

Rare 32-Unit Apartment Offering in Toluca Lake



4624 CAHUENGA BLVD
Toluca Lake, CA 91602

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TABLE OF
CONTENTS

04

EXECUTIVE SUMMARY
SECTION 1

12

FINANCIAL ANALYSIS
SECTION 2

16

MARKET COMPARABLES
SECTION 3

30

MARKET OVERVIEW
SECTION 4



SECTION 1

EXECUTIVE SUMMARY

4624 CAHUENGA BLVD

EXECUTIVE SUMMARY

We are proud to present this rare opportunity to own a 32-unit apartment building located in a prime Toluca Lake location.

Built in 1968, the property is subject to LA City Rent Control. The building features an excellent unit mix with 30 two-bedroom, two-bath units and 2 one-bedroom, one-bath units. Each apartment offers spacious floorplans, central A/C & heat and attractive finishes to add to the desirability of the property.

The property offers residents attractive amenities such a pool, courtyard, gym, BBQ area, intercom access, on-site laundry facility and plenty of subterranean and open parking (66 Spaces total). Additionally, there is leasing office at the property which helps the owner, manager and tenants facilitate the best living and management experience possible.

In addition to the desirable features of the property, residents benefit from an excellent location that provides easy access to endless shopping, dining and entertainment options of Universal Studios, Universal City, and busy thoroughfare of Ventura Blvd.

This is a unique opportunity to acquire a very well-located asset with long term ownership and significant upside potential.





LAKESIDE GOLF CLUB

SOUTH WEDDINGTON PARK

NORTH WEDDINGTON PARK



CAHUENGA BLVD

4624 CAHUENGA BLVD

INVESTMENT HIGHLIGHTS

- ☑ Prime Toluca Lake Location
.....
- ☑ Rare 32-Unit Apartment Building in this area
.....
- ☑ Attractive Unit Mix: 30 - 2 Bed/2 Bath & 2 - 1Bed/1 bath
.....
- ☑ Spacious Floorplans with Central A/C & Heat
.....
- ☑ Leasing Office, Pool, Courtyard, Gym, Subterranean & Open Parking
.....
- ☑ Close Proximity to Universal Studios, Hollywood Hills, and Lakeside Golf Club
.....
- ☑ Large 31, 509 Lot - Zoned R-3





4624 CAHUENGA BLVD

Toluca Lake, CA 91602



INVESTMENT OVERVIEW

\$10,750,000

OFFERING PRICE

\$335,938

PRICE PER UNIT

\$299.78

PRICE PER SF

4.02%

APPROX. CAP RATE

13.83

GRM

PROPERTY INFO

UNITS	32
BUILDING SF	35,860
LOT SIZE	0.72 Acres
YEAR BUILT	1968
APN	2420-032-012
ZONING	R3



The Walt Disney Studios



KLING ST

CALIFORNIA
134

CALIFORNIA
134



4624 CAHUENGA BLVD



VALLEY VILLAGE PARK



101

101

134

134



CAHUENGA BLVD





SECTION 2

FINANCIAL ANALYSIS

4624 CAHUENGA BLVD

RENT ROLL SUMMARY

UNIT TYPE	UNITS	AVG SF	RENTAL RANGE	CURRENT			MARKET		
				AVG RENT	AVG RENT/SF	MONTHLY INCOME	AVG RENT	AVG RENT/SF	MONTHLY INCOME
1+1	2	-	\$1,670 - \$1,900	\$1,785	N/A	\$3,570	\$1,900	N/A	\$3,800
2+2	30	-	\$1,626 - \$2,700	\$2,040	N/A	\$61,208	\$2,700	N/A	\$81,000
TOTALS/AVERAGES	32	1,121		\$2,024	\$1.81	\$64,778	\$2,650	\$2.36	\$84,800
GROSS ANNUALIZED RENTS						\$777,336	\$1,017,600		



RENT ROLL **DETAIL**

UNIT	UNIT TYPE	CURRENT RENT	MARKET RENT
101	2+2	\$2,700	\$2,700
102	2+2	\$2,000	\$2,700
103	2+2	\$2,028	\$2,700
104	2+2	\$1,626	\$2,700
105	2+2	\$1,979	\$2,700
106	2+2	\$2,392	\$2,700
107	2+2	\$2,184	\$2,700
108	2+2	\$2,080	\$2,700
109	2+2	\$2,400	\$2,700
110	2+2	\$1,716	\$2,700
201	2+2	\$2,080	\$2,700
202	2+2	\$1,826	\$2,700
203	2+2	\$1,948	\$2,700
204	2+2	\$1,768	\$2,700
205	1+1	\$1,900	\$1,900
206	2+2	\$2,080	\$2,700
207	2+2	\$1,950	\$2,700
208	2+2	\$2,288	\$2,700
209	2+2	\$1,745	\$2,700
210	2+2	\$1,920	\$2,700
211	2+2	\$1,885	\$2,700
301	2+2	\$1,825	\$2,700
302	2+2	\$2,600	\$2,700
303	2+2	\$1,893	\$2,700
304	2+2	\$1,662	\$2,700
305	1+1	\$1,670	\$1,900
306	2+2	\$1,977	\$2,700
307	2+2	\$1,892	\$2,700
308	2+2	\$2,650	\$2,700
309	2+2	\$1,914	\$2,700
310	2+2	\$2,340	\$2,700
311	2+2	\$1,860	\$2,700
TOTAL		\$64,778	\$84,800

FINANCIAL ANALYSIS

PRICING SUMMARY

PRICE	\$10,750,000
DOWN PAYMENT - 100%	\$10,750,000
NUMBER OF UNITS	32
PRICE PER UNIT	\$335,938
CURRENT GRM	13.83
MARKET GRM	10.56
CURRENT CAP	4.02%
MARKET CAP	6.11%
YEAR BUILT / AGE	1968
APPROX. LOT SIZE	0.72 AC
APPROX. GROSS SF	35,860
COST PER GROSS SF	\$299.78

