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BRANDON MICHAELS GROUP · MARCUS & MILLICHAP



18816 VENTURA BOULEVARD

TARZANA, CA 91356

Ventura Boulevard *Strip Center*

FOUR NNN SUITES · TARZANA, CALIFORNIA 91356

EXCLUSIVELY LISTED BY



Brandon Michaels

Executive Managing Director Investments

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18816

VENTURA BOULEVARD

TARZANA, CA 91356

10,531 SF · 0.24 ACRE

US 101

0.4 MILE

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01 The Offering

Four NNN suites
on Ventura Boulevard



$2,950,000

18816 Ventura Boulevard · Tarzana, California 91356

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The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 18816 Ventura Boulevard (the "Property"), a four-suite retail strip and a Clear Channel billboard on 10,531 SF in Tarzana, every suite on a NNN lease, 0.4 mile from the US-101.

6.57%*
CURRENT CAP RATE · FULLY LEASED

$640
PER SF · 4,607 RENTABLE SF

15 Spaces
PARKING · 3.26 / 1,000 SF

4,598 SF
BUILDING · BUILT 1962

10,531 SF
LAND · 0.24 ACRE

100%*
LEASED · FOUR SUITES

RETAIL (STORE) LAND USE · C2-1VL · TOC TIER 1 · MIIP OC-1 · APN 2161-003-012

* CURRENT INCLUDES TWO PENDING 3-YEAR LEASES WITH 3% ANNUAL INCREASES: SUITE 18822 AT $4,000 A MONTH ALL-IN AND SUITE 18816, THE REAR UNIT, AT $2,800 ALL-IN (BASE RENT AND CAM DETAILED ON THE RENT ROLL); IF EITHER IS NOT SIGNED BY THE CLOSE OF ESCROW, SELLER WILL GUARANTEE ITS RENT FOR UP TO 12 CALENDAR MONTHS. WITH SUITES 18822 AND 18816 VACANT, THE CURRENT CAP RATE IS 3.26% AT $2,950,000. PARKING RATIO ON 4,607 RENTABLE SF.



Investment Highlights

Four suites, every lease NNN









— 01 · 100% LEASED

6.57%*

Current cap rate at $2,950,000

All four suites are leased or committed: suites 18816 and 18822 are on pending three-year leases with 3% annual increases, and if either is not signed by the close of escrow, Seller will guarantee its rent for up to 12 calendar months.

— 02 · IDEAL SUITE SIZES

1,152

Square feet, the average suite

Four suites of 970, 1,850, 897 and 890 SF: neighborhood-shop sizes for food and service tenants, with a Thai restaurant and a barber in place, two new three-year leases pending, and every suite on a NNN lease.

— 03 · AVERAGE RENT BELOW MARKET

$3.29

Per SF a month in place, against $3.50

In-place rents average below the $3.50 NNN market; the restaurant and both new leases step up 3% a year, and the barber pays $3.50 today.

— 04 · THE TRADE AREA

$123,913

Average household income within one mile

174,095 residents live within three miles, the median home within a mile is valued at $885,304, and 42,181 vehicles a day pass the Property.

* CURRENT INCLUDES TWO PENDING 3-YEAR LEASES WITH 3% ANNUAL INCREASES: SUITE 18822 AT $4,000 A MONTH ALL-IN AND SUITE 18816, THE REAR UNIT, AT $2,800 ALL-IN (BASE RENT AND CAM DETAILED ON THE RENT ROLL); IF EITHER IS NOT SIGNED BY THE CLOSE OF ESCROW, SELLER WILL GUARANTEE ITS RENT FOR UP TO 12 CALENDAR MONTHS. WITH SUITES 18822 AND 18816 VACANT, THE CURRENT CAP RATE IS 3.26% AT $2,950,000.

