

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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ACCIDENT ATTORNEYS
LARRY H. PARKER
50 YEARS OF FIGHTING
4901 OUTFRONT

ASTLIN3
SPORT

2-8 81

22836

22840

Asphalt Roofing
Clay Tile Roofing

Low Slope Roofing
Concrete Tile Roofing
Solar Roofing

enterprise
rent-a-car

enterprise

04

20

22

EXECUTIVE SUMMARY
SECTION 1

FINANCIALS
SECTION 2

AREA OVERVIEW
SECTION 3



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 multitenant 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 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. 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.



Bristol Farms



Mendocino Farms



CVS pharmacy



BARNES & NOBLE



DAYLIGHT COMMUNITY DEVELOPMENT (100 UNITS)



22836 VENTURA BLVD
22840 WOODLAND HILLS
CALIFORNIA, 91346



WILLIAMS
SONOMA
CALIFORNIA



crumbl

SEPHORA

PA BLVD (26,222 VPD)

COMING
SOON



BRANDON MICHAELS GROUP 17



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)

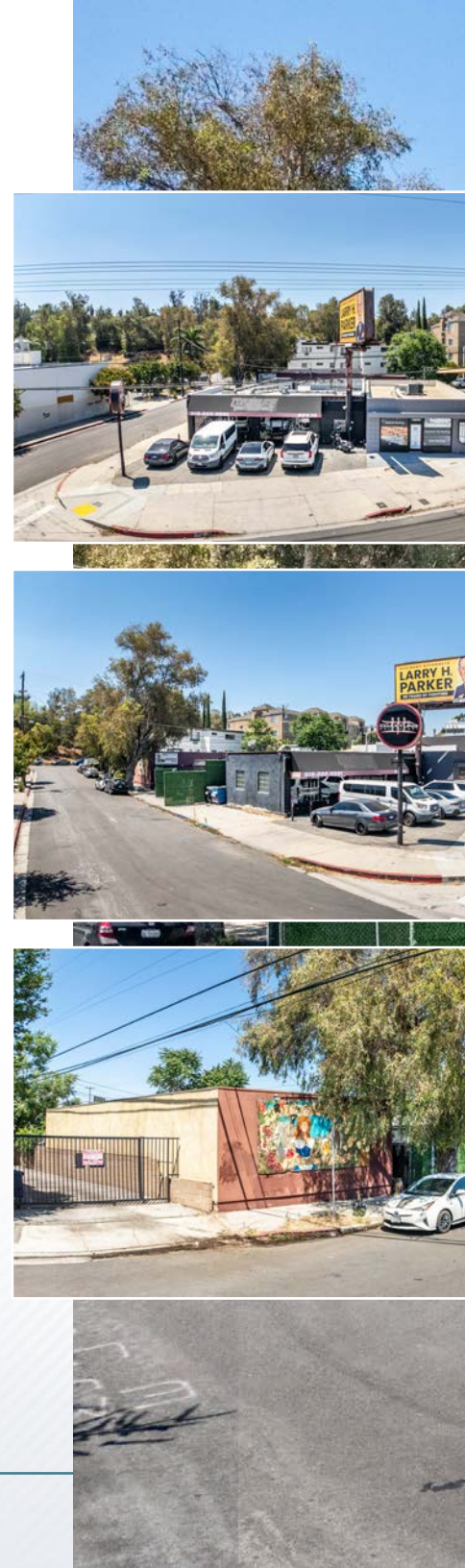
Property Breakdown

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



VENTURA BLVD (26,222 VPD)





