



BRANDON MICHAELS GROUP · MARCUS A. MILLICHAP

18800 & 18816

Ventura

TARZANA, CALIFORNIA 91356

1.05 Acres of *Ventura Boulevard Land*

SIGNIFICANT DEVELOPMENT OR REPOSITIONING OPPORTUNITY

MULTI-PARCEL LAND ASSEMBLAGE · TARZANA, CALIFORNIA

EXCLUSIVELY LISTED BY



BMG

BRANDON MICHAELS GROUP · MARCUS & MILLICHAP

Brandon Michaels

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18800 & 18816

Ventura

TARZANA, CALIFORNIA 91356

45,541 SF · 1.05 ACRES



0.4 MILE

01 Executive Summary

*Signalized corner multi-parcel
land assemblage, offered together.*



Request for Offers

18800 & 18816 Ventura Boulevard · Tarzana, California 91356

18800 & 18816

Ventura

TARZANA, CALIFORNIA 91356

45,541 SF · 1.05 ACRES

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 18800 & 18816 Ventura Boulevard (the “Property”), a 1.05-acre assemblage of two contiguous parcels at the signalized southwest corner of Ventura and Burbank Boulevards, with California Pizza Kitchen on a net ground lease through 2029.

45,541 SF

LAND · 1.05 ACRES · TWO PARCELS

\$540,537

BASE RENT A YEAR · 90.3% OCCUPIED

Aug 31, 2030

EVERY LEASE ENDS BY

6.50 FAR**

UP TO 296,145 SF · MARKET RATE

7 Stories**

MAXIMUM HEIGHT · MARKET RATE

Unlimited**

DENSITY · MIIP OCIA

C2-1VL · TOC TIER 1 · MIIP OC-1 · APN 2161-003-011 AND 2161-003-012

**MIIP OPPORTUNITY CORRIDOR WITH THE CITY'S PUBLIC BENEFIT BONUS (AT LEAST 10% THREE-BEDROOM UNITS; 75+ UNITS: +2.0 FAR, TWO STORIES); DENSITY LIMITED ONLY BY FLOOR AREA. BASE 4.50 FAR, FIVE STORIES; AHIP (100% AFFORDABLE) UP TO 6.65 FAR, EIGHT STORIES. BMG ZONING STUDY, JANUARY 2026.

Investment Highlights

The case, in four numbers



01 — THE CORNER

42,181

vehicles a day at a signalized corner

Two contiguous parcels: 45,541 SF with ±255 feet on Ventura Boulevard at Burbank Boulevard, 0.4 mile to the US-101.

**MIIP OPPORTUNITY CORRIDOR WITH THE CITY'S PUBLIC BENEFIT BONUS (AT LEAST 10% OF UNITS WITH THREE OR MORE BEDROOMS; 75+ UNITS: +2.0 FAR AND TWO STORIES); BASE 4.50 FAR (205,024 SF). UP TO 6.65 FAR FOR A 100% AFFORDABLE PROJECT UNDER AHIP. SOURCE: BMG ZONING STUDY, JANUARY 2026.



02 — THE POTENTIAL

6.50^{**}

FAR market rate, seven stories

Up to 296,145 SF under the Opportunity Corridor, on a site built today to 0.22 FAR. Six pathways; MIIP and AHIP require no parking.



03 — THE INCOME

\$393,549

a year from California Pizza Kitchen

A net ground lease rising 3% each January to \$430,041 in 2029. With the NNN strip, \$540,537 of base rent today; every lease ends by August 2030.

IMAGE 02: RENDERING, CONCEPTUAL, AI-GENERATED, FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL DEVELOPMENT MAY VARY.



04 — THE LOCATION

0.7

mile to Providence Cedars-Sinai Tarzana

The medical center opened its patient tower in 2023. Households within three miles average \$127,164 a year.