MARKET RENT $3.50 PER SF A MONTH NNN (BMG, OCTOBER 2026). DEMOGRAPHICS: COSTAR, 2025. TRAFFIC: VENTURA BOULEVARD BESIDE THE PROPERTY, COSTAR PROPERTY REPORT, 2026.

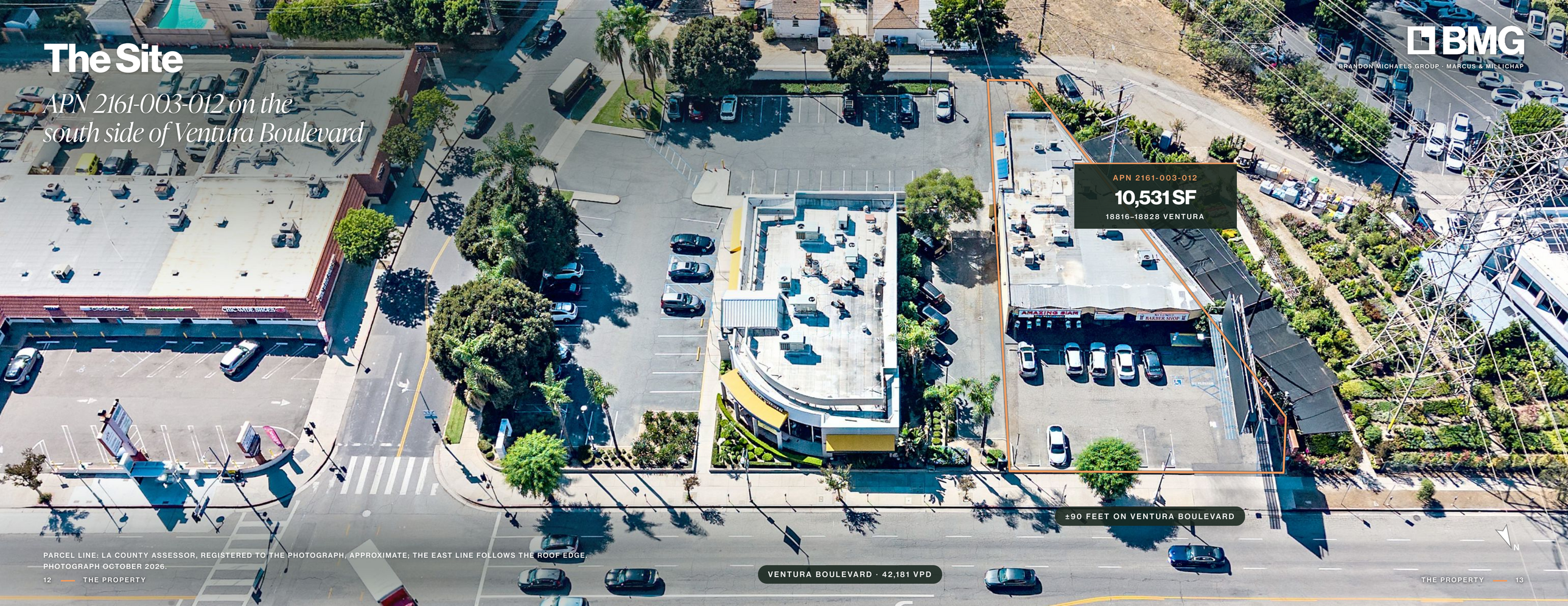
02 The Property

Ninety feet of frontage on Ventura Boulevard



The Site

APN 2161-003-012 on the south side of Ventura Boulevard



PARCEL LINE: LA COUNTY ASSESSOR, REGISTERED TO THE PHOTOGRAPH, APPROXIMATE; THE EAST LINE FOLLOWS THE ROOF EDGE. PHOTOGRAPH OCTOBER 2026.