22836 VENTURA BLVD
22840 WOODLAND HILLS
CALIFORNIA, 91346



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





5252
1,500 SF

22836
2,250 SF

22840
1,150 SF



HomeGoods®

Walmart*

Michaels



TJ-maxx

TRADER JOE'S

AMC
THEATRES

Burlington

Westfield

TOPANGA & THE VILLAGE

CANOGA PARK

WEST HILLS

FALLBROOK AVE

22836 VENTURA BLVD
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VENTURA BLVD (26,222 VPD)



BRANDON MICHAELS GROUP

COSTCO
WHOLESALE

RAMS
VILLAGE
AT WARNER CENTER



P.F. CHANG'S

WARNER CENTER



**COMING
SOON**



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

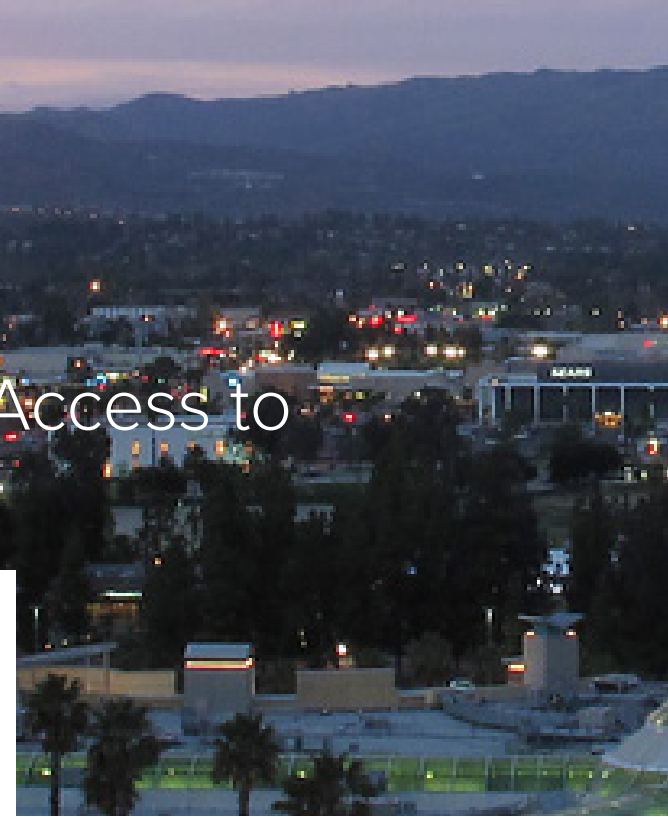
Less than 1.5 miles from Warner Center, a major business and lifestyle district undergoing over \$3 billion in planned redevelopment, including mixed-use campuses, residential towers, and top-tier office space

