

**22836 VENTURA BLVD**  
**22840** WOODLAND HILLS  
CALIFORNIA, 91346

OFFERING MEMORANDUM



Marcus & Millichap  
**BRANDON MICHAELS GROUP**



22836 VENTURA BLVD  
22840 WOODLAND HILLS  
CALIFORNIA, 91346

EXCLUSIVELY LISTED BY

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# EXECUTIVE SUMMARY

“Immediate Owner-User or Value-Add Opportunity”

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 22836-22840 Ventura Boulevard, a 4,900 square foot multi-tenant retail asset situated on 0.24 acres of land (10,329 SF), ideally located along Ventura Boulevard, the San Fernando Valley’s most prominent commercial corridor, in Woodland Hills, CA.

22836-22840 Ventura Boulevard will be delivered 76.5% occupied by two tenants on month-to-month leases. This creates an immediate owner-user or value-add opportunity. A value-add investor will have the ability to reposition the property with market rate paying tenants. An owner-user buyer can occupy a portion or all of the property for their own business use.

The property is zoned C4 in the Ventura/Cahuenga Boulevard Corridor Specific Plan which allows for a variety of potential uses with a flexible building layout that can accommodate a variety of uses. The site is de-mised into two primary storefronts along Ventura Boulevard of 2,250 SF and 1,150 SF and an additional 1,500 SF unit in the rear. The front and rear units are divided by a gate secured yard/parking area, which can serve as additional storage or parking, accessible via the adjacent Rigoletto Street. The occupied units are paying a combined \$11,300.00 per month (\$3.01/SF) or \$135,600.00 per year, on modified gross leases. Along the property’s frontage is a double-sided billboard for additional income. While the structure is owned by CBS Outdoor, they are on a lease which is set to expire 1/31/2027 paying \$325..00 per month



## PROPERTY HIGHLIGHTS

**\$2,950,000**  
Price

**76.5%**  
Occupancy

**4,900 SF**  
Building Size\*

**1949/1957**  
Year Built

**10,329 SF**  
Lot Size

**C4-1VLD**  
Zoning

**\$602**  
Price/SF (BLDG)

**9 Spaces**  
Parking

**\$286**  
Price/SF (LAND)

**1.84 Space(s) Per 1000**  
Parking Ratio

**6.09%**  
Proforma Cap Rate

**Ventura Blvd & Rigoletto St**  
Cross Streets

\*Square footage should be independently verified. Per the county assessor, the building is 3,495 SF.





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VENTURA BLVD (26,222 VPD)

COMING  
SOON



# INVESTMENT HIGHLIGHTS

## Prime Owner-User or Value-Add Opportunity in Woodland Hills

### Owner-User or Value-Add

The property will be delivered 76.5% occupied by two tenants on month-to-month leases allowing for an immediate owner-user or value-add opportunity

### Multitenant Storefront Retail Asset

A 4,900 square foot multitenant retail asset situated on 0.24 acres of land (10,329 SF)

### Property Breakdown

The site is demised into two primary storefronts along Ventura Boulevard of 2,250 SF and 1,150 SF and an additional 1,500 SF unit in the rear

### Current Income

The occupied units are paying a combined \$11,300.00 per month (\$3.01/SF) or \$135,600.00 per year, on modified gross leases with an additional \$325.00 per month from a double sided billboard owned by CBS

“Ideally positioned in the heart of Woodland Hills, only 2.5 miles from the transformative Rams Village development.







TARZANA



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VENTURA BLVD (26,222 VPD)





# INVESTMENT HIGHLIGHTS

## Highly Trafficked Commercial Thoroughfare

### Ventura Boulevard Corridor

Ventura Boulevard is the San Fernando Valley’s premier east-west commercial thoroughfare with traffic counts in excess of 22,000 VPD connecting Woodland Hills and Calabasas through to Studio City

### Strong Corner Next to In-N-Out

Just west of the intersection of Ventura Blvd & Fallbrook Ave, the site is positioned on a soft corner across Rigoletto St from a future In-N-Out drive through



### Highly Visible

Approximately 80 feet of frontage along Ventura Boulevard, excellent exposure for an operator’s business, and 140 feet of frontage along Rigoletto Street

