

Ideal
Owner User
Opportunity

Over 50%
Vacant

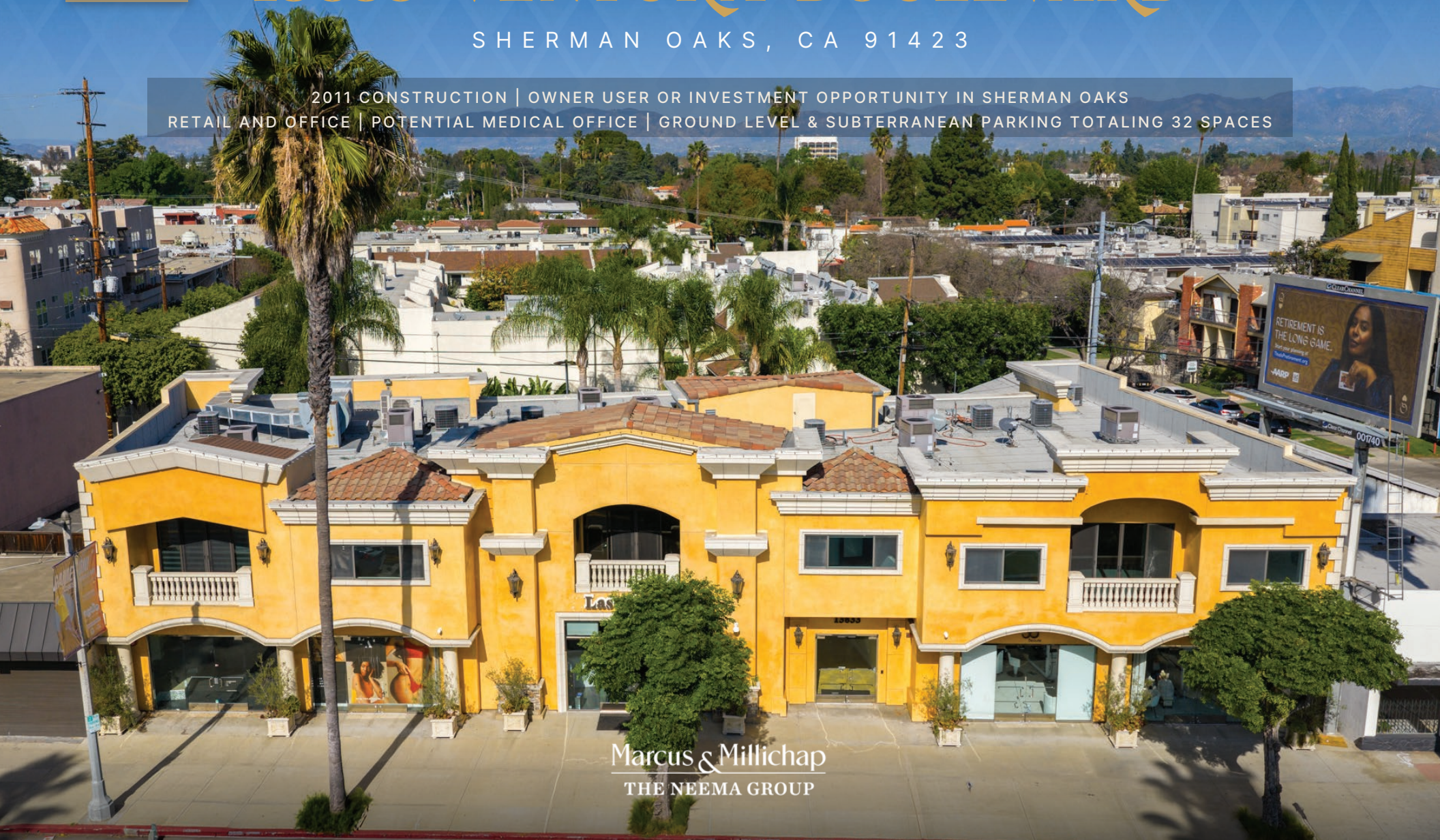
SBA
Financing
Potential

OFFERING MEMORANDUM

13833 VENTURA BOULEVARD

SHERMAN OAKS, CA 91423

2011 CONSTRUCTION | OWNER USER OR INVESTMENT OPPORTUNITY IN SHERMAN OAKS
RETAIL AND OFFICE | POTENTIAL MEDICAL OFFICE | GROUND LEVEL & SUBTERRANEAN PARKING TOTALING 32 SPACES