4624 CAHUENGA BLVD
Toluca Lake, CA 91602

OPERATING DATA

		CURRENT		MARKET
GROSS SCHEDULED RENT		\$777,336		\$1,017,600
LESS: VACANCY/DEDUCTIONS	3.0%	\$23,475	3.0%	\$30,731
TOTAL EFFECTIVE RENTAL INCOME		\$753,861		\$986,869
OTHER INCOME		\$3,600		\$3,600
EFFECTIVE GROSS INCOME		\$757,461		\$990,469
LESS: EXPENSES	42.9%	\$325,144	33.7%	\$333,299
NET OPERATING INCOME		\$432,317		\$657,170

EXPENSES

	CURRENT	MARKET
REAL ESTATE TAXES	\$129,000	\$129,000
INSURANCE	\$25,689	\$25,689
UTILITIES	\$49,200	\$49,200
TRASH REMOVAL	\$12,864	\$12,864
REPAIRS & MAINTENANCE	\$35,000	\$35,000
LANDSCAPING	\$5,400	\$5,400
POOL	\$1,920	\$1,920
ELEVATOR	\$2,760	\$2,760
ON-SITE MANAGER (EST)	\$28,800	\$28,800
CLEANING & MISC. EXPENSES	\$8,000	\$8,000
MANAGEMENT FEE	\$26,511	\$34,666
TOTAL EXPENSES	\$325,144	\$333,299
EXPENSES/UNIT	\$10,161	\$10,416
EXPENSES/SF	\$9.07	\$9.29



SECTION 3

MARKET COMPARABLES

4624 CAHUENGA BLVD

SALES COMPARABLES

#	ADDRESS	UNITS	BUILT	BUILDING SF	LOT SF	UNIT MIX	SALE DATE	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
 1	4345 Matilija Ave Sherman Oaks, CA 91423	8	1954	6,176	11,495	(6) 1+1 (2) 2+2	8/29/2024	\$2,475,000	\$309,375	\$400.74	4.08%	14.66
 2	4916 Hazeltine Ave Sherman Oaks, CA 91423	8	1958	7,068	7,928	(3) 1+1 (3) 2+1 (2) 3+2	7/9/2024	\$2,400,000	\$300,000	\$339.56	5.32%	13.52
 3	4528 Murietta Ave Sherman Oaks, CA 91423	12	1956	9,784	13,586	(6) 1+1 (6) 2+1	6/28/2024	\$3,651,500	\$304,292	\$373.21	4.33%	14.95
 4	14926 Dickens St Sherman Oaks, CA 91403	8	1953	6,524	10,585	(6) 1+1 (2) 2+1	3/8/2024	\$2,340,000	\$292,500	\$358.68	5.08%	11.87
 5	4437-4439 Vista Del Monte Ave Sherman Oaks, CA 91403	9	1936	6,799	14,810	(6) 1+1 (2) 2+2 (1) 3+2	1/19/2024	\$2,855,000	\$317,222	\$419.91	4.19%	14.90
 6	12015 Kling St Valley Village, CA 91607	24	1961	23,973	28,314	(8) 1+1 (16) 2+2	12/27/2023	\$7,125,000	\$296,875	\$297.21	5.54%	11.81
 7	4525 Murietta Ave Sherman Oaks, CA 91423	34	1956	35,515	40,946	(2) Studios (17) 1+1 (12) 2+1 2+2 (3) 3+2	10/13/2023	\$10,300,000	\$302,941	\$290.02	4.43%	
 8	5027-5043 Buffalo Ave Sherman Oaks, CA 91423	12	1961	12,792	23,958	(2) 1+1 (6) 2+2 (4) 3+2	10/3/2023	\$3,800,000	\$316,667	\$297.06	4.83%	12.81
 9	4918 Cahuenga Blvd North Hollywood, CA 91601	8	1948	6,083	12,197	(8) Studios	9/29/2023	\$2,250,000	\$281,250	\$369.88	5.80%	13.27
AVERAGE								\$302,347	\$340.25	4.84%	13.47	
 S	4624 Cahuenga Blvd Toluca Lake, CA 91602	32	1968	35,860	35,719	(2) 1+1 (30) 2+2		\$10,750,000	\$335,938	\$299.78	4.02%	13.83