02 The Site

45,541 SF at Ventura
and Burbank

BMG

BRANDON MICHAELS GROUP • MARCUS & MILLICAP

WEST ON VENTURA
SZECHUWAN GARDEN
18900 VENTURA
Lady C's
Salt & Pepper...Sugar & Cream
LADY C'S
18912 VENTURA

US
101

0.4 MILE



18800 & 18816
Ventura
TARZANA, CALIFORNIA 91356
45,541 SF • 1.05 ACRES • TWO PARCELS

Ventura Nursery
VENTURA NURSERY
NEXT DOOR

california
pizza kitchen
CALIFORNIA PIZZA KITCHEN
NET GROUND LEASE SINCE 1995



VENTURA BLVD

WELLS FARGO



BRANDON MICHAELS GROUP · MARCUS & MILLICHAP

The Assemblage

*Where Burbank Boulevard
meets Ventura*

PARCEL LINES: LA COUNTY ASSESSOR, REGISTERED
TO THE PHOTOGRAPH, APPROXIMATE. TRAFFIC: COSTAR /
MPSI 2026. PHOTOGRAPH OCTOBER 2026.

CREBS AVENUE

SIGNAL · BURBANK BOULEVARD MEETS VENTURA

APN 2161-003-011

35,010 SF

18800 VENTURA

APN 2161-003-012

10,531 SF

18816 VENTURA

±255 FEET ON VENTURA BOULEVARD

VENTURA BOULEVARD · 42,181 VPD

The Improvements

10,021 SF in two buildings



01 — 18800

5,414

square feet, built 1990

California Pizza Kitchen on a net ground lease to December 31, 2029.



02 — 18816-18824

4,607

square feet, built 1962

Four NNN suites: Amazing Siam Thai, We Rock The Spectrum, Xclusive Barber Shop and a 970 SF vacancy.