Marcus & Millichap
THE NEEMA GROUP

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Executive Summary

The Neema Group of Marcus & Millichap and Kamyar Rezaie of Wembley's Inc. are pleased to present a rare owner-user or investment opportunity located along the premier Ventura Boulevard corridor in Sherman Oaks. Built in 2011, the 10,080-square-foot mixed-use property consists of five ground-floor retail suites and six second-floor office suites within a modern, turnkey asset positioned in one of the most desirable commercial corridors in the San Fernando Valley.

The property benefits from strong in-place tenancy and near-term upside potential. Two retail suites totaling 1,904 square feet are leased to LaserAway through December 2028 with annual rent increases, while an additional 1,367 square feet of retail space is occupied on a month-to-month basis and a 600-square-foot retail suite is currently vacant. One office suite is leased through September 2028, and approximately 3,342 square feet of remaining office space is available, creating an ideal opportunity for an owner-user. The building provides excellent parking, including gated surface and subterranean spaces, along with secure basement storage units that offer supplemental income potential.

The asset is well suited for a variety of uses, including potential medical office conversion supported by a favorable parking ratio and recent regulatory allowances. The opportunity is further enhanced by the ability for an owner-user to pursue SBA financing, which may reduce the required equity investment compared to conventional financing.

Strategically located on a highly walkable stretch of Ventura Boulevard with more than 115 feet of frontage and strong daily traffic counts, the property benefits from exceptional visibility and access. Sherman Oaks is an affluent and densely populated submarket supported by major entertainment and media employers, nearby educational institutions, and a high-income residential base. Overall, the offering represents a rare chance to acquire a newer-construction mixed-use asset with flexible occupancy options in one of Southern California's most sought-after commercial markets.

Property Summary

PROPERTY INFORMATION

ADDRESS:	13833 Ventura Boulevard Sherman Oaks, CA 91423
APPROX. GROSS SF:	10,080
APPROX. LOT SIZE:	13,791
YEAR BUILT:	2011
PARCEL NUMBER:	2271-016-014
PROPERTY TYPE:	Mixed-Use, Retail & Office

PRICING INFORMATION

SALE PRICE:	\$ 10,000,000
PRICE PER SF:	\$ 922



Investment Highlights

13833 VENTURA BOULEVARD
SHERMAN OAKS, CA 91423



The Neema Group of Marcus & Millichap and Kamyar Rezaie of Wembley's Inc. are pleased to present a rare, newer-construction owner-user or investment opportunity located on the premier Ventura Boulevard corridor in Sherman Oaks. Built in 2011, the 10,080 SF mixed-use property features five ground-floor retail suites and six second-floor office suites.



The property offers excellent parking, including 11 gated surface spaces and 21 subterranean spaces. Additionally, the basement level includes six secure storage units ranging from 83–485 SF, providing potential for supplemental income.



Two retail suites totaling 1,904 SF are occupied by LaserAway, leased through December 2028 with 4% annual rent increases. Two additional retail suites totaling 1,367 SF are occupied by a salon on a month-to-month basis, allowing near-term upside. One 600 SF retail suite is currently vacant.



One office suite (602 SF) is leased through September 30, 2028, with 3% annual increases and one five-year option period. The remaining office space totaling 3,342 SF is vacant and well-suited for an owner-user.



The property presents potential for medical office use. The existing parking ratio is 3.17, and medical office use may be permitted by utilizing AB 2097 (buyer to verify).