### Accommodating Commercial Zoning

Zoned C4 in the Ventura/Cahuenga Boulevard Corridor Specific Plan which allows for a variety of potential uses with a flexible building layout that can accommodate a variety of uses





HomeGoods  
 Walmart  
 Michaels  
 THE HOME DEPOT  
 target  
 TJ-maxx  
 TRADER JOE'S  
 amc THEATRES  
 Burlington

WEST HILLS

CANOGA PARK

Westfield  
 TOPANGA & THE VILLAGE  
 COSTCO  
 WHOLESALE

RAMS  
 VILLAGE  
 AT WARNER CENTER

Starbucks COFFEE  
 RUTH'S CHRIS STEAK HOUSE  
 Hilton  
 MARRIOTT  
 P.F. CHANG'S

WARNER CENTER

Smart  
 JEROME'S  
 the Habit BURGER GRILL  
 Wendy's  
 Jack In the box

FALLBROOK AVE

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COMING SOON  
 IN-N-OUT BURGER

VENTURA BLVD (26,222 VPD)





# INVESTMENT HIGHLIGHTS

## Strategic Ventura Boulevard Location with Access to Regional Economic Drivers

### Strong San Fernando Valley Location

Positioned in the SW San Fernando Valley with Calabasas to the West, Tarzana to the east, Warner Center to the north, and the Santa Monica Mountains south

### Proximity to Warner Center

Less than 1.5 miles from Warner Center, a major business and lifestyle district undergoing over \$3 billion in planned redevelopment, including mixed-use campuses, residential towers, and top-tier office space

### Robust Retail Co-Tenancy

Steps from national retailers including Smart and Final, Ralphs, Sprouts, and Bristol Farms along with popular local dining and service operators

### Convenient Freeway Access

Just 0.3 miles to the 101 Freeway via De Soto Avenue, offering direct access to the San Fernando Valley, Calabasas, and the Greater Los Angeles region





# RENT ROLL

## TENANT INFORMATION

UNIT NUMBER	TENANT	SF*	FLOOR	%	LEASE EXPIRATION	RENT	RENT/SF	INCREASES	OPTIONS	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
22836	Coastline Motors	2,250	1	45.9%	MTM	\$7,800.00	\$3.47	-	-	0.00 Year(s)	MG***	\$7,875.00	\$3.50	NNN
22840	Vacant	1,150	1	23.5%		\$-	\$-					\$4,025.00	\$3.50	NNN
5252	Home Beer Wine Cheese	1,500	1	30.6%	MTM	\$3,500.00	\$2.33	-	-	0.00 Year(s)	MG***	\$3,750.00	\$2.50	NNN
Billboard	CBS Outdoor	0	1	0.0%	1/31/2027	\$325.00	-	-	Automatic Renewals**	1.56 Year(s)	-	\$325.00	-	-
		4,900		100%		\$11,300.00	\$3.01			0.52 Year(s)		\$15,650.00	\$3.19	

\*Square footage should be independently verified. Per the county assessor, the building is 3,495 SF.

\*\*The lease auto-renews for 5 years on 1/31/27 unless either party gives 60 days notice. The landlord may also terminate with 30 days notice if they plan to build a permanent structure on the portion of the Premises occupied by the tenant’s billboard or related structures.

\*\*\*Tenants pay Utilities





# FINANCIALS

## OPERATING EXPENSES

OPERATING EXPENSES	Current	Per SF	Proforma	Per SF
Property Taxes @ 1.25%	\$36,875	\$7.53/SF	\$36,875	\$7.53/SF
Management	\$5,424	\$1.11/SF	\$7,512	\$1.53/SF
Insurance	\$3,500	\$0.71/SF	\$3,500	\$0.71/SF
<b>TOTAL EXPENSES</b>	<b>\$45,799</b>	<b>\$9.35</b>	<b>\$47,887</b>	<b>\$9.77</b>
<b>EXPENSES/SF/MONTH</b>		<b>\$0.78</b>		<b>\$0.81</b>

## OPERATING DATA

OPERATING DATA	CURRENT	PROFORMA	OCCUPANCY	76.5%
Scheduled Lease Income:	\$135,600	\$187,800	Vacancy	23.5%
CAM Reimbursement:	\$0	\$47,887	# of Units	3
Additional Income:	\$3,900	\$3,900	Occupied Units	2
Effective Gross Income:	\$139,500	\$239,587	Occupied SF	3,750
Vacancy:	\$05%	\$11,979	Vacant SF	1,150
Expenses:	\$45,799	\$47,887	Average Unit SF	1,633
<b>NET OPERATING INCOME:</b>	<b>\$93,701</b>	<b>\$179,721</b>		