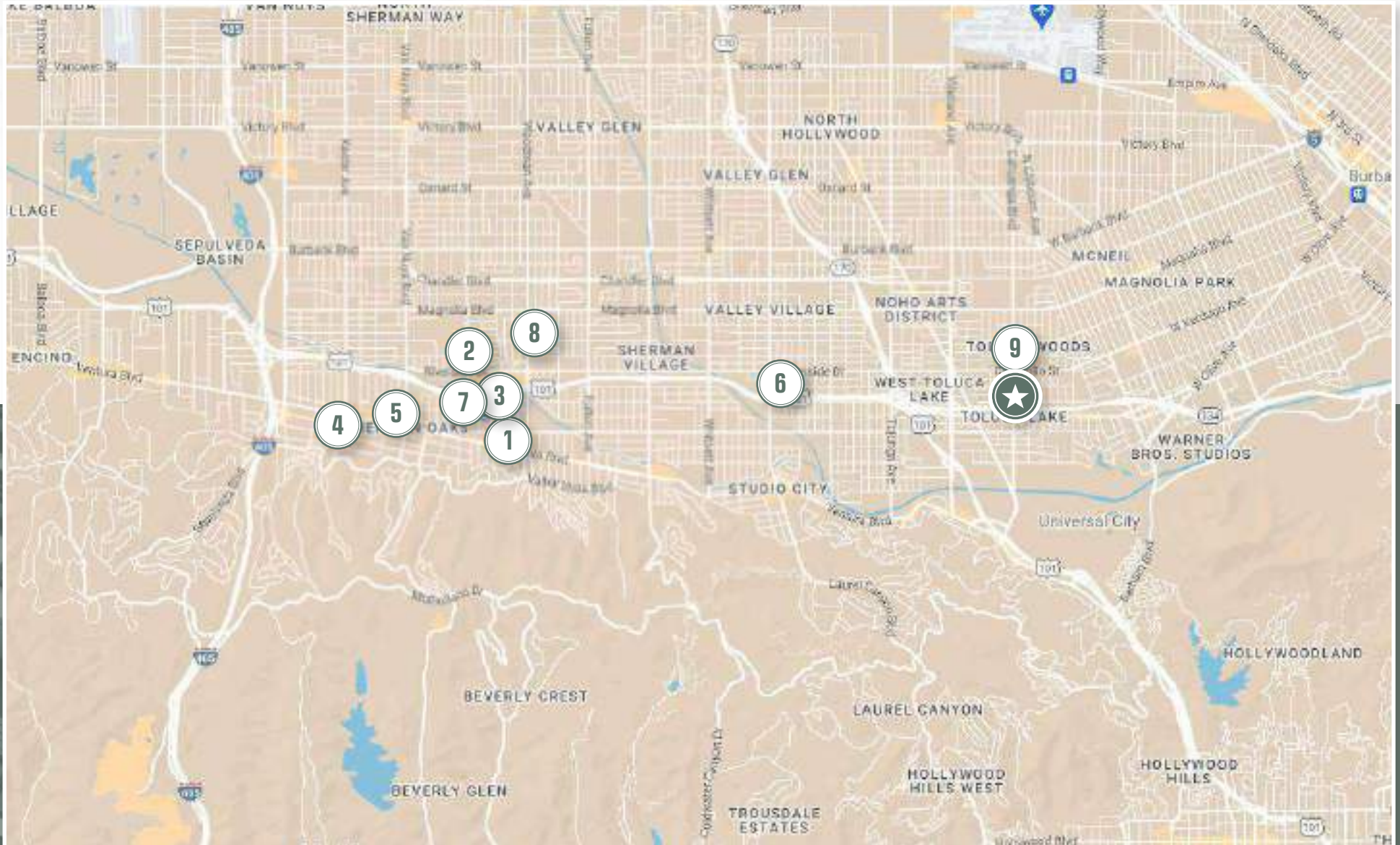
4624 CAHUENGA BLVD

SALES COMPARABLES

★ **SUBJECT**

- 1 4345 Matilija Ave
- 2 4916 Hazeltine Ave
- 3 4528 Murietta Ave
- 4 14926 Dickens St

- 5 4437-4439 Vista Del Monte Ave
- 6 12015 Kling St
- 7 4525 Murietta Ave
- 8 5027-5043 Buffalo Ave
- 9 4918 Cahuenga Blvd



SALES COMPARABLES



4624 Cahuenga Blvd
Toluca Lake, CA 91602

UNITS	32
YEAR BUILT	1968
BUILDING SF	35,860
LAND SF	35,719
SALE DATE	
PRICE	\$10,750,000
PRICE PER UNIT	\$335,938
PRICE PER SF	\$299.78
CAP RATE	4.02%
GRM	13.83
UNIT MIX	(2) 1+1 (30) 2+2



4345 Matilija Ave
Sherman Oaks, CA 91423

UNITS	8
YEAR BUILT	1954
BUILDING SF	6,176
LAND SF	11,495
SALE DATE	8/29/2024
SALE PRICE	\$2,475,000
PRICE PER UNIT	\$309,375
PRICE PER SF	\$400.74
CAP RATE	4.08%
GRM	14.66
UNIT MIX	(6) 1+1 (2) 2+2

SALES COMPARABLES

2



4916 Hazeltine Ave
Sherman Oaks, CA 91423

UNITS	8
YEAR BUILT	1958
BUILDING SF	7,068
LAND SF	7,928
SALE DATE	7/9/2024
SALE PRICE	\$2,400,000
PRICE PER UNIT	\$300,000
PRICE PER SF	\$339.56
CAP RATE	5.32%
GRM	13.52
UNIT MIX	(3) 1+1 (3) 2+1 (2) 3+2

3



4528 Murietta Ave
Sherman Oaks, CA 91423

UNITS	12
YEAR BUILT	1956
BUILDING SF	9,784
LAND SF	13,586
SALE DATE	6/28/2024
SALE PRICE	\$3,651,500
PRICE PER UNIT	\$304,292
PRICE PER SF	\$373.21
CAP RATE	4.33%
GRM	14.95
UNIT MIX	(6) 1+1 (6) 2+1

SALES COMPARABLES

4



14926 Dickens St
Sherman Oaks, CA 91403

UNITS	8
YEAR BUILT	1953
BUILDING SF	6,524
LAND SF	10,585
SALE DATE	3/8/2024
SALE PRICE	\$2,340,000
PRICE PER UNIT	\$292,500
PRICE PER SF	\$358.68
CAP RATE	5.08%
GRM	11.87
UNIT MIX	(6) 1+1 (2) 2+1

5



4437-4439 Vista Del Monte Ave
Sherman Oaks, CA 91403

UNITS	9
YEAR BUILT	1936
BUILDING SF	6,799
LAND SF	14,810
SALE DATE	1/19/2024
SALE PRICE	\$2,855,000
PRICE PER UNIT	\$317,222
PRICE PER SF	\$419.91
CAP RATE	4.19%
GRM	14.90
UNIT MIX	(6) 1+1 (2) 2+2 (1) 3+2

SALES COMPARABLES

6



12015 Kling St
Valley Village, CA 91607

UNITS	24
YEAR BUILT	1961
BUILDING SF	23,973
LAND SF	28,314
SALE DATE	12/27/2023
SALE PRICE	\$7,125,000
PRICE PER UNIT	\$296,875
PRICE PER SF	\$297.21
CAP RATE	5.54%
GRM	11.81
UNIT MIX	(8) 1+1 (16) 2+2

7



4525 Murietta Ave
Sherman Oaks, CA 91423

UNITS	34
YEAR BUILT	1956
BUILDING SF	35,515
LAND SF	40,946
SALE DATE	10/13/2023
SALE PRICE	\$10,300,000
PRICE PER UNIT	\$302,941
PRICE PER SF	\$290.02
CAP RATE	4.43%
GRM	
UNIT MIX	(2) Studios (17) 1+1 (12) 2+1 2+2 (3) 3+2

SALES COMPARABLES

8



5027-5043 Buffalo Ave
Sherman Oaks, CA 91423

UNITS	12
YEAR BUILT	1961
BUILDING SF	12,792
LAND SF	23,958
SALE DATE	10/3/2023
SALE PRICE	\$3,800,000
PRICE PER UNIT	\$316,667
PRICE PER SF	\$297.06
CAP RATE	4.83%
GRM	12.81
UNIT MIX	(2) 1+1 (6) 2+2 (4) 3+2