The Improvements

4,607 SF in four suites

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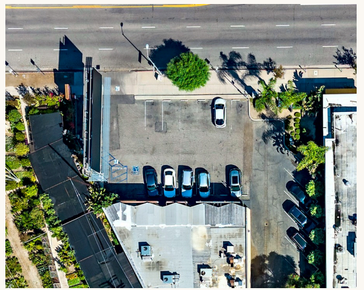
THE STRIP AND THE CLEAR CHANNEL BILLBOARD FROM THE PARKING FIELD. PHOTOGRAPH OCTOBER 2026.



01 — FOUR SUITES



02 — PARKING



03 — BILLBOARD

4,607

square feet, built 1962

Four NNN suites: Amazing Siam Thai, Xclusive Barber Shop and two new tenants on pending three-year leases (suites 18816 and 18822).

15

spaces, 3.26 per 1,000 SF

Surface parking in front of the storefronts, entered from Ventura Boulevard beside the signalized Crebs Avenue corner.

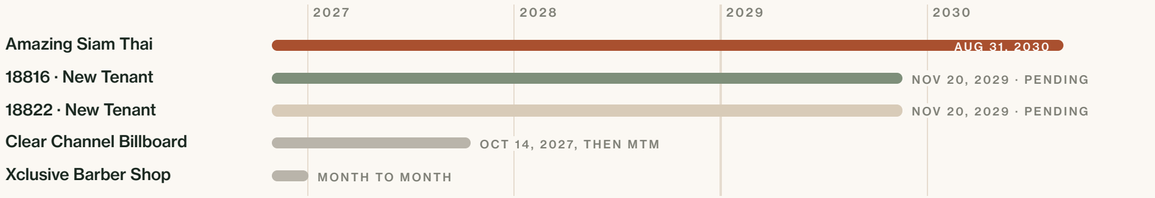
$1,000

a month, billboard

Clear Channel Outdoor on the 18816 parcel, fixed to October 14, 2027, then month to month.

Every lease ends by August 31, 2030.

LEASE EXPIRATIONS FROM NOVEMBER 2026



RENTABLE SF PER THE RENT ROLL (4,607 SF); THE ASSESSOR RECORDS 4,598 SF. PARKING COUNT PER THE 2017 OM. BILLBOARD PHOTOGRAPH OCTOBER 2026.

03 The Income

Every suite NNN, every cost passed through



Rent Roll

100% leased, as of November 2026

SUITE	TENANT	SF	RENT / MO	$/SF	NNN / MO	EXPIRES	INCREASES
18816	New Tenant (Lease Pending)*	970	$2,315.00	$2.39	$1,219.00	11/2029	3% each Nov
18818–20	Amazing Siam Thai Restaurant	1,850	$6,162.66	$3.33	$2,329.67	08/2030	3% each April
18822	New Tenant (Lease Pending)*	897	$3,552.00	$3.96	$1,135.71	11/2029	3% each Nov
18824	Xclusive Barber Shop	890	$3,114.27	$3.50	$1,139.79	MTM	–
Sign	Clear Channel Outdoor (billboard)	–	$1,000.00	–	–	10/2027	Flat
Total (Suites)		**4,607**	**$15,143.93**	**$3.29**	**$5,824.18**		

SUITE 18816 IS LOCATED AT THE REAR OF THE PROPERTY.

SHARE OF BASE RENT · $181,727 A YEAR



15%
18816 · New Tenant

41%
Amazing Siam Thai Restaurant

23%
18822 · New Tenant

21%
Xclusive Barber Shop

100%
LEASED BY AREA*

$3.29
PER SF / MONTH

2.7 Years
WEIGHTED AVG. LEASE EXPIRATION

* INCLUDES TWO PENDING 3-YEAR LEASES WITH 3% ANNUAL INCREASES: SUITE 18822 AT $4,000 A MONTH ALL-IN ($3,552 BASE RENT PLUS $448 CAM) AND SUITE 18816, THE REAR UNIT, AT $2,800 ALL-IN ($2,315 BASE RENT PLUS $485 CAM); IF EITHER IS NOT SIGNED BY THE CLOSE OF ESCROW, SELLER WILL GUARANTEE ITS RENT FOR UP TO 12 CALENDAR MONTHS. WEIGHTED AVERAGE LEASE EXPIRATION BY BASE RENT, AS OF NOVEMBER 21, 2026; MONTH TO MONTH COUNTS AS ZERO.