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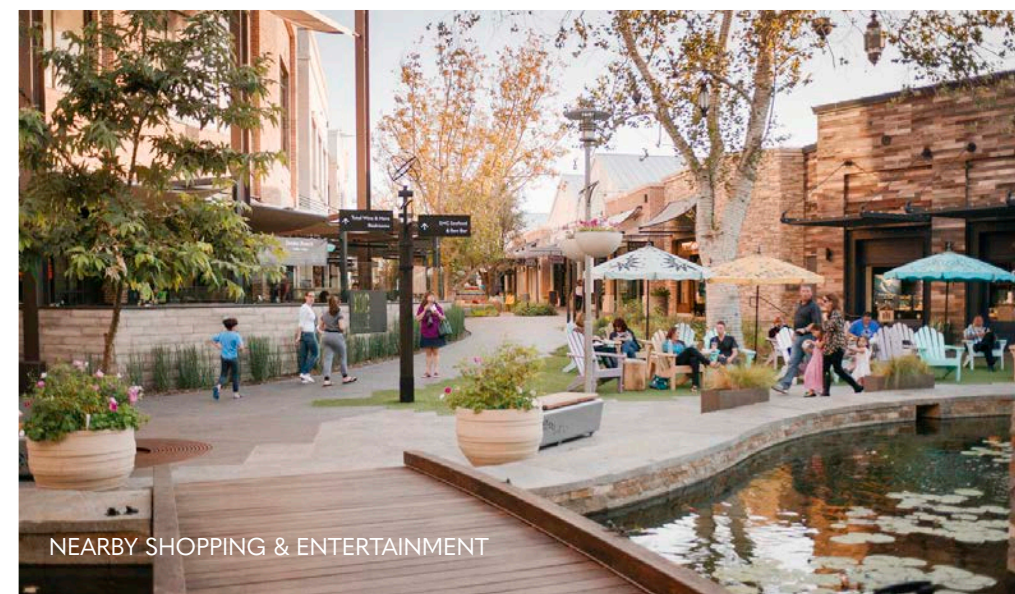
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## AREA OVERVIEW

# UPSCALE STYLISH CONVENIENT

Woodland Hills, located in the southwestern corner of the San Fernando Valley, is a vibrant and evolving Los Angeles neighborhood that blends suburban comfort with major commercial growth. Bordered by Calabasas to the west, Tarzana to the east, and the Santa Monica Mountains to the south, Woodland Hills enjoys a strategic location with convenient access to U.S. Route 101 (Ventura Freeway), which runs directly through the community. While public transportation options are limited outside of the Warner Center Transit Hub—serving Metro buses, LADOT Commuter Express, and regional transit—its strong freeway connectivity makes it a popular location for commuters and professionals.



RAMS VILLAGE DEVELOPMENT RENDERING

At the heart of the neighborhood is Warner Center, a master-planned commercial district anchored by corporate offices, media companies, and a growing collection of mixed-use developments. The area is also home to the Westfield Topanga mall and its adjacent open-air lifestyle center, The Village. These premier shopping and dining destinations together offer over 1.5 million square feet of retail, including national retailers, high-end boutiques, entertainment options, and a new dining hall, Topanga Social. While the adjacent Promenade mall has seen significant decline, it is the subject of a large-scale redevelopment initiative. In fact, Warner Center is undergoing major transformation under the Warner Center 2035 Plan, which is expected to add thousands of residential units, parks, and public amenities over the next decade.

Several new developments reflect this wave of investment. Among them is a proposed seven-story mixed-use project at 21241 Ventura Boulevard with over 570 apartment units and ground-floor retail. A smaller mixed-use building is slated for 19923 Ventura Boulevard,

while a 173-unit affordable housing project known as The Alcove is underway on Oxnard Street. Most notably, the Kroenke Group—owners of the LA Rams—has announced a transformative 52-acre Rams Village project, set to include team facilities, residential towers, office space, hotel accommodations, and entertainment venues.