Ideal opportunity for an owner-user to utilize SBA financing, offering a lower required down payment compared to conventional financing.



Rare opportunity to acquire a turnkey, newer-construction asset with over 115 feet of frontage along one of the most walkable and desirable retail corridors in Sherman Oaks, boasting a Walk Score of 87.



Sherman Oaks is an affluent and densely populated submarket within the San Fernando Valley, with over 500,000 residents within a five-mile radius. The area is supported by major employers including Warner Bros., Universal Studios Hollywood, and CBS Studios, as well as nearby educational institutions.



Ventura Boulevard experiences traffic counts exceeding 25,000 vehicles per day, contributing to strong visibility, foot traffic, and a vibrant retail environment. Average household income within a two-mile radius exceeds \$137,000, supporting high-quality retail and service demand.

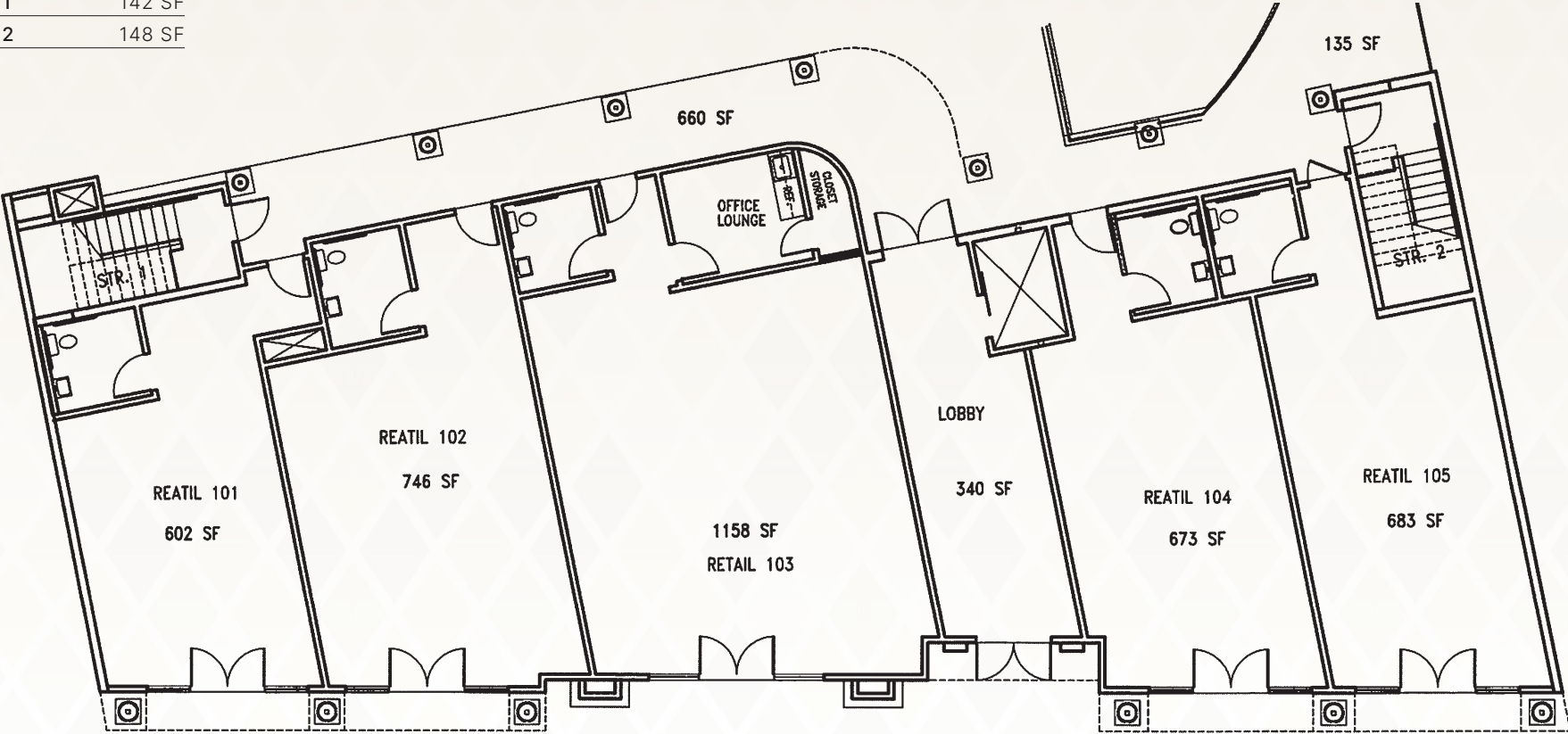


Overall, this remarkable mixed-use property provides an unparalleled owner user or investment opportunity in one of the most coveted high-end real estate markets in California.

Floor Plans

FIRST FLOOR

Unit 101	600 SF
Unit 102	746 SF
Unit 103	1,158 SF
Unit 104	673 SF
Unit 105	694 SF
Lobby	339 SF
Stair 1	142 SF
Stair 2	148 SF