Operating Statement

Current, and at contract rents

INCOME AND EXPENSES	CURRENT	PRO FORMA	CHANGE
Base Rent	$181,727	$190,518	+$8,791
Expense Reimbursements (NNN)	$69,890	$70,242	+$352
Billboard (Clear Channel)	$12,000	$12,000	–
Effective Gross Income	**$263,617**	**$272,760**	**+$9,143**
Property Taxes (1.25% of Price)	$36,875	$36,875	–
Insurance	$14,617	$14,617	–
Management (4% of Base Rent)	$7,269	$7,621	+$352
Utilities	$6,043	$6,043	–
Landscape	$2,305	$2,305	–
Repairs & Maintenance	$2,781	$2,781	–
Total Operating Expenses	**$69,890**	**$70,242**	**+$352**
Net Operating Income	**$193,727**	**$202,518**	**+$8,791**

$193,727
CURRENT NOI · 6.57% CAP*

$202,518
PRO FORMA NOI · 6.87% CAP

* INCLUDES THE TWO PENDING LEASES (SUITES 18816 AND 18822); IF EITHER IS NOT SIGNED BY THE CLOSE OF ESCROW, SELLER WILL GUARANTEE ITS RENT FOR UP TO 12 CALENDAR MONTHS. WITH SUITES 18822 AND 18816 VACANT, THE CURRENT CAP RATE IS 3.26% AT $2,950,000. TAXES REASSESSED AT 1.25% OF PRICE. PRO FORMA: CONTRACT RENTS 24 MONTHS OUT; NO VACANCY FACTOR.

04 The Location

Ventura Boulevard, Tarzana, west toward the 101





LOCATION

Providence Cedars-Sinai

Tarzana Medical Center, 0.7 mile away

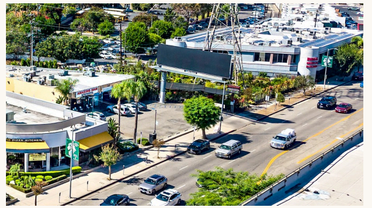
A new five-story patient tower, the Friese Family Tower with 150 private rooms, opened in 2023 as part of a $624 million expansion, 0.7 mile from the Property by road.

0.7 Mile
FROM THE PROPERTY, BY ROAD

$624M
CAMPUS EXPANSION

150
PRIVATE ROOMS · 2023 TOWER

5,907
HEALTH CARE AND SOCIAL ASSISTANCE · 1 MILE



0.7
MILE BY ROAD FROM THE PROPERTY



A Joint Venture. Providence and Cedars-Sinai operate the medical center together; the expansion added the Friese Family Tower and a 600-car parking structure.

A Daytime Market. 17,280 people work within a mile of the Property, and health care and social assistance is the largest sector, with 5,907 jobs.

HOSPITAL: URBANIZE LA (2021); HEALTHCARE DESIGN AND MEDICAL CONSTRUCTION & DESIGN (2023). EMPLOYMENT: COSTAR DAYTIME EMPLOYMENT REPORT, OCTOBER 2026. DISTANCE BY ROAD FROM THE PROPERTY. HOSPITAL PHOTOGRAPHS: DRONE FRAMES, OCTOBER 2026.

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LOCATION

Tarzana

Ventura Boulevard's southwest Valley corridor

Tarzana sits between Encino and Woodland Hills in the southwest San Fernando Valley, on the ranch Edgar Rice Burroughs, the author of Tarzan, bought in 1919. Ventura Boulevard is its commercial spine.