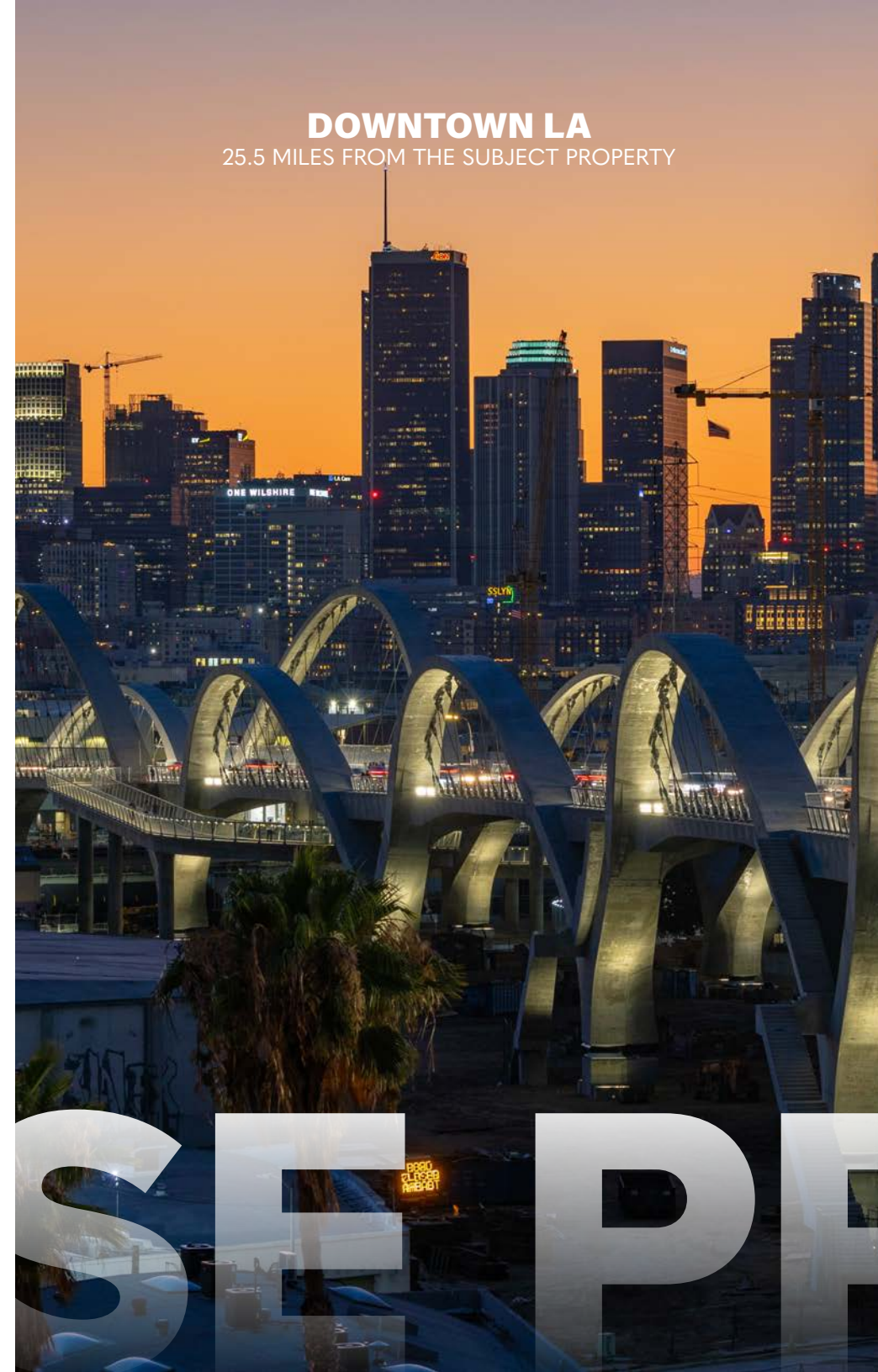
Woodland Hills also offers a desirable quality of life, with a lively dining scene along Ventura Boulevard, a weekly farmers market, and ample access to recreation. Nearby trails in the Upper Las Virgenes Canyon Preserve, Corbin Canyon, and the surrounding Santa Monica Mountains provide outdoor options just minutes away. Community parks such as Warner Center Park and the Woodland Hills Recreation Center support youth sports, concerts, and family gatherings. The neighborhood's demographic profile skews toward higher income and education levels, and it's served by strong public schools such as El Camino Real Charter High School and Hale Charter Academy.