9



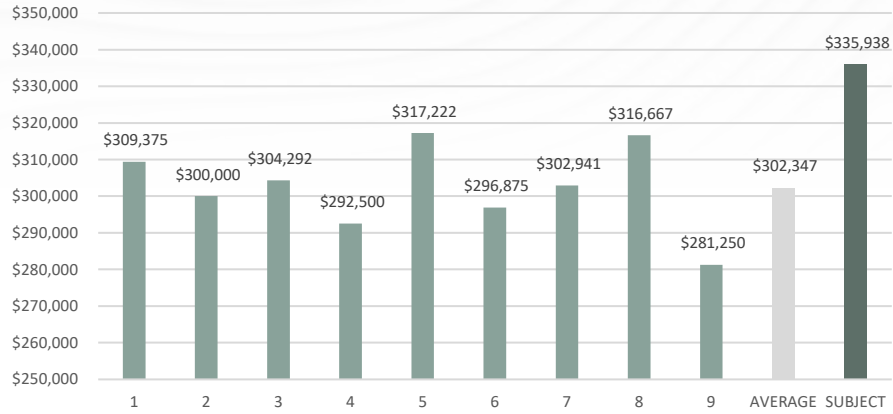
4918 Cahuenga Blvd
North Hollywood, CA 91601

UNITS	8
YEAR BUILT	1948
BUILDING SF	6,083
LAND SF	12,197
SALE DATE	9/29/2023
SALE PRICE	\$2,250,000
PRICE PER UNIT	\$281,250
PRICE PER SF	\$369.88
CAP RATE	5.80%
GRM	13.27
UNIT MIX	(8) Studios