03 — BILLBOARD

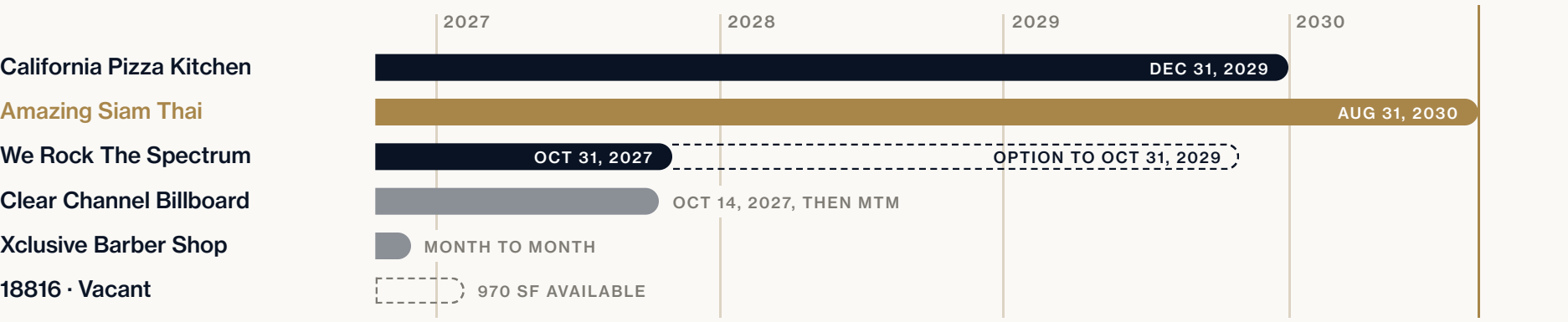
\$1,000

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 OCTOBER 2026



03 The Income

Covered land, on a national ground lease

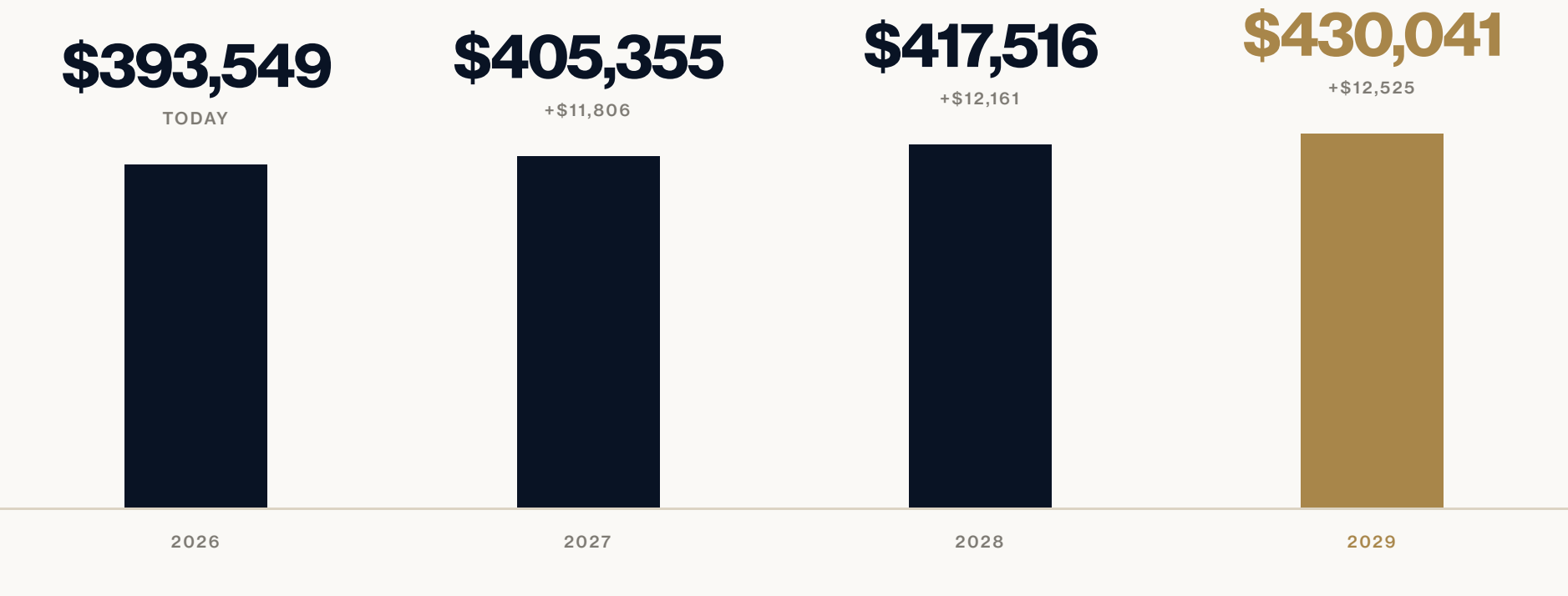


California Pizza Kitchen

On the corner since 1995



GROUND LEASE RENT



LEASE START	LEASE EXPIRATION	INCREASES	OPTIONS
April 13, 1994 AMENDED JUNE 2019	December 31, 2029	3% every January 1	None remaining

NNN STRUCTURE	LANDLORD OBLIGATIONS	IMPROVEMENTS
Net ground lease. CPK pays utilities, insurance, repairs, maintenance and any restoration.	None for the building. The owner pays property tax above CPK's fixed \$27,272.53 a year.	CPK's building remains with the premises when the lease ends.

LEASE TERMS SUMMARIZED FROM THE LEASE, THE JUNE 2019 AMENDMENT AND THE 2021 ESTOPPEL; BUYERS SHOULD RELY ON THE DOCUMENTS. CPK SELF-INSURES WHILE ITS NET WORTH EXCEEDS \$40 MILLION. THE TAX REIMBURSEMENT IS FIXED AT \$27,272.53 A YEAR PER THE OWNER.

Rent Roll

As of October 2026



SUITE	TENANT	SF	TERM	RENT / MO	\$/SF/MO	INCREASES
18800	California Pizza Kitchen	5,414	4/1994 – 12/2029	\$32,796	\$6.06	3% each Jan 1
18816	Vacant	970	–	–	–	Market \$3.50 NNN
18818–20	Amazing Siam Thai	1,850	4/2025 – 8/2030	\$6,163	\$3.33	3% each Apr 1
18822	We Rock The Spectrum	897	10/2024 – 10/2027	\$2,972	\$3.31	3% · one option
18824	Xclusive Barber Shop	890	Month to month	\$3,114	\$3.50	Month to month
Total	Five Suites	10,021		\$45,045	\$4.98	
Billboard	Clear Channel	–	to 10/2027, then MTM	\$1,000	–	Flat

