	\$0.04	\$235	\$0.04
Total	\$74,747	\$13.50	\$80,377	\$14.52
Per square foot per month		\$1.12		\$1.21

* Reassessed at 1.25% of the \$4,250,000 list price. Figures per ownership.

3.24%

CAP RATE ON IN-PLACE NOI

6.84%

PRO FORMA CAP RATE · SUITES AT \$3.50 NNN

\$142

PRICE PER SQUARE FOOT OF LAND

05 · FINANCIAL OVERVIEW

In Place to Pro Forma

SIX SUITES AT \$3.50 NNN · 5% VACANCY · TACO BELL AT ITS OPTION RENT

The pro forma leases the two vacant suites and marks every suite to \$3.50 per square foot NNN, with a 5% vacancy factor. On the Otis Avenue lot, Taco Bell moves to its \$6,500 option rent and the Shul and Big O Tires agreements are not renewed, returning 25 spaces to the storefronts. Expenses are carried at ownership’s figures, with management at 4% of scheduled income.

IN PLACE TO PRO FORMA · ON THE \$4,250,000 LIST PRICE

LINE	IN PLACE	PRO FORMA	CHANGE
Retail scheduled lease income	\$81,900	\$232,260	+\$150,360
Parking income · Otis Avenue lot	\$87,600	\$78,000	(\$9,600)
CAM reimbursement	\$42,857	\$80,377	+\$37,520
Effective gross income	\$212,357	\$390,637	+\$178,280
Vacancy · 5% of gross income	–	(\$19,532)	(\$19,532)
Operating expenses	(\$74,747)	(\$80,377)	(\$5,630)
Net operating income	\$137,611	\$290,728	+\$153,117
Cap rate on \$4,250,000	3.24%	6.84%	+360 bps

Pro forma is an illustration of income at the stated rents and is not a representation of achievable rent; buyer to underwrite independently. In-place figures per ownership's rent roll and operating statements. Totals may differ by \$1 from rounding.

\$6,825

IN-PLACE RETAIL RENT PER MONTH

\$19,355

PRO FORMA RETAIL RENT PER MONTH

+\$153,117

ADDED NET OPERATING INCOME PER YEAR



An option, *not the base case.*

Redevelopment is presented as long-term optionality, not as the basis for pricing. The storefronts, the parking agreements and the parking itself carry the investment today.

The zoning describes what the land can become. The Ventura Boulevard parcel is zoned C2-1VL with a Community Commercial General Plan designation and sits within the TOC Tier 3, TOIA-2 and OCIA-2 incentive areas. By right it allows 1.50 FAR for a mixed-use project. Under the City’s incentive programs a qualifying mixed-income project can reach 4.50 to 4.65 FAR with unlimited density.

The Otis Avenue parcel is zoned R1-1, where SB 1123 provides a ministerial path for up to 10 homes.

DEVELOPMENT STANDARDS · VENTURA BOULEVARD PARCEL

ZONING	C2-1VL
GENERAL PLAN DESIGNATION	Community Commercial
LAND AREA	9,400 SF
FLOOR AREA RATIO	1.50 for mixed-use projects · otherwise 1.25
HEIGHT	30 feet *
LOT COVERAGE	75%

* May be exceeded using the stepback provision of the Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 7.E.1.f.

1.50

FAR BY RIGHT · MIXED-USE

4.65

FAR AT THE TOP INCENTIVE TIER

10

HOMES ON THE OTIS AVENUE PARCEL · SB 1123

06 · ZONING & OPTIONALITY

4.65:1

floor area ratio at the top incentive tier, against 1.50 by right.

On 9,400 square feet that is 43,710 buildable square feet, against 14,100.

DEVELOPMENT INCENTIVE PROGRAMS · VENTURA BOULEVARD PARCEL

PROGRAM	AFFORDABILITY REQUIREMENT	DENSITY	FAR	HEIGHT
By-right	None	27 units	1.25 / 1.50	30 feet
State Density Bonus	Dependent on density bonus	Up to 100% bonus	3.00 *	+1 story / 11 feet *
Transit Oriented Incentive Area (TOIA)	12% ELI, 16% VLI or 25% LI	Unlimited	4.50	+2 stories / 22 feet
Opportunity Corridor Incentive Area (OCIA)	12% ELI, 16% VLI or 25% LI	Unlimited	4.65	+2 stories / 22 feet, or 6 total stories
Affordable Housing Incentive Program (AHIP)	100% affordable **	Unlimited	4.65	+3 stories / 33 feet

* Includes additional incentives for FAR and height. ** Public land, faith-based organization and shared equity projects are required to be 80% affordable.

ADDITIONAL INCENTIVES

On-menu · State Density Bonus only	FAR increase up to 35% or 3.00 FAR, whichever is greater; one additional story or 11 feet
On-menu · all programs	Yard relief to RAS3 standards; up to 20% more lot coverage; up to 25% less lot width; up to 20% relief from a development standard
Off-menu · all programs	Discretionary

PUBLIC BENEFIT INCENTIVE · 10% THREE-BEDROOM UNITS

PROJECT UNITS	ADDITIONAL FAR	ADDITIONAL HEIGHT
0 – 30	+0.5	+1 story / 11 feet
31 – 50	+1.0	+1 story / 11 feet
51 – 75	+1.5	+2 stories / 22 feet
75 +	+2.0	+2 stories / 22 feet

Summary of programs as presented by the City of Los Angeles; buildable area is land area multiplied by FAR and is shown for illustration. Buyer to verify all entitlement, FAR, density and use determinations with the Department of City Planning.