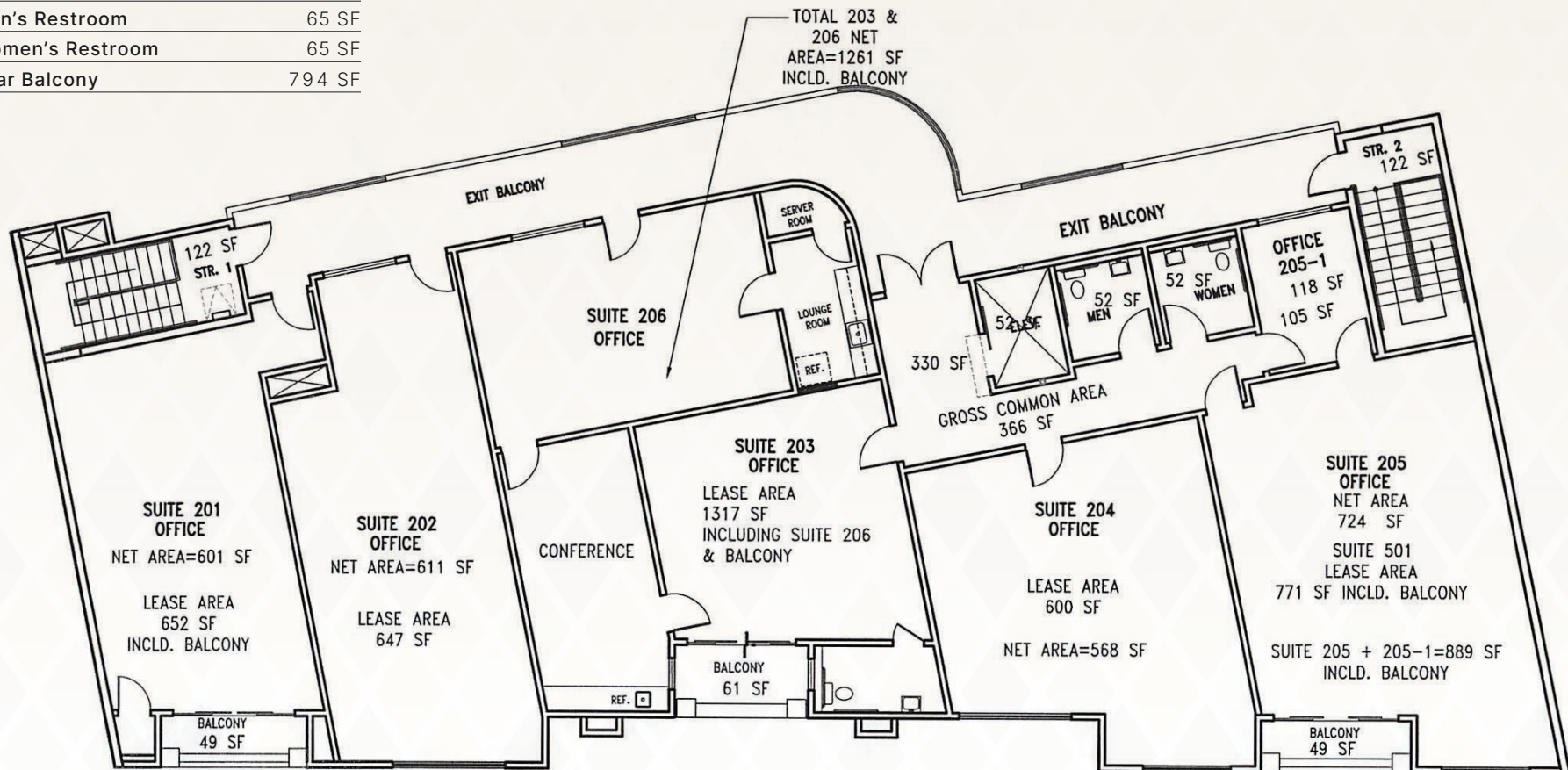
Floor Plans

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SECOND FLOOR

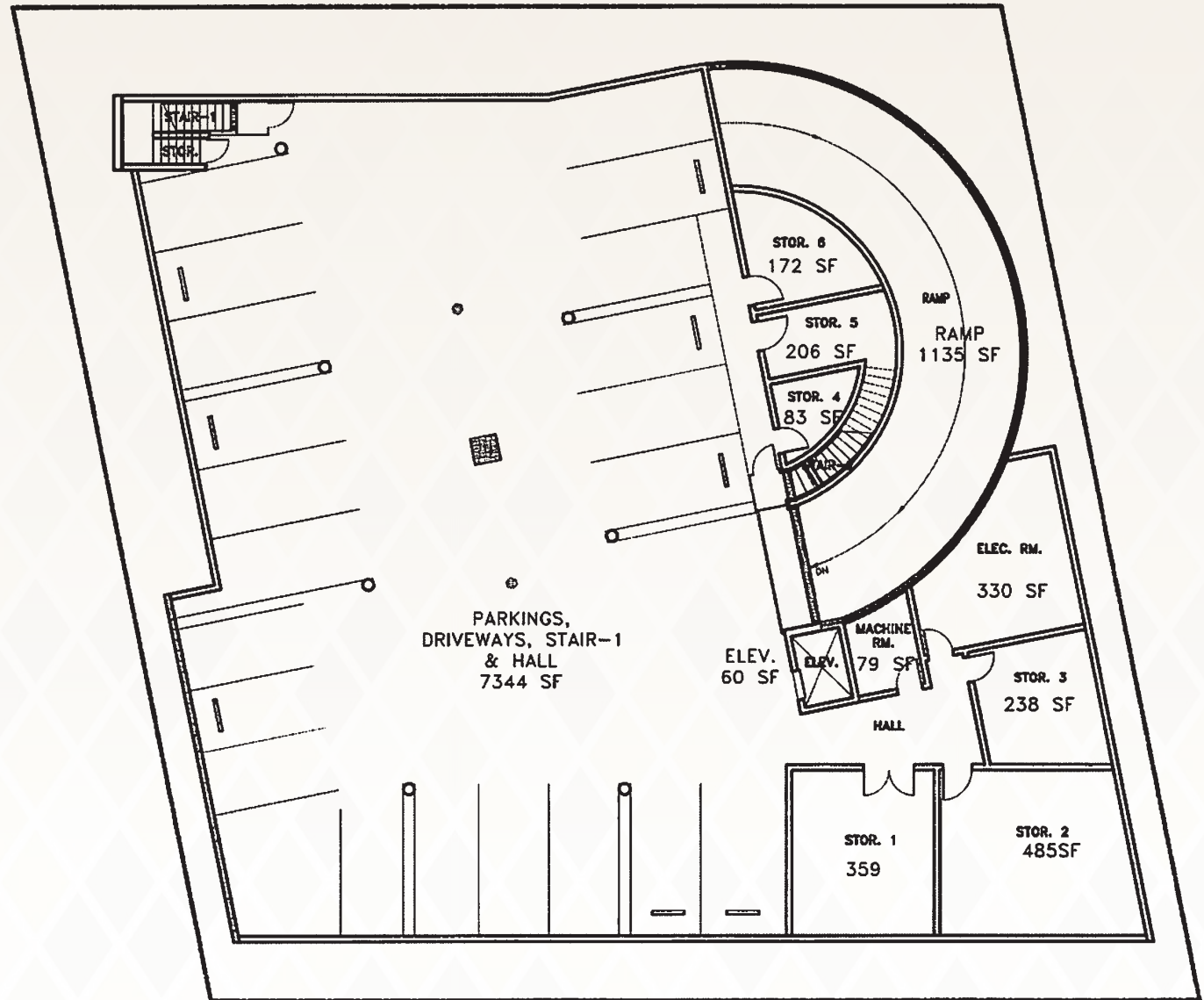
Unit 201 (including balcony)	651 SF
Unit 202	646 SF
Unit 203 & 206 (including balcony)	1,317 SF
Unit 204	600 SF
Unit 205 (including balcony)	889 SF
Corridor	236 SF
Men's Restroom	65 SF
Women's Restroom	65 SF
Rear Balcony	794 SF