90.3%

OCCUPANCY BY AREA

\$4.98

PER SF / MONTH

2.9 Years

WEIGHTED AVG. LEASE EXPIRATION

PER THE OCTOBER 2026 RENT ROLL AND LEASES. 18816 (970 SF) IS VACANT; MARKET RENT \$3.50 PER SF NNN. \$4.98 IS PER OCCUPIED SF (9,051 SF). MONTHLY RENTS ARE ROUNDED; ANNUAL BASE RENT IS \$540,537. WEIGHTED AVERAGE LEASE EXPIRATION BY BASE RENT FROM OCTOBER 15, 2026; MONTH-TO-MONTH COUNTS AS ZERO.

Operating Statement

Current, and with the vacancy leased



ANNUAL	CURRENT	PRO FORMA	CHANGE
Scheduled Base Rent	\$540,537	\$581,277	+\$40,740
Expense Recoveries · Strip CAM	\$26,231	\$33,174	+\$6,943
CPK Property Tax Reimbursement	\$27,272	\$27,272	–
Other Income · Billboard	\$12,000	\$12,000	–
Gross Scheduled Income	\$606,040	\$653,723	+\$47,683
Vacancy and Credit Loss	(\$7,349)	(\$9,386)	(\$2,037)
Effective Gross Income	\$598,691	\$644,337	+\$45,646
Insurance	(\$14,617)	(\$14,617)	–
Management · 4.0%	(\$7,509)	(\$7,509)	–
Utilities	(\$6,043)	(\$6,043)	–
Landscape	(\$2,305)	(\$2,305)	–
Repairs and Maintenance	(\$2,700)	(\$2,700)	–
Operating Expenses Before Tax	(\$33,174)	(\$33,174)	–
Net Operating Income Before Reassessed Property Tax	\$565,517	\$611,163	+\$45,646

PROPERTY TAX RESETS ON A SALE: BOTH PARCELS REASSESS AT 1.25% OF THE PRICE, AND STRIP TENANTS AND CPK (\$27,272.53 A YEAR) REIMBURSE PART OF IT. MANAGEMENT 4.0% OF STRIP BASE RENT, RECOVERABLE. VACANCY AND CREDIT LOSS 5.0% OF STRIP BASE RENT. PRO FORMA: 18816 LEASED AT \$3.50 PER SF NNN. NO PER-PARCEL VALUE.

04 Development Potential

*Up to 296,145 SF, seven stories, market rate***

****MIIP OCIA WITH PUBLIC BENEFIT · 6.50 FAR · SEVEN STORIES · MARKET RATE**

PUBLIC BENEFIT: AT LEAST 10% THREE-BEDROOM UNITS; 75+ UNITS: +2.0 FAR, TWO STORIES · BASE 4.50 FAR (205,024 SF)

RENDERING: CONCEPTUAL, COMPUTER-GENERATED, FOR ILLUSTRATIVE PURPOSES ONLY · ACTUAL DEVELOPMENT MAY VARY

CONCEPTUAL RENDERING
MIIP OCIA · 6.50 FAR · Seven Stories



THE PROPERTY
C2-1VL · TOC Tier 1 · OC-1

DEVELOPMENT POTENTIAL

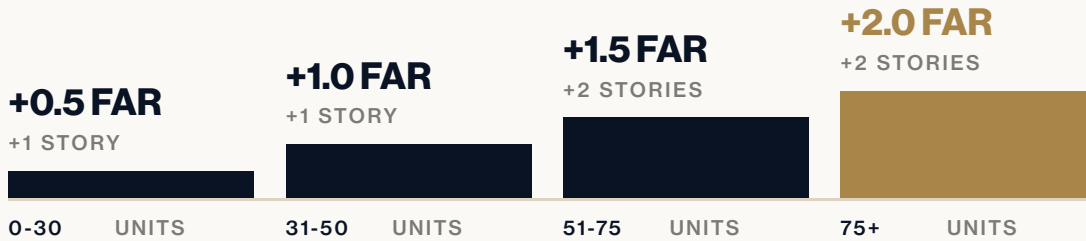
Zoning and Incentives

C2-1VL · TOC Tier 1 · Opportunity Corridor

ZONING	TOC	MIIP · OCIA
C2-1VL C2 zone · Height District 1VL	Tier 1 Transit Oriented Communities	OC-1 MIIP Opportunity Corridor
GENERAL PLAN Community Commercial	SPECIFIC PLAN Ventura/Cahuenga Blvd Corridor SP	CPIO N/a
MIIP - TOIA T-1	MARKET TIER Highest	ED1 ELIGIBILITY Eligible