4624 CAHUENGA BLVD

SALES COMPARABLES

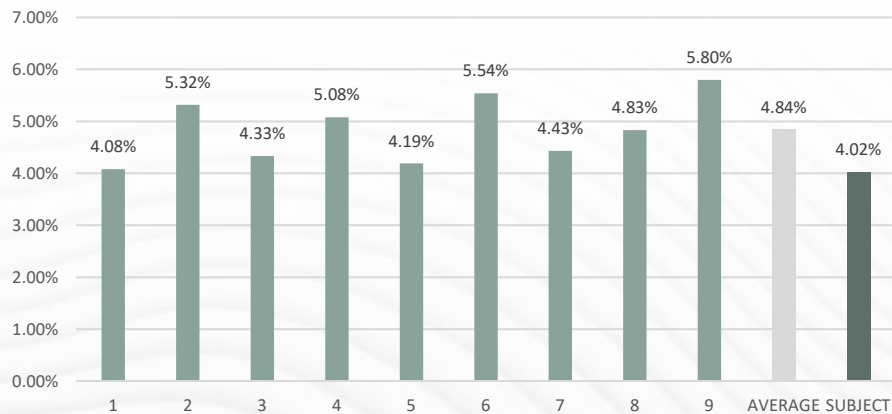
PRICE PER UNIT



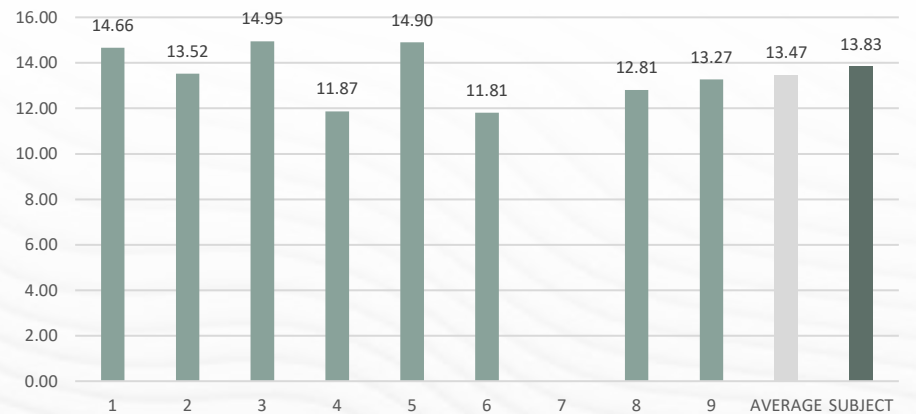
PRICE PER SF



CAP RATE



GRM



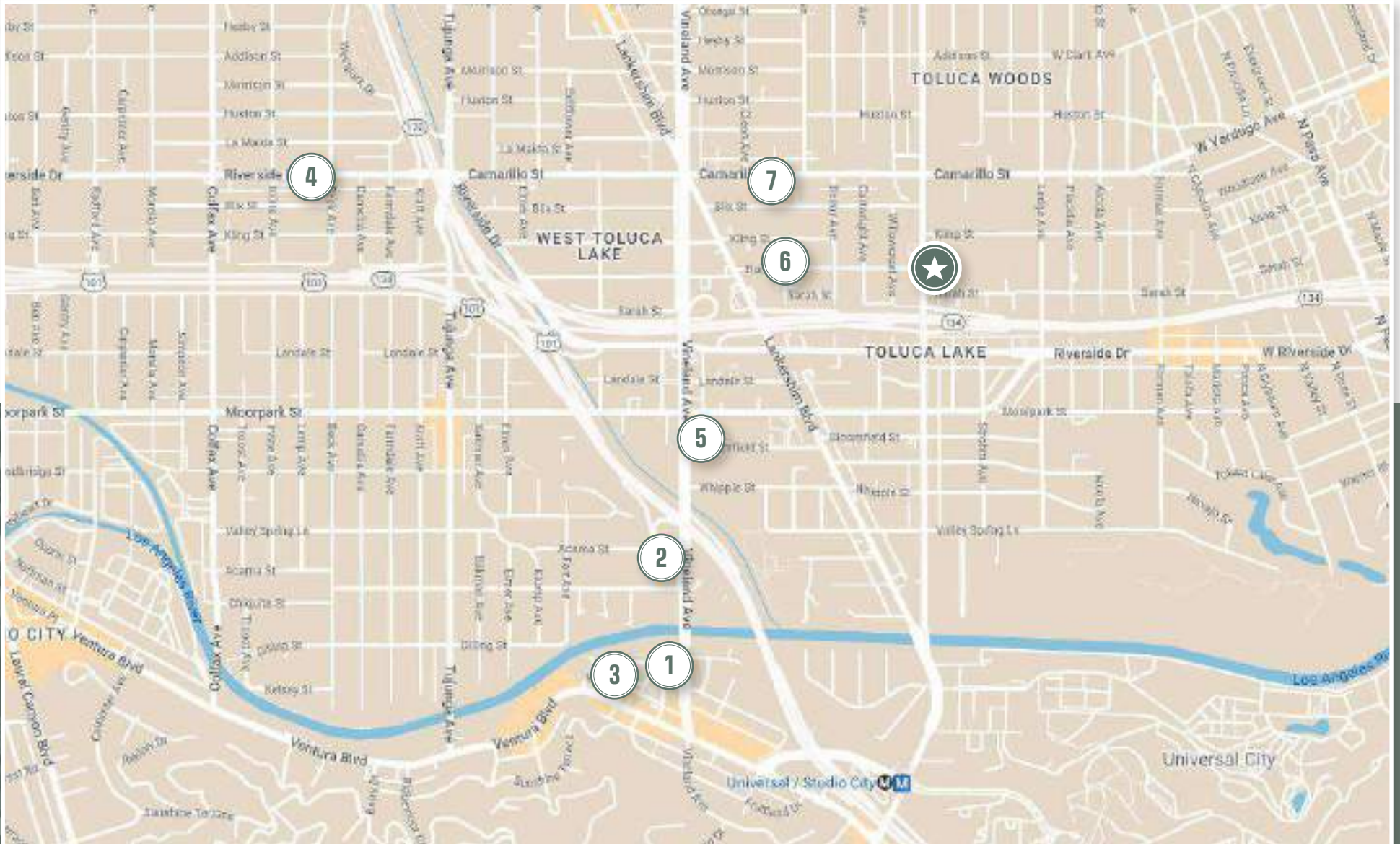


LEASE COMPARABLES





★ **SUBJECT**

- 1 4100 Arch Dr
- 2 11024 Acama St
- 3 4201 Arch Dr

- 4 11558 Riverside Dr
- 5 10953 Bloomfield St
- 6 10823 Hortense St
- 7 10836 Camarillo St

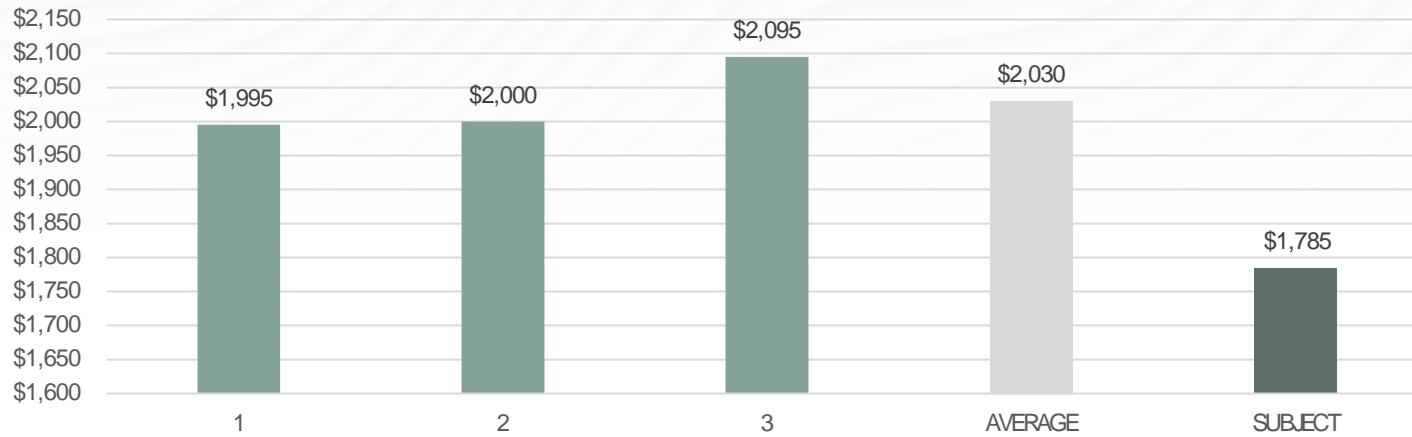


LEASE COMPARABLES

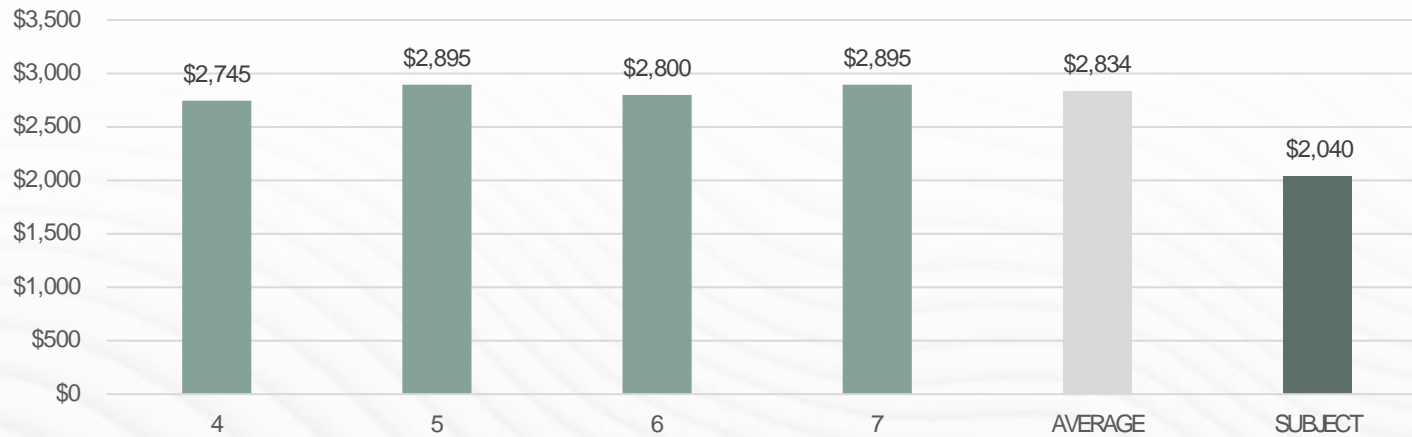
#	ADDRESS	UNITS	BUILT	ONE BEDROOMS		TWO BEDROOMS			
				TYPE	RENT	TYPE	RENT		
 1	4100 Arch Dr Studio City, CA 91604	36	1962	1+1	\$1,995				
 2	11024 Acama St Studio City, CA 91602	21	1979	1+1	\$2,000				
 3	4201 Arch Dr Studio City, CA 91604	10	1964	1+1	\$2,095				
 4	11558 Riverside Dr North Hollywood, CA 91602	30	1972			2+2	\$2,745		
 5	10953 Bloomfield St, North Hollywood, CA 91602	80	1989			2+2	\$2,895		
 6	10823 Hortense St North Hollywood, CA 91602	15	1989			2+2	\$2,800		
 7	10836 Camarillo St North Hollywood, CA 91602	4	1976			2+2	\$2,895		
AVERAGE								\$2,030	\$2,834
 S	4624 Cahuenga Blvd Toluca Lake, CA 91602	32	1968	1+1 <i>Market</i>	\$1,785 \$1,900	2+2 <i>Market</i>	\$2,040 \$2,700		