## MALIBU

14.8 MILES FROM THE SUBJECT PROPERTY



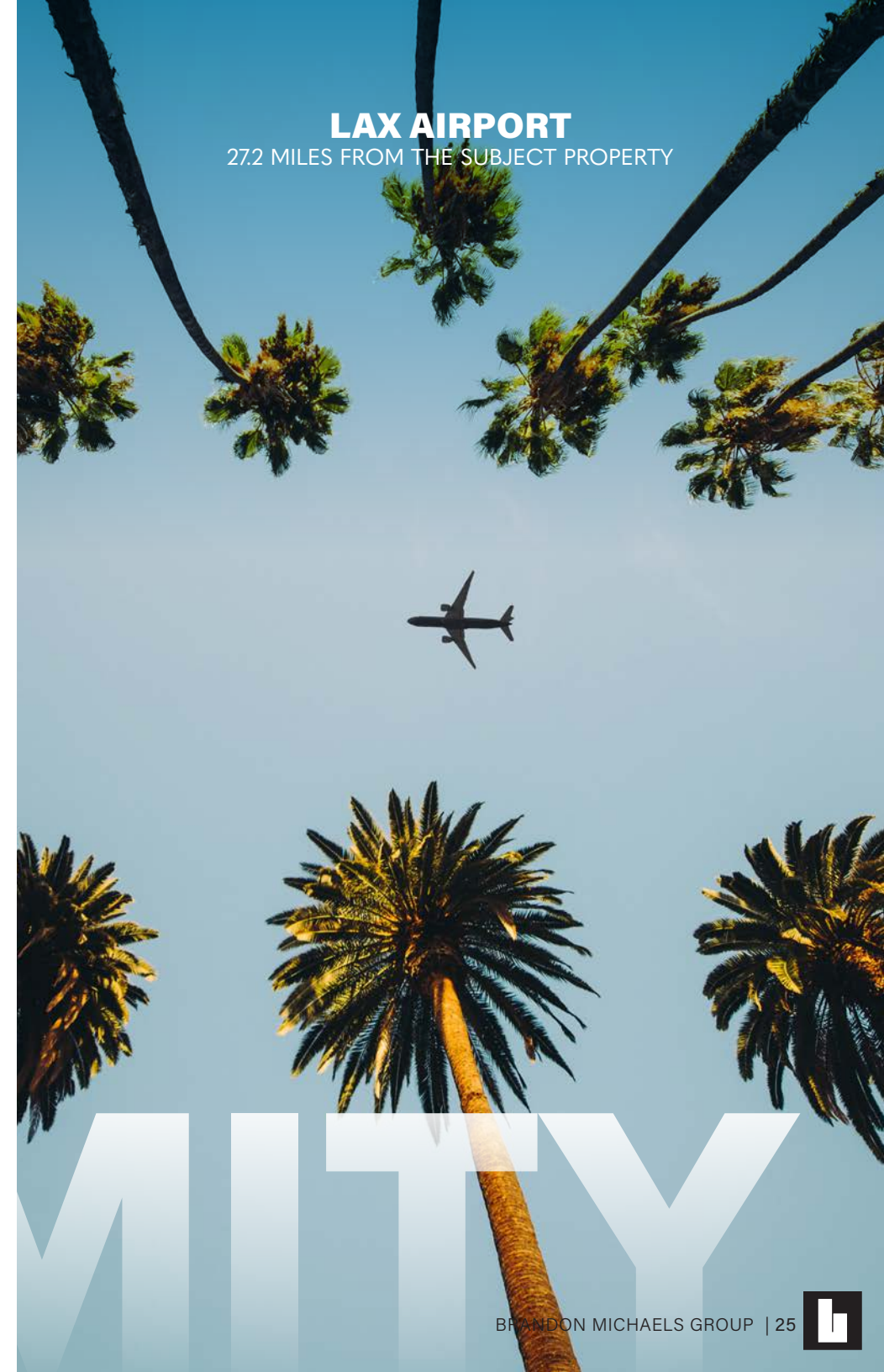
## DOWNTOWN LA

25.5 MILES FROM THE SUBJECT PROPERTY



## HOLLYWOOD

20.3 MILES FROM THE SUBJECT PROPERTY



## LAX AIRPORT

27.2 MILES FROM THE SUBJECT PROPERTY

CLOSE

SEPR


PROX

MITY




DEMOGRAPHICS

POPULATION




286,400

Total Population  
within a 5-mile radius




41.3

Median Age  
within a 5-mile radius



50.4%

Male




49.6%

Female


EDUCATION

3 mile 2023 % of Population




2.5%

Some High School




21.8%

Some College



7.8%

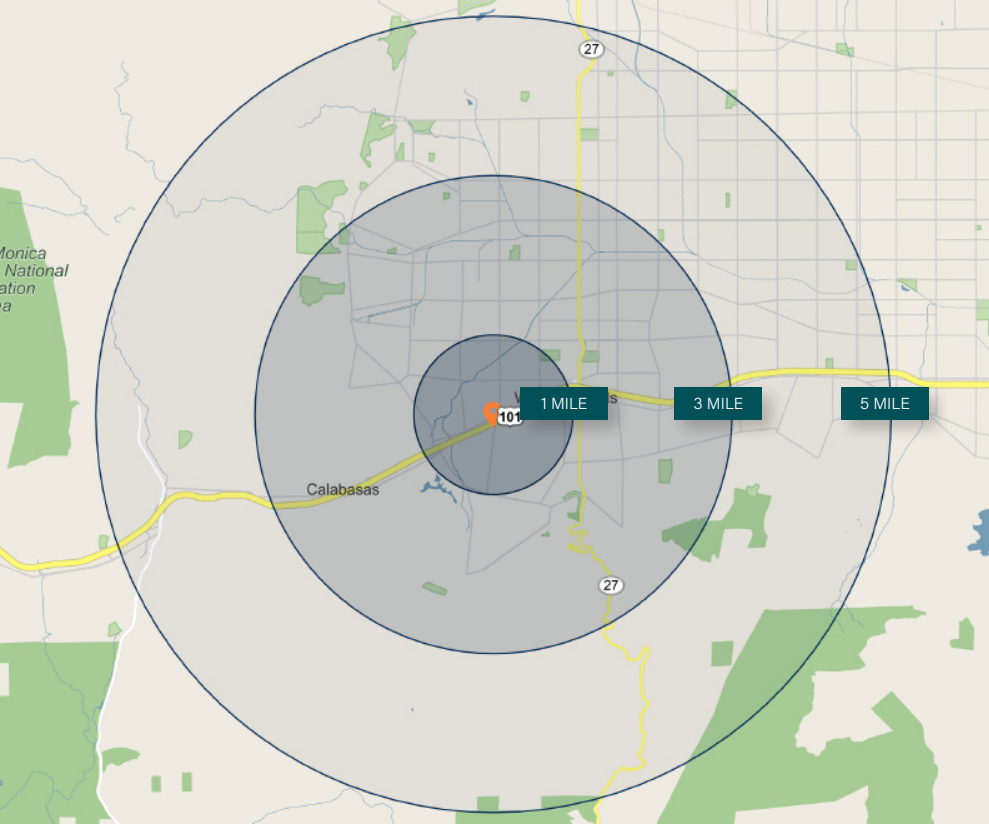
Bachelor's Degree



42.8%

Graduate Degree

Demographics	1 Mile	3 Mile	5 Mile
Population	13,700	128,500	286,400
Households	5,000	50,300	101,700
Average Household Size	2.6	2.5	2.7
Median Age	44.6	42.1	41.3
Owner Occupied Households	3,300	2,580	53,200
Renter Occupied Households	1,500	23,400	45,800
Average Household Income	\$155,000	\$134,700	\$125,700
Median Household Income	\$121,600	\$105,400	\$96,500
Businesses	1,500	12,800	19,600





\$155,000

Average HH income  
within a 1-mile radius



\$225 Million

Annual Consumer Spending  
within a 1-mile radius



53,200

Owner Occupied Housing  
within a 5-mile radius



101,700

Households  
within a 5-mile radius



19,600

Businesses  
within a 5-mile radius



45,800

Renter Occupied Housing  
within 5-mile radius







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