Floor Plans

BASEMENT

Parking, Driveways, Hall & Stair 1	7,344 SF
Ramp	1,135 SF
Storage 1	359 SF
Storage 2	485 SF
Storage 3	238 SF
Storage 4	83 SF
Storage 5	206 SF
Storage 6	172 SF
Electrical room	330 SF
Machine room	79 SF
Elevator	60 SF



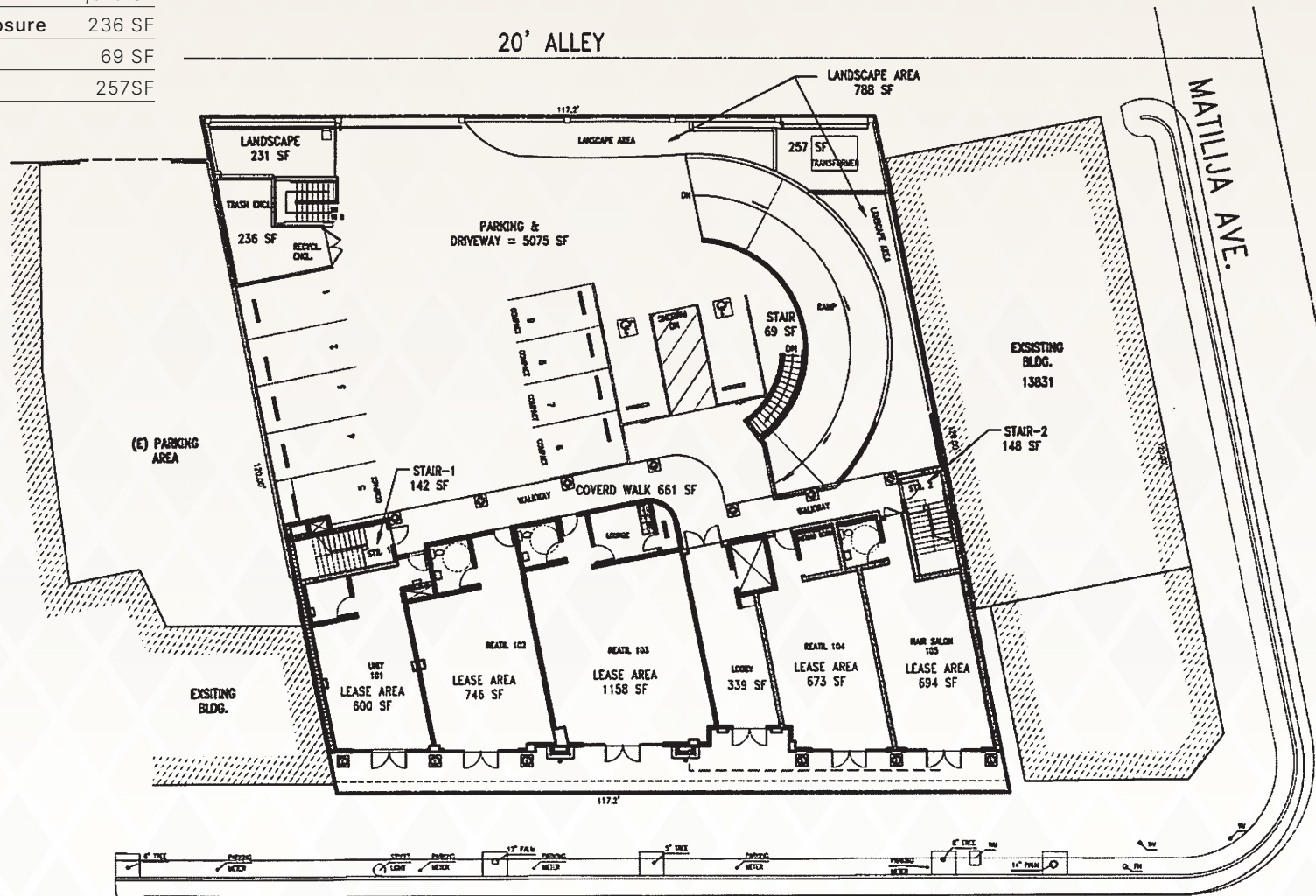
Site Map

13833 VENTURA BOULEVARD

SHERMAN OAKS, CA 91423

BASEMENT

Parking And Driveways	5,075 SF
Covered Walkway	661 SF
Landscape Areas	1,019 SF
Trash & Recycle Enclosure	236 SF
Circular Stair	69 SF
Transformer	257SF







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SHERMAN OAKS, CA 91423





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Rent Roll

	UNIT	TENANT	UNIT SF	ACTUAL RENTS	RENT PSF	MARKET RENT	RENT PSF	LEASE EXPIRATION	RENT INCREASES	OPTION TO EXTEND
1	101	Vacant	600	\$ 3,000	\$ 5.00	\$ 3,150	\$ 5.25			
2	102 & 103	Laser Away	1,904	\$ 15,791	\$ 8.29	\$ 16,184	\$ 8.50	12/31/2028	4% Annually	
4	104 & 105	Salon	1,367	\$ 6,797	\$ 4.97	\$ 7,177	\$ 5.25	Month to Month		
6	201	EVN Auto Group	602	\$ 2,500	\$ 4.15	\$ 2,860	\$ 4.75	9/30/2028	3% Annually	One, Five-Year Option
7	202	Vacant	646	\$ 2,907	\$ 4.50	\$ 3,069	\$ 4.75			
8	203 & 206	Vacant	1,256	\$ 5,024	\$ 4.00	\$ 5,338	\$ 4.25			
9	204	Vacant	600	\$ 2,700	\$ 4.50	\$ 2,850	\$ 4.75			
10	205	Vacant	840	\$ 3,570	\$ 4.25	\$ 3,780	\$ 4.50			
				\$ 42,289		\$ 44,407				

*Units 101, 202-206 are currently vacant. Rents shown for those units are projections based on rent comps in the area.