DAILY TRAFFIC · 2026 COUNTS

42,181
VENTURA BESIDE THE PROPERTY

27,966
CREBS AVENUE

26,222
VENTURA EAST OF BURBANK

TRADER JOE'S T.J.maxx

Village Walk

0.2 MILE

About 149,000 SF of shops and restaurants anchored by Trader Joe's and T.J. Maxx, with LA Fitness beside it.

Gelson's HomeGoods

Reseda and Ventura

0.5 MILE

Gelson's and HomeGoods anchor the next node east on Ventura Boulevard.

El Caballero and Braemar

COUNTRY CLUBS

Two private country clubs anchor the hillside neighborhoods south of Ventura Boulevard.

101

Ventura Freeway

0.4 MILE

On-ramps at Vanalden Avenue and Reseda Boulevard connect the Property to Warner Center, Sherman Oaks and the 405.

VILLAGE WALK AREA PER PINE TREE (2018). TRAFFIC: VENTURA BESIDE THE PROPERTY AND CREBS AVENUE, 18816 BMG FINANCIAL ANALYSIS (2026 COUNTS); VENTURA EAST OF BURBANK, COSTAR / MPSI 2026. DISTANCES BY ROAD FROM THE PROPERTY. COUNTS ARE ON DIFFERENT SEGMENTS AND ARE NOT ADDITIVE.



The San Fernando Valley

First light over the Valley floor

Tarzana and the southwest Valley. South of the boulevard the Tarzana hills rise in streets of single-family homes. Within three miles live 174,095 people; one household in five earns more than $200,000 a year, and the median home within a mile is valued at $885,304.

DAWN ACROSS THE SAN FERNANDO VALLEY · ADOBE STOCK 705344852. DEMOGRAPHICS: COSTAR, 2025.