PUBLIC BENEFIT INCENTIVES

In exchange for including at least 10% of the total units as three-bedroom or larger units, a project under the State Density Bonus, MIIP or AHIP earns added floor area and height by total project size.



REQUIRED AFFORDABLE AT THE PROPERTY'S TIERS

ANY ONE INCOME CATEGORY · BMG ZONING STUDY, JANUARY 2026

	EXT. LOW	VERY LOW	LOWER	BASIS
TOC · Tier 1	8%	11%	20%	% of total density
MIIP · TOIA T-1 and OCIA OC-1	11%	14%	23%	% of total density · Highest market tier
CA State Density Bonus	—	5%	10%	% of base density for the base 20% bonus · sliding schedule
AHIP	—	—	—	100% affordable housing project

Development Capacity

What each program permits on the assemblage



BY RIGHT

1.50 FAR

68,341 SF · 3 Stories, 30'

DENSITY 118
PARKING* 1 Space/Unit

The C2-1VL zone as written: no incentive program and no affordable set-aside.



TOC

2.18 FAR

99,095 SF · 4 Stories, 41'

DENSITY 177
PARKING* 0.5 Spaces/Bed

Added density and floor area for 8% to 20% affordable units; base incentives reviewed ministerially.



CA STATE**

5.00 FAR

227,804 SF · 6 Stories

DENSITY 236
PARKING* 1 Space/Unit
BASE 3.00 FAR (136,682 SF)
4 Stories, 41'

The State Density Bonus, with the City's Public Benefit bonus on the full assemblage.



MIIP · TOIA**

6.20 FAR

282,477 SF · 6 Stories

DENSITY 260†
PARKING* None Required
BASE 4.20 FAR (191,355 SF)
4 Stories, 41'

The Transit Oriented Incentive Area: higher floor area and no required parking.



MIIP · OCIA**

6.50 FAR

296,145 SF · 7 Stories

DENSITY Unlimited
PARKING* None Required
BASE 4.50 FAR (205,024 SF)
5 Stories

The Opportunity Corridor: the largest market-rate envelope, with unlimited density.



AHIP**

6.65 FAR

302,979 SF · 8 Stories

DENSITY Unlimited
PARKING* None Required
BASE 4.65 FAR (211,858 SF)
6 Stories, 63'

A 100% affordable project, eligible for Executive Directive 1 processing.

*PROPERTIES WHICH ARE WITHIN 0.5 MILES OF A “MAJOR TRANSIT STOP” MAY REQUEST A WAIVER OF PARKING REQUIREMENTS UNDER AB 2097. **WITH THE CITY'S PUBLIC BENEFIT BONUS: AT LEAST 10% OF TOTAL UNITS WITH THREE OR MORE BEDROOMS; ADDED FLOOR AREA AND HEIGHT BY PROJECT SIZE (75+ UNITS: +2.0 FAR, TWO STORIES). UNLIMITED: DENSITY LIMITED ONLY BY FLOOR AREA.

†THE STUDY COMPUTES 259.6 UNITS, SHOWN ROUNDED UP. SOURCE: BMG ZONING STUDY, JANUARY 2026, ON 45,561 SF OF LAND AREA (NET LOT AREA 47,151 SF WITH THE 1,590 SF HALF ALLEY). THE PROPERTY IS BUILT TODAY TO 0.22 FAR (10,021 SF). PROGRAM MAXIMUMS, SUBJECT TO VERIFICATION BY THE BUYER WITH LOS ANGELES CITY PLANNING. RENDERINGS: CONCEPTUAL, AI-GENERATED, FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL DEVELOPMENT MAY VARY.