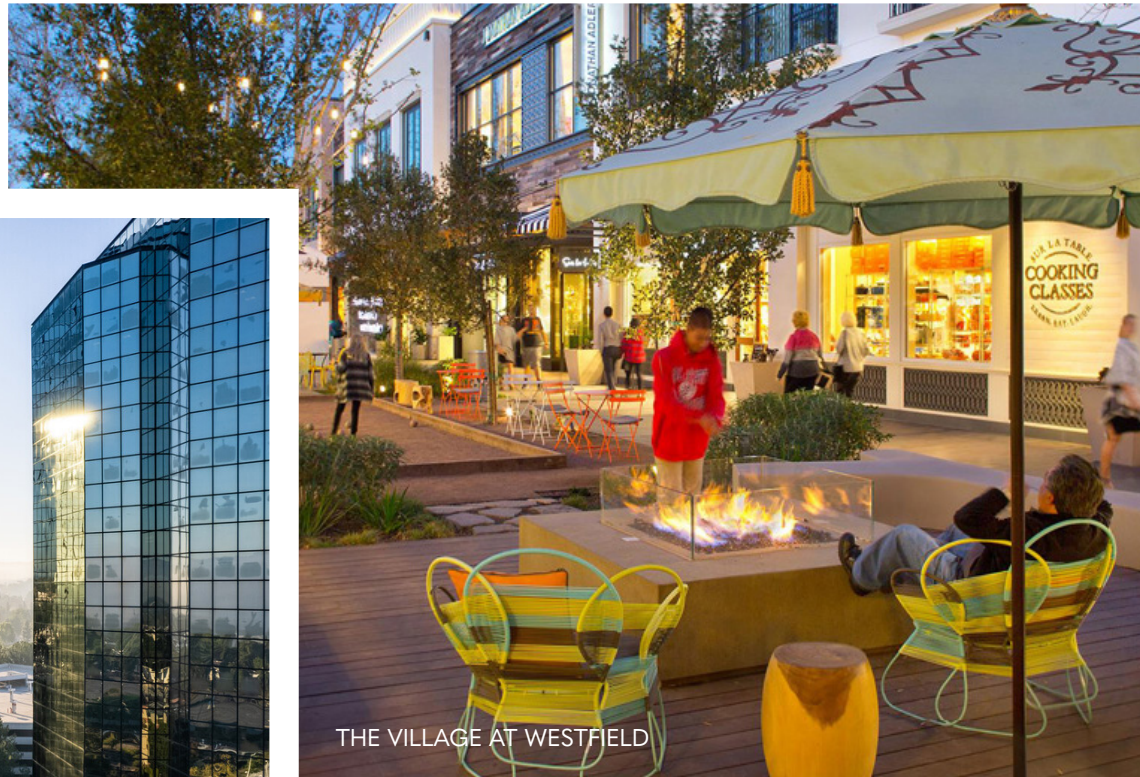
Robust Retail Co-Tenancy

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

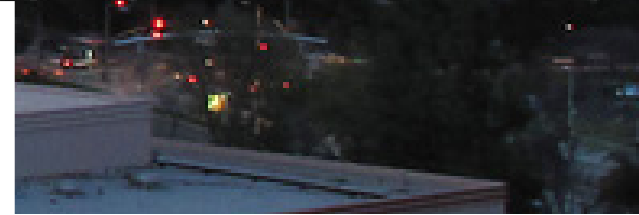
Convenient Freeway Access

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





THE VILLAGE AT WESTFIELD



WESTFIELD TOPANGA MALL



RENT ROLL

TENANT INFORMATION

UNIT NUMBER	TENANT	SF*	FLOOR	%	LEASE EXPIRATION	RENT	RENT/SF	INCREA
22836	Coastline Motors	2,250	1	45.9%	MTM	\$7,800.00	\$3.47	-
22840	Vacant	1,150	1	23.5%		\$-	\$-	
5252	Home Beer Wine Cheese	1,500	1	30.6%	MTM	\$3,500.00	\$2.33	-
Billboard	CBS Outdoor	0	1	0.0%	1/31/2027	\$325.00	-	-
		4,900		100%		\$11,300.00	\$3.01	

*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



BASES	OPTIONS	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
	-	0.00 Year(s)	MG***	\$7,875.00	\$3.50	NNN
				\$4,025.00	\$3.50	NNN
	-	0.00 Year(s)	MG***	\$3,750.00	\$2.50	NNN
	Automatic Renewals**	1.56 Year(s)	-	\$325.00	-	-
		0.52 Year(s)		\$15,650.00	\$3.19	



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
TOTAL EXPENSES	\$45,799	\$9.35	\$47,887	\$9.77
EXPENSES/SF/MONTH		\$0.78		\$0.81

OPERATING DATA

OPERATING DATA	CURRENT	PROFORMA
Scheduled Lease Income:	\$135,600	\$187,800
CAM Reimbursement:	\$0	\$47,887
Additional Income:	\$3,900	\$3,900
Effective Gross Income:	\$139,500	\$239,587
Vacancy:	\$0 5%	\$11,979
Expenses:	\$45,799	\$47,887
NET OPERATING INCOME:	\$93,701	\$179,721

OCCUPANCY	76.5%
Vacancy	23.5%
# of Units	3
Occupied Units	2
Occupied SF	3,750
Vacant SF	1,150
Average Unit SF	1,633



The background image shows a street scene with a building on the left. The building has a large mural on its side depicting a woman in a blue dress holding a glass, surrounded by fruit. A white car is parked in front of the building. The scene is partially obscured by a semi-transparent white box containing property highlights.