LEASE COMPARABLES

ONE BEDROOM



TWO BEDROOM







SECTION 4

MARKET OVERVIEW

4624 CAHUENGA BLVD



Toluca Lake

CALIFORNIA

Toluca Lake, nestled in the heart of the San Fernando Valley, is a charming and affluent neighborhood in Los Angeles, California, known for its picturesque atmosphere and serene residential streets.

At the heart of Toluca Lake is the Toluca Lake Country Club, a private institution located near the neighborhood's namesake lake. While the lake itself is privately owned, the country club adds to the area's allure, offering golf and other recreational activities in a lush, tranquil setting. This serene environment attracts a mix of entertainment industry professionals and families looking for an upscale yet peaceful community.

For shopping and dining, residents frequent the Toluca Lake Village along Riverside Drive, where boutique shops, local cafes, and popular restaurants line the street. Restaurants like Bob's Big Boy, a historic diner, and Paty's Restaurant, a beloved local eatery, are popular spots for casual dining. The area's proximity to Universal CityWalk and Studio City also offers residents access to a wider range of entertainment and dining options.

Toluca Lake offers several parks and recreational areas, such as North Weddington Park, which provides green space for picnics, sports, and walking trails. Nearby, the Los Angeles River Walk is a scenic pathway perfect for biking and strolling along the revitalized riverbanks.

Housing in Toluca Lake is predominantly single-family homes, many of which are stately and sit on large lots. The neighborhood's residential areas are known for their manicured lawns and tree-lined streets, making it a popular spot for celebrities and professionals seeking privacy and a quiet lifestyle.

Culturally, Toluca Lake has a deep connection to the entertainment industry, with many industry insiders residing in the area. This is due in part to its proximity to major studios like Warner Bros. and Universal Studios. The neighborhood's Hollywood ties are reflected in its occasional star sightings and history, with famous past residents like Bob Hope.

Overall, Toluca Lake offers a blend of small-town charm and big-city convenience. Its mix of upscale homes, boutique shopping, and scenic outdoor spaces, combined with a strong connection to the entertainment industry, makes it one of the most desirable and distinctive neighborhoods in Los Angeles.

The Media Capital *OF THE WORLD*

Burbank, California, has earned the title of the “Media Capital of the World” due to its central role in the entertainment industry and its concentration of major media and production companies. Located just a few miles from Hollywood, Burbank is home to a multitude of film, television, and digital media studios, making it one of the most important hubs for content creation globally.

The city is renowned for being the headquarters of several industry giants. Warner Bros. Studios and Walt Disney Studios, two of the most iconic and influential entertainment companies in the world, are based in Burbank. Warner Bros., located on Riverside Drive, has produced some of the most successful films and television shows, while Disney, on Buena Vista Street, is responsible for a vast empire of animation, movies, and TV content. These studios produce blockbuster movies, hit TV shows, and beloved animated features, influencing global culture and entertainment trends.

In addition to these major players, Burbank is home to NBCUniversal, which operates from Universal Studios, just over the city’s border, and The Burbank Studios, a historic production facility that has housed everything from live TV tapings to major network shows. Nickelodeon Animation Studio, known for popular animated series like *SpongeBob SquarePants*, is also based in Burbank.

Burbank’s media infrastructure extends beyond traditional studios. iHeartMedia, the leading global audio content provider, has a presence in the city, as well as numerous smaller production and post-production companies. Burbank also houses a variety of sound stages, production offices, and post-production facilities that support the creation of content for film, television, video games, and digital media.

The city’s proximity to Hollywood, along with its advanced media infrastructure, has attracted talent, both in front of and behind the camera, and has fostered a thriving ecosystem for content creation. Burbank also has strong ties to the animation industry, hosting several key animation studios, including Cartoon Network Studios and Insomniac Games, making it a center for both traditional and digital animation.

Overall, Burbank’s status as the “Media Capital of the World” stems from its concentration of world-leading entertainment studios, media companies, and production facilities that together generate a significant portion of the world’s most beloved and influential media content. This dominance in media production, combined with its historical ties to Hollywood, ensures Burbank remains at the heart of the global entertainment industry.