DEVELOPMENT POTENTIAL · A MEDICAL USE

Medical Office

By right · 1.50 FAR · 68,341 SF

A three-story medical office building under the C2-1VL zone as written, 0.7 mile from Providence Cedars-Sinai Tarzana Medical Center.

68,341 SF

FLOOR AREA · BY RIGHT

1.50 FAR

FLOOR AREA RATIO

3 Stories

C2-1VL

0.7 Mile

TO THE HOSPITAL, BY ROAD

5,907

HEALTH CARE AND SOCIAL ASSISTANCE
JOBS · 1 MILE

AB 2097*

PARKING WAIVER

WHY MEDICAL HERE

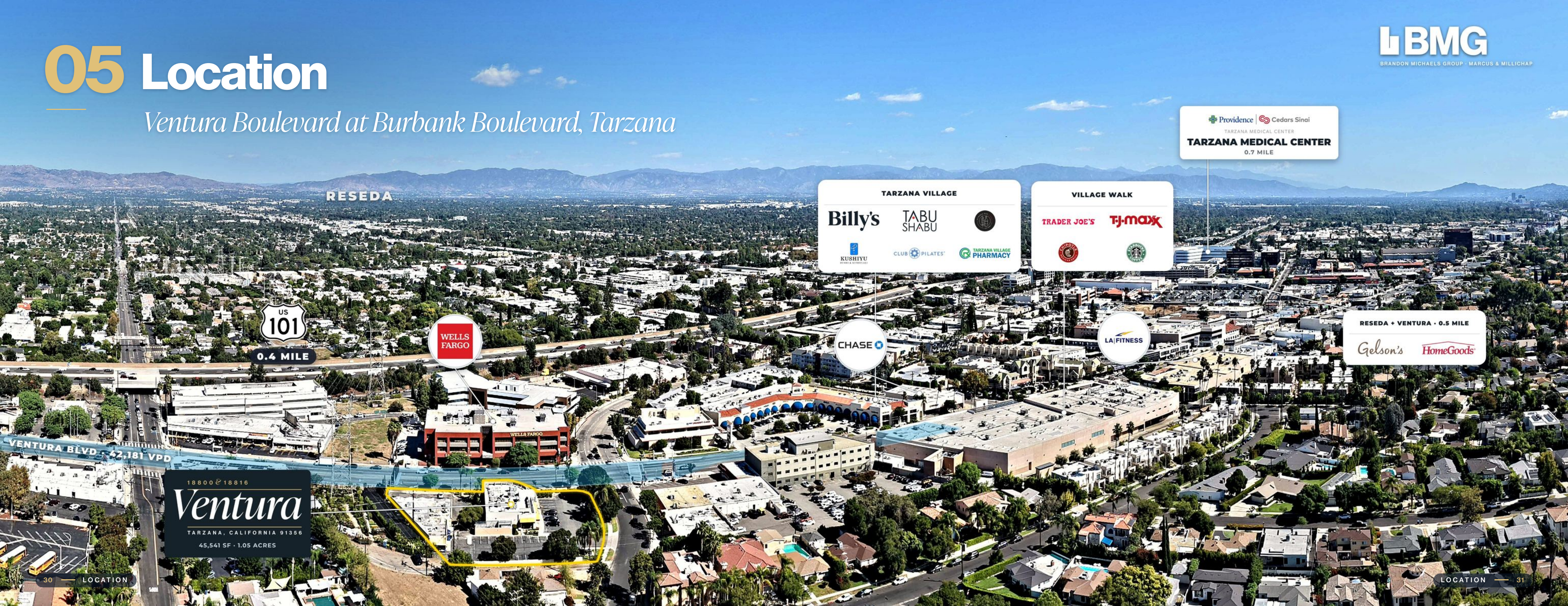
Demand Nearby. Health care and social assistance is the largest sector within a mile, anchored by the hospital's \$624 million expansion and its 2023 patient tower.

No Program Required. The by-right floor area needs no incentive program and no affordable set-aside, on a signalized corner with 42,181 vehicles a day.