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AREA OVERVIEW

UPSCALE STYLISH CONVENIENT



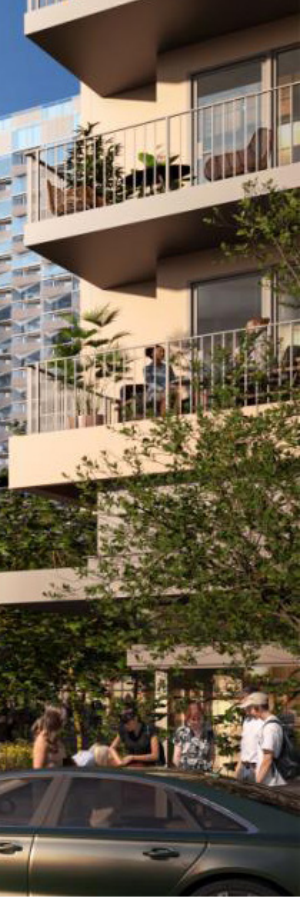
RAMS VILLAGE DEVELOPMENT RENDERING

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.



PROXIMATE TO MAJOR BUSINESS HUB





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.



NEARBY SHOPPING & ENTERTAINMENT



CANDY CANE LANE

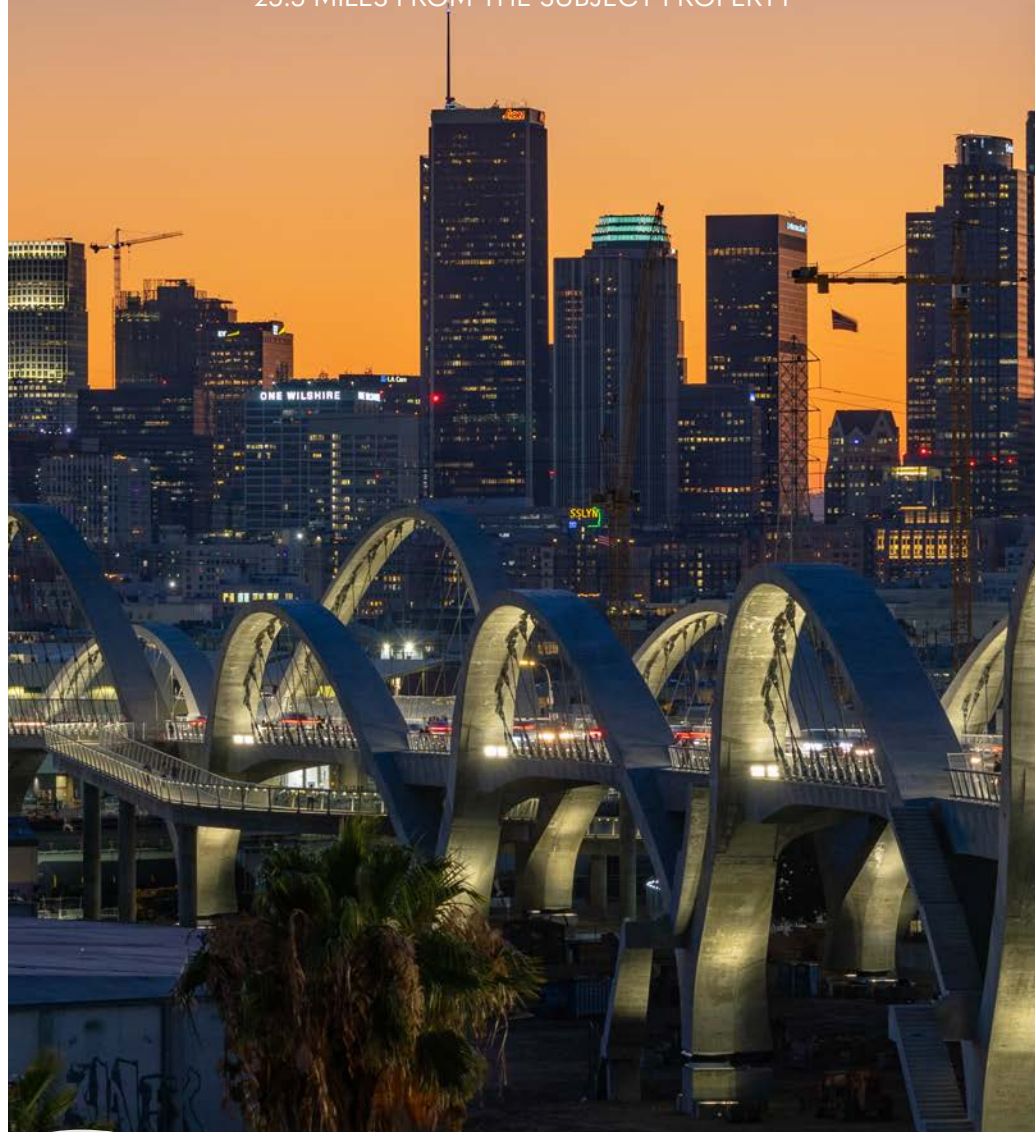
MALIBU

14.8 MILES FROM THE SUBJECT PROPERTY



DOWNTOWN LA

25.5 MILES FROM THE SUBJECT PROPERTY



CLO



24 | BRANDON MICHAELS GROUP

SEPRE

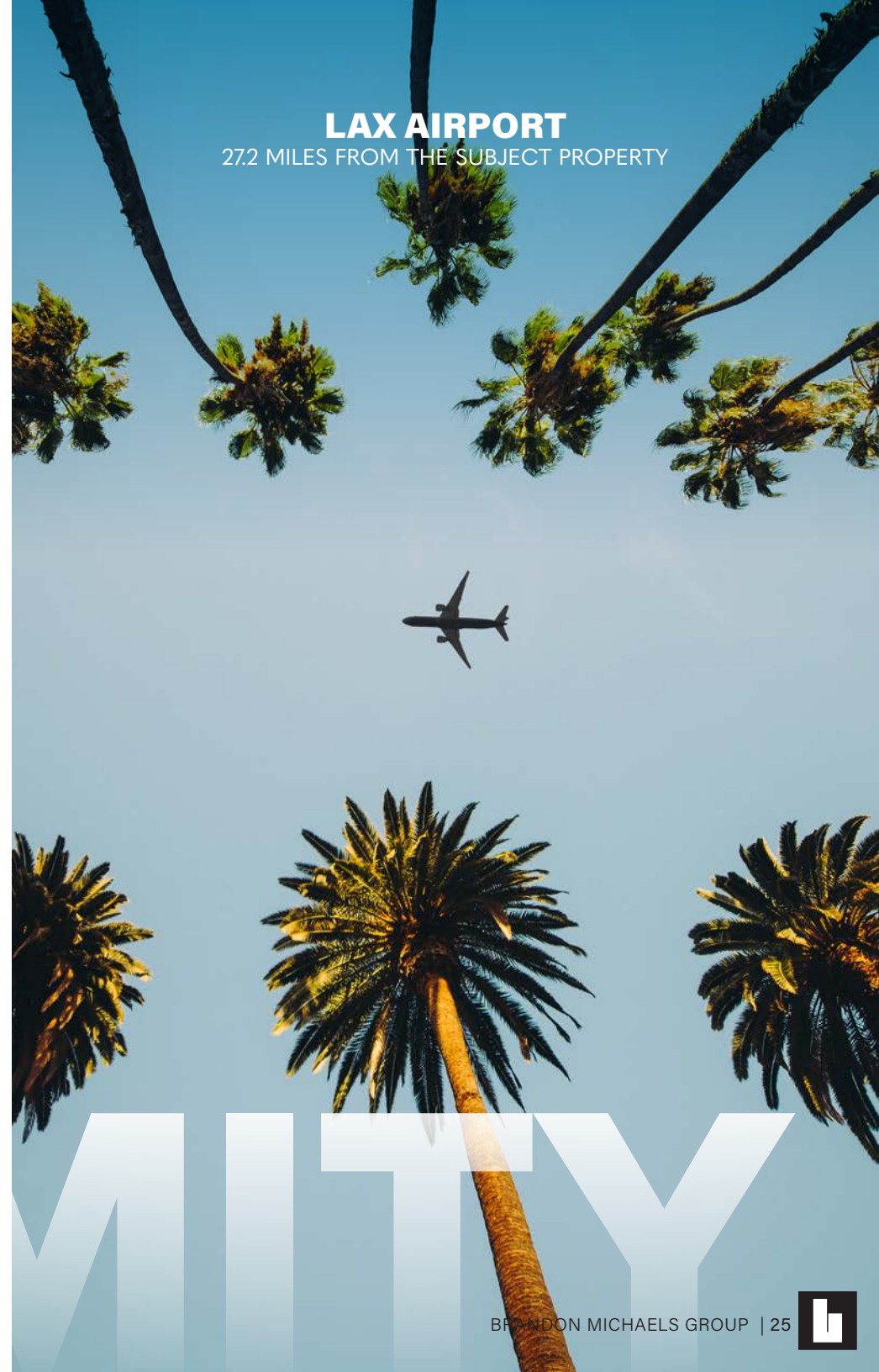
HOLLYWOOD