The Ventura Freeway

0.4 MILE BY ROAD



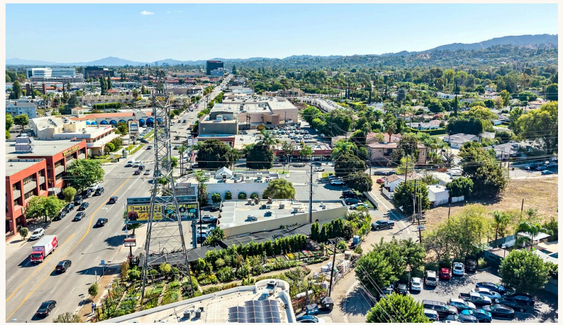
Ventura Boulevard, East

TOWARD ENCINO



Dining Out

NEIGHBORHOOD RESTAURANTS



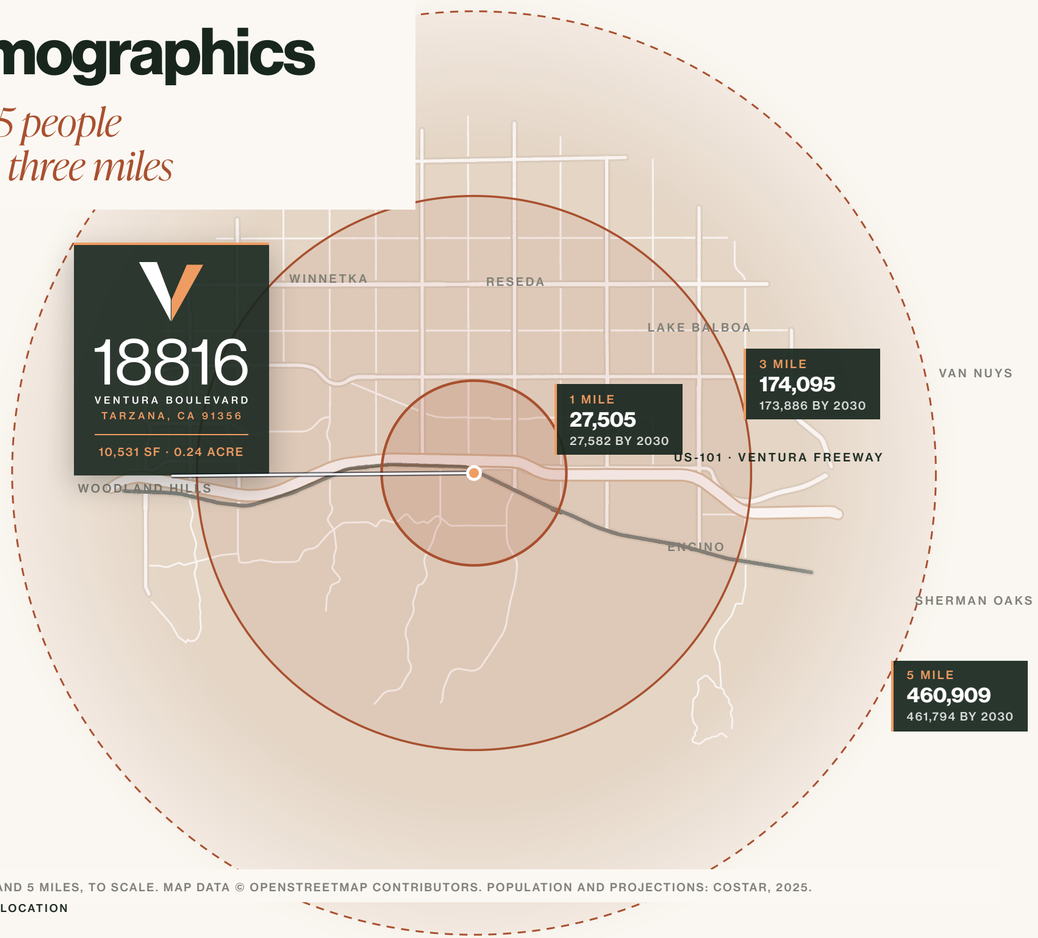
Ventura Boulevard, West

TOWARD WOODLAND HILLS

DRONE PHOTOGRAPHS OCTOBER 2026; DINING PHOTOGRAPH ADOBE STOCK 666881444. DISTANCE BY ROAD FROM THE PROPERTY.

Demographics

174,095 people within three miles



RINGS AT 1, 3 AND 5 MILES, TO SCALE. MAP DATA © OPENSTREETMAP CONTRIBUTORS. POPULATION AND PROJECTIONS: COSTAR, 2025.

THE TRADE AREA · 1 / 3 / 5 MILES

Households

1 MI	10,900
3 MI	62,979
5 MI	164,209

Average Household Income

1 MI	$123,913
3 MI	$127,164
5 MI	$122,686

Median Household Income

1 MI	$90,010
3 MI	$94,779
5 MI	$91,445

Households Earning $200,000+

1 MI	19.7%
3 MI	20.2%
5 MI	18.5%

Median Home Value

1 MI	$885,304
3 MI	$875,588
5 MI	$873,736

Owner-Occupied Households

1 MI	44.5%
3 MI	50.7%
5 MI	45.6%

Bachelor's Degree or Higher

1 MI	42.0%
3 MI	39.1%
5 MI	36.8%

Median Age

1 MI	42.6
3 MI	42.4
5 MI	40.6

Population 2025

1 MI	27,505
3 MI	174,095
5 MI	460,909

A daytime market within one mile

17,280
EMPLOYEES · 1 MILE

3,296
BUSINESSES · 1 MILE

106
MEDIAN INCOME INDEX VS. COUNTY (3 MI)

COSTAR DEMOGRAPHIC AND DAYTIME EMPLOYMENT REPORTS, 2025 ESTIMATES. MEDIAN INCOME INDEX: 3-MILE MEDIAN HOUSEHOLD INCOME OVER THE LOS ANGELES COUNTY MEDIAN ($89,523). THE 3-MILE RING IS SHOWN IN THE ACCENT.



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