VENTURA COUNTY LINE/METRO

BOB HOPE AIRPORT STATION

NORTH HOLLYWOOD STATION

UNIVERSAL/STUDIO CITY STATION

METRO B LINE

TOLUCA LAKE DEMOGRAPHICS



38,389
POPULATION
WITHIN 1 MILE



94,484
HOUSEHOLDS
WITHIN 3 MILES



37.7
MEDIAN AGE
WITHIN 1 MILE



71.9%
RENTER OCCUPIED HOUSEHOLDS
WITHIN 1 MILE



\$77,234
MEDIAN HOUSEHOLD INCOME
WITHIN 1 MILE



52.4%
BACHELOR'S DEGREE OR HIGHER
WITHIN 1 MILE



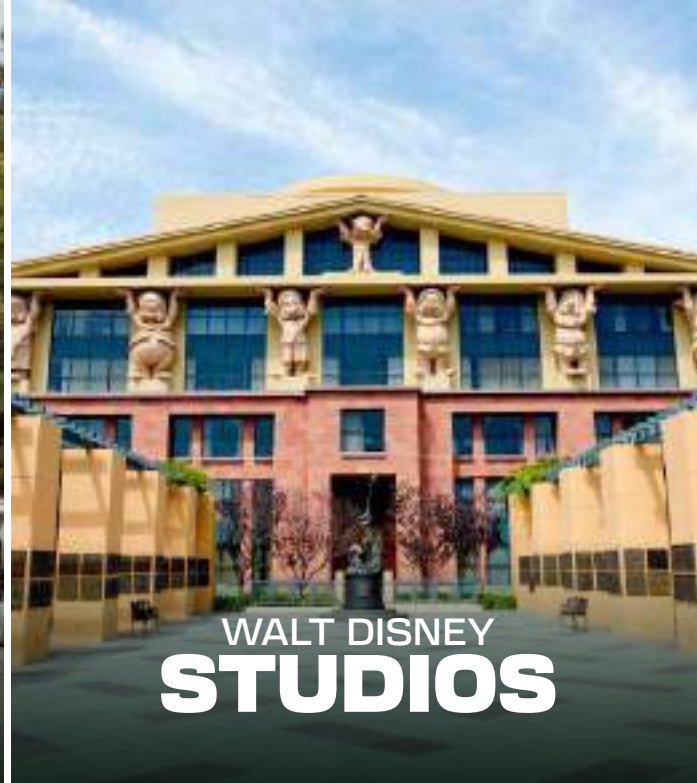
UNIVERSAL STUDIOS
HOLLYWOOD



LAKESIDE
GOLF CLUB



WARNER BROTHERS
STUDIOS



WALT DISNEY
STUDIOS



THE BURBANK
STUDIOS



NOHO ARTS
DISTRICT



LA VALLEY
COLLEGE



CLOSE
PROXIMITY

BURBANK



3.7 MILES

Known as the “Media Capital of the World,” Burbank is home to major film and television studios, including Warner Bros. and Disney. It boasts a mix of suburban neighborhoods and bustling business districts.

Entertainment and media giants (Warner Bros., Disney, Nickelodeon), post-production companies, aerospace (Lockheed Martin).

Downtown Burbank features a range of casual and upscale dining options (Granville, Castaway), along with shopping at Burbank Town Center, including retailers like Macy’s and H&M.

NOHO ARTS DISTRICT



1.3 MILES

A creative hub in North Hollywood, the NoHo Arts District is known for its vibrant arts scene, including theaters, galleries, and dance studios. The area attracts a mix of artists, professionals, and young urbanites.

Entertainment, performing arts, and independent film production. Numerous studios and talent agencies are based here, along with smaller production companies.

Popular dining spots include The Federal Bar and The Fat Dog. Shopping is centered around vintage stores, galleries, and indie boutiques.

UNIVERSAL CITY



1.7 MILES

Universal City is a unique neighborhood centered around Universal Studios Hollywood, which includes both a major film studio and a popular theme park. It also serves as a key entertainment district for locals and tourists.

Universal Studios, NBCUniversal, and related entertainment and tourism industries.

Universal CityWalk offers a wide array of dining (Bubba Gump Shrimp, Antojitos Cocina) and shopping options, with stores like Abercrombie & Fitch and Fossil.

VALLEY VILLAGE



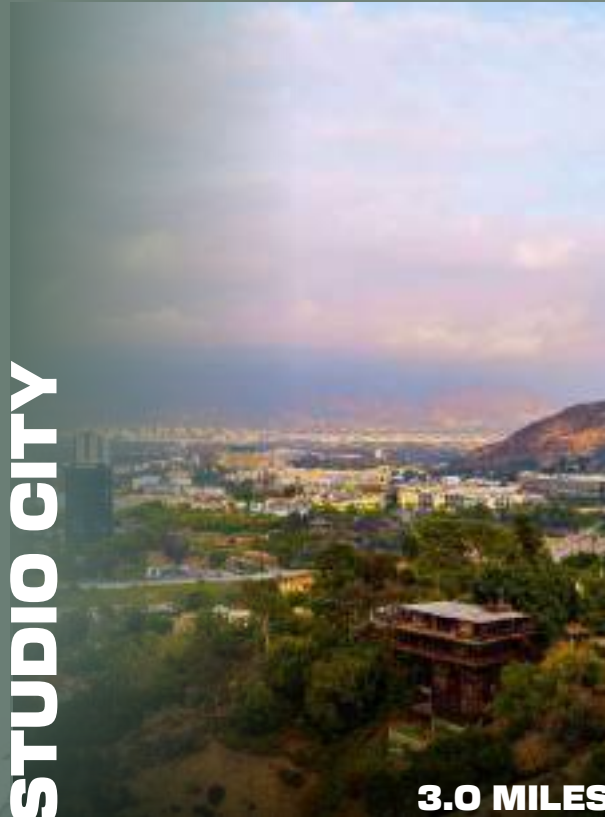
2.7 MILES

Valley Village is a quiet, residential neighborhood in the San Fernando Valley known for its suburban charm, tree-lined streets, and family-friendly atmosphere. It's a more low-key area with easy access to nearby entertainment hubs.

Primarily residential, with local businesses and schools being the main employers. Many residents work in nearby entertainment hubs like Burbank or Studio City.

Valley Village offers a small selection of local eateries and cafes, such as Harvest Moon Kitchen & Marketplace and Hugo's. Shopping is primarily found in nearby North Hollywood or Studio City, with small boutiques and specialty stores scattered throughout.

STUDIO CITY



3.0 MILES

Studio City is a trendy neighborhood that blends suburban living with a thriving entertainment industry scene. Named after CBS Studio Center, it has become a hotspot for media professionals, offering a mix of upscale dining and boutique shopping along Ventura Boulevard.

Entertainment and media (CBS Studio Center, production companies), and a growing number of boutique retail and dining establishments.