20.3 MILES FROM THE SUBJECT PROPERTY



LAX AIRPORT

27.2 MILES FROM THE SUBJECT PROPERTY



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%

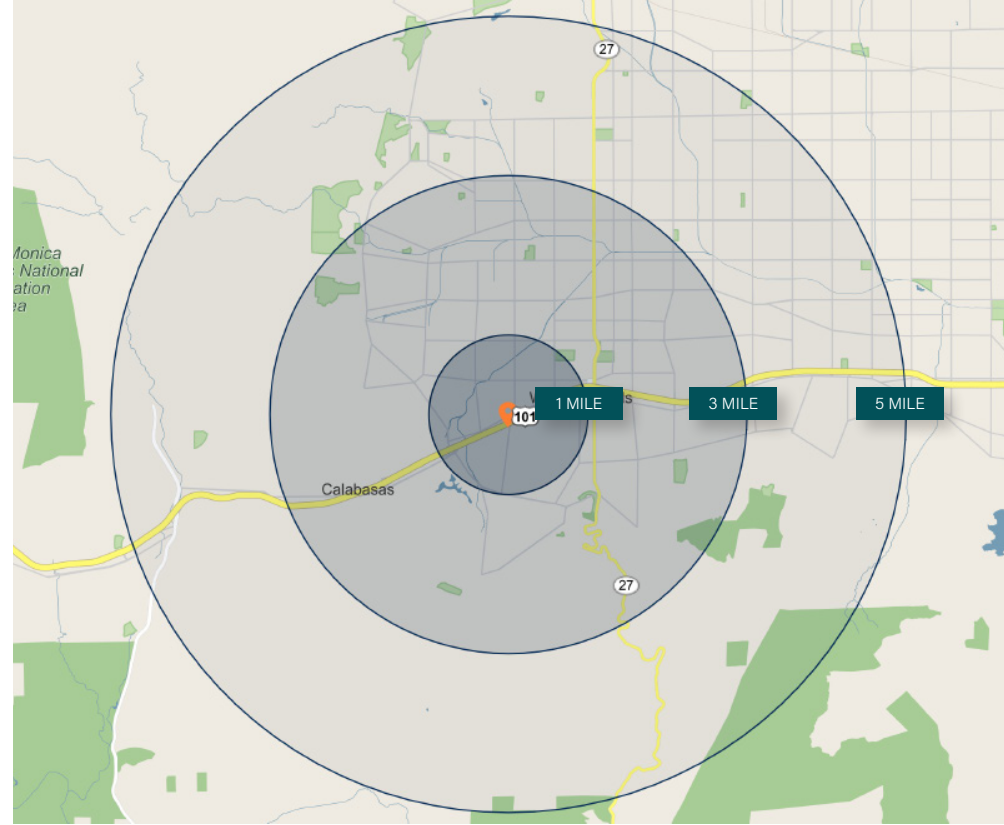
Bachelor's Degree



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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