CONCEPTUAL PROGRAM AT THE STUDY'S BY-RIGHT 1.50 FAR (45,561 SF GROSS); MEDICAL OFFICE USE, FLOOR AREA AND HEIGHT ARE SUBJECT TO THE VENTURA/CAHUENGA BLVD CORRIDOR SPECIFIC PLAN AND CITY REVIEW, TO BE VERIFIED BY THE BUYER. *PROPERTIES WHICH ARE WITHIN 0.5 MILES OF A "MAJOR TRANSIT STOP" MAY REQUEST A WAIVER OF PARKING REQUIREMENTS UNDER AB 2097. EMPLOYMENT: COSTAR, OCTOBER 2026. HOSPITAL: URBANIZE LA (2021). RENDERING: CONCEPTUAL, AI-GENERATED, FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL DEVELOPMENT MAY VARY.

05 Location

Ventura Boulevard at Burbank Boulevard, Tarzana



RESEDA

US
101

0.4 MILE

WELLS
FARGO

TARZANA VILLAGE

Billy's TABU SHABU

KUSHIYU CLUB PILATES TARZANA VILLAGE PHARMACY

VILLAGE WALK

TRADER JOE'S TJ-maxx

STARBUCKS

Providence Cedars Sinai
TARZANA MEDICAL CENTER
0.7 MILE

CHASE

LA FITNESS

RESEDA + VENTURA • 0.5 MILE

Gelson's HomeGoods

18800 & 18816
Ventura
TARZANA, CALIFORNIA 91356
45,541 SF • 1.05 ACRES

Providence | Cedars Sinai
TARZANA MEDICAL CENTER
TARZANA MEDICAL CENTER
0.7 MILE FROM THE PROPERTY

18800 & 18816
Ventura
TARZANA, CALIFORNIA 91356
45,541 SF • 1.05 ACRES

— 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 corner by road.

0.7 Mile

FROM THE CORNER, 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 CORNER



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 CORNER OF VENTURA AND BURBANK BOULEVARDS. TOWER PHOTOGRAPH: OCTOBER 2026 DRONE FRAME, CROPPED.

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 · COSTAR / MPSI 2026

42,181

VENTURA WEST OF BURBANK

26,222

VENTURA EAST OF BURBANK

23,471

BURBANK AT YOLANDA

TRADER JOE'S

TJ-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.

El Caballero and Braemar

COUNTRY CLUBS

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

VILLAGE WALK AREA PER PINE TREE (2018). DISTANCES BY ROAD FROM THE PROPERTY. TRAFFIC COUNTS ARE ON DIFFERENT SEGMENTS AND ARE NOT ADDITIVE.