Ventura Boulevard is the main strip for dining (Firefly, Black Market Liquor Bar) and shopping, featuring high-end boutiques, artisanal shops, and popular chains like Urban Outfitters and Sephora.

SHERMAN OAKS



6.0 MILES

Sherman Oaks is an affluent, suburban neighborhood in the San Fernando Valley, known for its family-friendly atmosphere and vibrant shopping and dining along Ventura Boulevard.

Primarily residential, with industries in entertainment, finance, and healthcare. Ventura Boulevard hosts many offices and local businesses.

Dining hotspots include The Sherman and Blue Dog Beer Tavern. Shopping options range from Westfield Fashion Square to boutique shops along Ventura Blvd.

MAJOR EMPLOYERS

MAJOR EMPLOYERS	EMPLOYEES
1 Yf Art Holdings Gp LLC	10,600
2 Ticketmaster Entertainment LLC	4,390
3 Burlington Coat Factory	4,187
4 Aramark Unf & Career AP LLC	4,180
5 Sofro Fabrics Inc	3,810
6 Walt Disney Records Direct	2,990
7 Providence Holy Cross	2,561
8 Rsg Group USA Inc	2,000
9 Providnce Hlth Svcs Fndtn/San	2,000
10 Providence Health System	2,000
11 Andrews International Inc	1,700
12 Certified Laboratories LLC	1,503
13 McCormick & Schmick Holding	1,433
14 Walt Disney Company	1,381
15 Valet Parking Svc A Cal Partnr	1,268
16 Scanline Vfx Inc	1,200
17 Walt Dsney Imgnring RES Dev In	1,011
18 Foh Holdings Inc	1,000
19 Dreamworks Animation Pubg LLC	975
20 Los Angeles Philharmonic Assn	900
21 Los Angeles Philharmonic Assn	899
22 Vintage Senior Management Inc	832
23 Broadreach Capitl Partners LLC	789
24 Los Angles Cnty Mtro Trnsp Aut	711
25 Vallarta Food Enterprises Inc	613

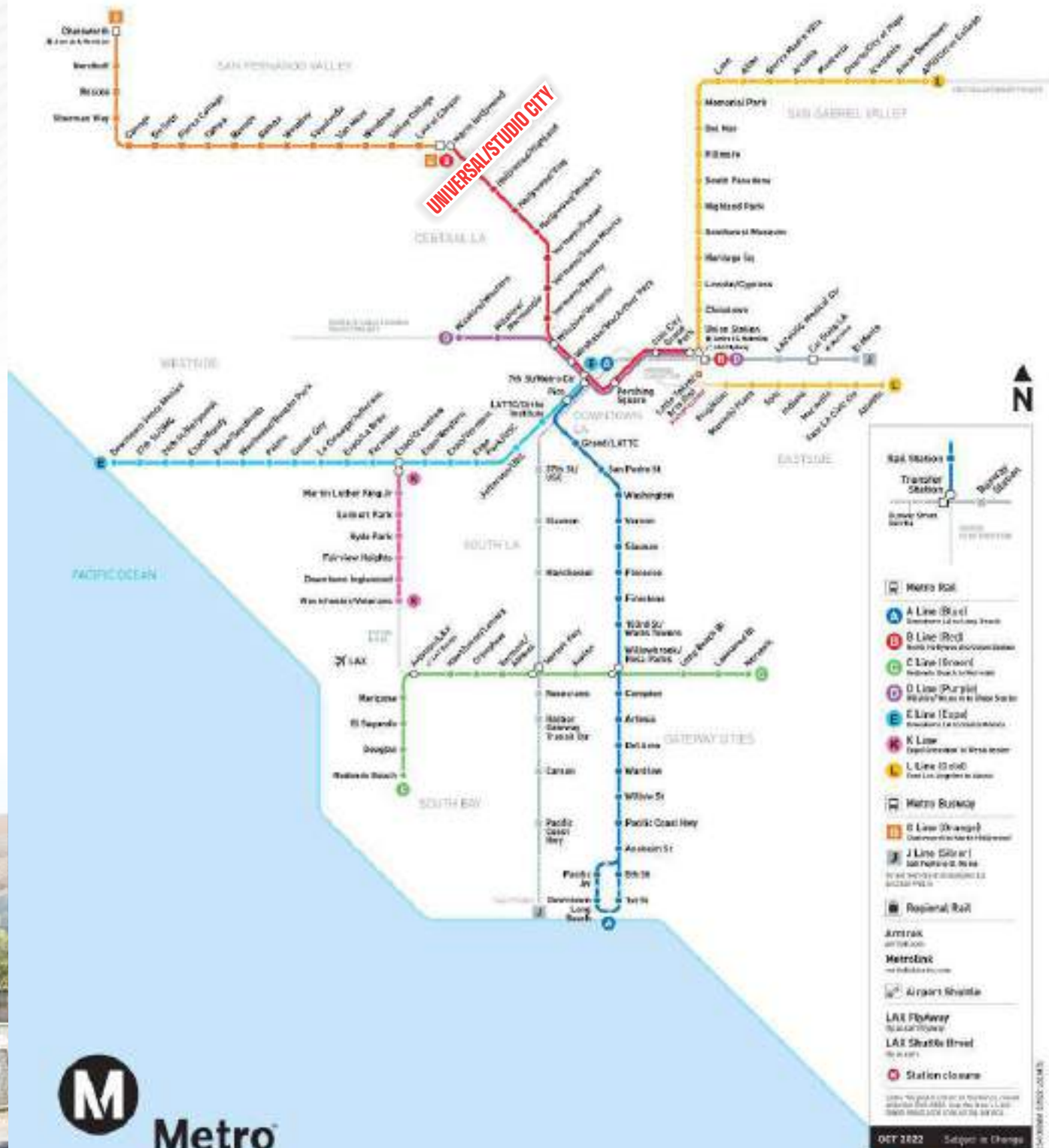




METRO B-LINE



1.1 MILES
TO UNIVERSAL/STUDIO
CITY STATION



Rare 32-Unit Apartment Offering in Toluca Lake



4624 CAHUENGA BLVD
Toluca Lake, CA 91602

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