20,560

square feet, zoned R1-1.

A surface lot fronting Otis Avenue that earns \$7,300 a month from three parking agreements and parks the storefronts across the alley.

5324 OTIS AVENUE · FROM OTIS AVENUE LOOKING TOWARD VENTURA BOULEVARD

06 · THE OTIS AVENUE PARCEL

10

homes, by ministerial approval.

SB 1123 amended the Starter Home Revitalization Act of 2021 to require a ministerial process for up to 10 new lots or homes on vacant lots zoned for single-family use.

ALTERNATIVE REAR PARCEL USE · SB 1123

ADDRESS	5324 Otis Ave, Tarzana, CA 91356
ZONING	R1-1
GENERAL PLAN DESIGNATION	Low II Residential
LAND AREA	20,560 SF
DENSITY POTENTIAL	10 units

THE PARCEL TODAY

USE	Surface parking · ≈ 53 spaces
PARKING AGREEMENTS	Taco Bell · Big O Tires · Shul
SCHEDULED INCOME	\$7,300 per month · \$87,600 per year
PRO FORMA	Taco Bell at \$6,500 · 25 spaces to the storefronts
LONGEST TERM	Taco Bell to 1/31/2030 · two 5-year options

The lot does two jobs at once. It produces income from neighbors who need parking, and it gives the storefronts a parking ratio that Ventura Boulevard retail of this age does not have. The Big O Tires and Shul agreements are month-to-month; when they end, those 25 spaces return to the owner’s control. With Taco Bell’s 16 stalls still leased, 47 spaces serve the storefronts, 8.49 per 1,000 square feet.

\$7,300

PARKING INCOME PER MONTH

≈ 53

SPACES ON THE LOT · 37 EXCLUDING TACO BELL

10

HOMES BY MINISTERIAL APPROVAL · SB 1123

Eligibility under SB 1123 depends on site conditions and the statute’s definitions; buyer to verify with the Department of City Planning. Residential development is presented as long-term optionality, not as the basis for pricing.

Tarzana, *on the Boulevard.*

Ventura Boulevard is the San Fernando Valley's primary east-west commercial corridor, connecting Calabasas to Studio City. The Property sits just east of the signalized intersection of Ventura and Reseda Boulevards, less than half a mile from the Ventura Freeway.

PROXIMITY

Providence Cedars-Sinai Tarzana Medical Center	≈ 0.4 mi
Village Walk Tarzana · Trader Joe's, TJ Maxx, LA Fitness	≈ 0.5 mi
Ventura Freeway (US-101) via Reseda Boulevard	≈ 0.5 mi
Warner Center	≈ 4.1 mi
Hollywood Burbank Airport	≈ 12.5 mi
Hollywood	≈ 16.6 mi
Downtown Los Angeles	≈ 22.0 mi

07 · LOCATION

Demographics

1, 3 AND 5 MILES · THE TRADE AREA

\$116,400

AVERAGE HOUSEHOLD INCOME · 3 MILES

155,800

POPULATION · 3 MILES

\$2.1B

ANNUAL CONSUMER SPENDING · 3 MILES

DEMOGRAPHICS

MEASURE	1 MILE	3 MILES	5 MILES
Population	36,600	155,800	446,700
Households	15,700	56,500	162,000
Average household size	2.2	2.7	2.7
Annual growth 2020 – 2024	1.6%	1.0%	1.4%
Median age	42.3	42.1	39.9
Owner-occupied households	6,100	29,100	70,000
Renter-occupied households	9,200	25,600	87,800
Average household income	\$100,100	\$116,400	\$110,500
Median household income	\$71,100	\$86,900	\$82,900
Businesses	3,300	12,500	36,500

More than 800 multifamily units have recently been completed in the immediate trade area, and median home values nearby are approximately \$1.2 million. Within one mile, more than 3,300 businesses account for roughly \$504 million in annual consumer spending.

Village Walk Tarzana, a 149,259-square-foot center anchored by Trader Joe’s, TJ Maxx and LA Fitness, and The Residences at Village Walk are about half a mile away. Providence Cedars-Sinai Tarzana Medical Center’s \$624 million expansion added a six-story, 223,000-square-foot patient tower with 190 patient rooms.

18424 & 18428 VENTURA BLVD & 5324 OTIS AVE · TARZANA

Below-market income today, and 29,960 square feet of *Ventura Boulevard* land.

BRANDON MICHAELS · 818.212.2794 · BRANDON.MICHAELS@MARCUSMILLICHAP.COM





BRANDON MICHAELS GROUP · MARCUS & MILLICHAP



18424 & 18428 VENTURA BLVD
& 5324 OTIS AVE · TARZANA

Brandon Michaels

EXECUTIVE MANAGING DIRECTOR INVESTMENTS · SENIOR DIRECTOR, NATIONAL RETAIL GROUP

818.212.2794 · brandon.michaels@marcusmillichap.com · CA License 01434685

Marcus & Millichap · Encino Office · 16830 Ventura Boulevard, Suite 100, Encino, CA 91436

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.