Gelson's

HomeGoods

Reseda and Ventura

0.5 MILE

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

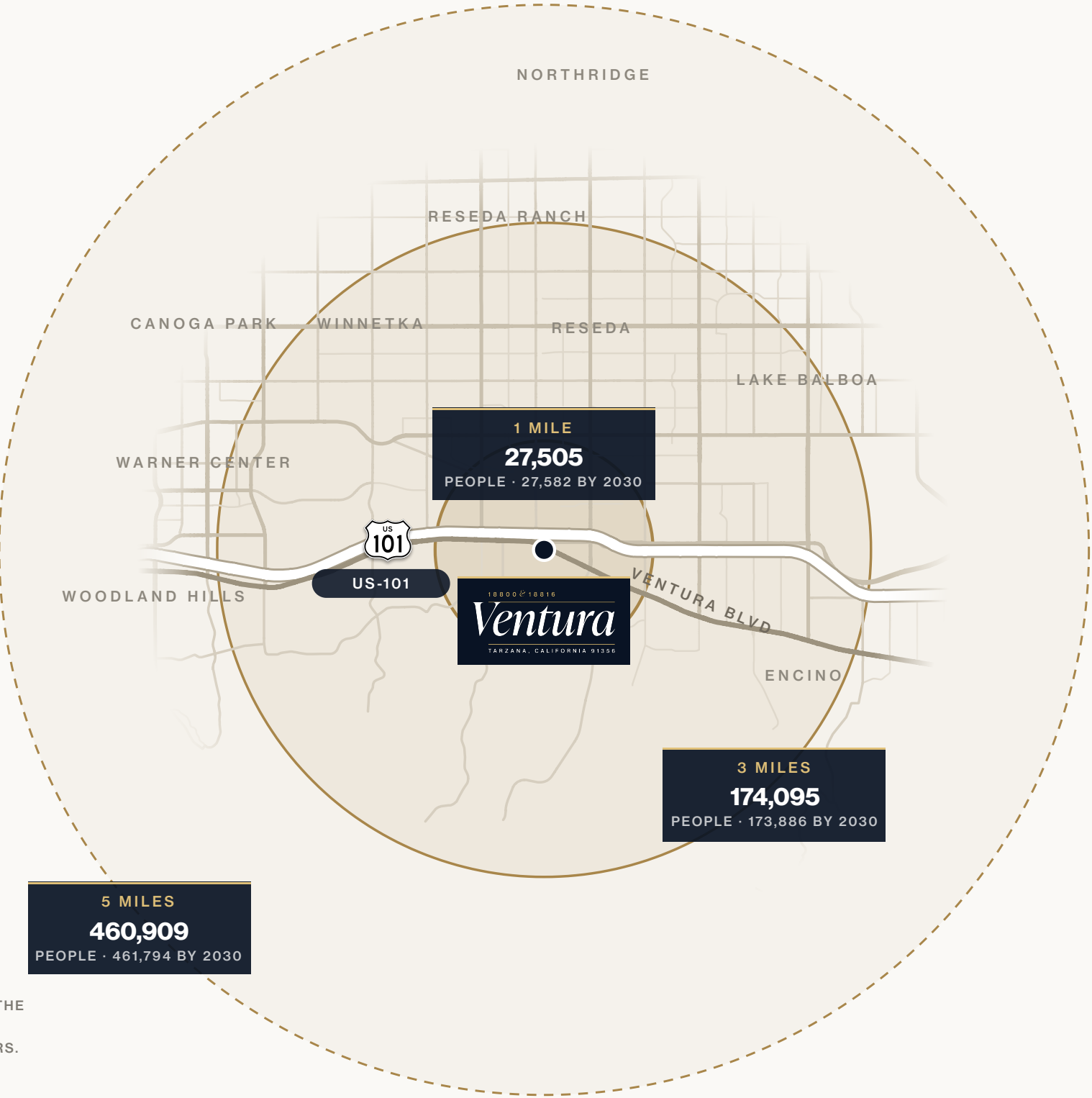
US 101

Ventura Freeway

0.4 MILE

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





RINGS AT 1, 3 AND 5 MILES FROM THE PROPERTY, TO SCALE. MAP DATA © OPENSTREETMAP CONTRIBUTORS.

LOCATION · THE TRADE AREA

Demographics

One household in five within three miles earns \$200,000 or more.

AVERAGE HOUSEHOLD INCOME



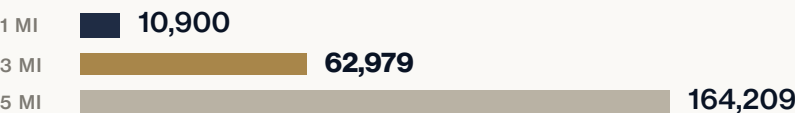
HOUSEHOLDS EARNING \$200,000+



BACHELOR'S DEGREE OR HIGHER



HOUSEHOLDS



MEDIAN HOUSEHOLD INCOME



MEDIAN HOME VALUE



OWNER-OCCUPIED HOUSING



MEDIAN AGE



THE DAYTIME ECONOMY · WITHIN ONE MILE

17,280

DAYTIME EMPLOYEES

3,296

BUSINESSES

5,907

HEALTH CARE AND SOCIAL ASSISTANCE JOBS · LARGEST SECTOR

SOURCE: COSTAR DEMOGRAPHIC AND DAYTIME EMPLOYMENT REPORTS FOR 18800 VENTURA BOULEVARD, RUN OCTOBER 18, 2026 (2025 ESTIMATES; 2030 PROJECTION). RADII FROM THE PROPERTY. BARS ON ONE SCALE FROM ZERO WITHIN EACH CHART.



18800 & 18816

Ventura

TARZANA, CALIFORNIA 91356

BMG

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