Nearby Amenities



NEARBY RETAIL STORES

- | | | | | | |
|---|--------------|----|------------------------|----|-------------------------|
| 1 | Blvd Steak | 9 | Cocoa & Candy | 17 | Taisho |
| 2 | Pizzana | 10 | Petit Trois Le Valley | 18 | Casita |
| 3 | Sweet Butter | 11 | Kaiju Sushi | 19 | Ralphs |
| 4 | Record One | 12 | Uoichiba Handroll | 20 | The Local Peasant |
| 5 | Midori Sushi | 13 | Game Changer Brewhouse | 21 | Schatzi's Bakery & Café |
| 6 | Mcdonald's | 14 | Corepower Yoga | 22 | Bacari |
| 7 | Crema | 15 | Poquito Mas | 23 | Mendocino Farms |
| 8 | F45 Training | 16 | Bamboo Cuisine | 24 | Whole Foods Market |





Poquito Mas

Taisho

Casita

Bamboo Cuisine

BACA



Mendocino Farms



McDonald's

Midori Sushi

Record One

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Sold Comparables



13833 VENTURA BLVD
Sherman Oaks, CA 91423

SALE PRICE	\$ 10,000,000
YEAR BUILT	2011
BUILDING SF	10,080
PRICE PER SF	\$ 992
SALE DATE	N/A
PARKING	32
PARKING RATIO	3.17



11426 VENTURA BLVD
Studio City, CA 91604

SALE PRICE	\$ 4,999,995
YEAR BUILT	1989
BUILDING SF	6,400
PRICE PER SF	\$ 781
SALE DATE	On Market
PARKING	15
PARKING RATIO	2.34



17007-17015 VENTURA BLVD
Encino, CA 91316

SALE PRICE	\$ 4,600,000
YEAR BUILT	1948
BUILDING SF	7,396
PRICE PER SF	\$ 622
SALE DATE	On Market
PARKING	17
PARKING RATIO	2.30



10045 RIVERSIDE DR
Toluca Lake, CA 91602

SALE PRICE	\$ 9,595,000
YEAR BUILT	1983
BUILDING SF	14,012
PRICE PER SF	\$ 685
SALE DATE	On Market
PARKING	24
PARKING RATIO	1.71



13831 VENTURA BLVD
Sherman Oaks, CA 91423

SALE PRICE	\$ 2,700,000
YEAR BUILT	1950
BUILDING SF	4,480
PRICE PER SF	\$ 603
SALE DATE	Under Contract
PARKING	0
PARKING RATIO	0.00

Sold Comparables

13833 VENTURA BOULEVARD
SHERMAN OAKS, CA 91423



5500 BALBOA BLVD
Encino, CA 91316

SALE PRICE	\$ 5,800,000
YEAR BUILT	2005
BUILDING SF	8,668
PRICE PER SF	\$ 669
SALE DATE	7/24/2025
PARKING	15
PARKING RATIO	1.73



11430 VENTURA BLVD
Studio City, CA 91604

SALE PRICE	\$ 3,700,000
YEAR BUILT	1979
BUILDING SF	4,152
PRICE PER SF	\$ 891
SALE DATE	5/15/2025
PARKING	10
PARKING RATIO	2.41



16810 VENTURA BLVD
Encino, CA 91436

SALE PRICE	\$ 6,100,000
YEAR BUILT	1981
BUILDING SF	9,393
PRICE PER SF	\$ 649
SALE DATE	1/15/2025
PARKING	27
PARKING RATIO	2.87



4717 LAUREL CANYON BLVD
Studio City, CA 91607

SALE PRICE	\$ 3,450,000
YEAR BUILT	1975
BUILDING SF	4,780
PRICE PER SF	\$ 722
SALE DATE	8/23/2024
PARKING	28
PARKING RATIO	5.86



21112 VENTURA BLVD
Woodland Hills, CA 91364

SALE PRICE	\$ 2,725,000
YEAR BUILT	1995
BUILDING SF	4,069
PRICE PER SF	\$ 670
SALE DATE	7/30/2024
PARKING	9
PARKING RATIO	2.21

Rent Comparables

ADDRESS	UNIT TYPE	SF	RENT	RENT PER SF	LEASE TYPE
12910 Magnolia Blvd, Sherman Oaks, CA 91423	Retail	648	\$ 2,754	\$ 4.25	NNN
16060 Ventura Blvd, Encino, CA 91436	Retail	700	\$ 3,150	\$ 4.50	NNN
11036 Ventura Blvd, Studio City, CA 91604	Retail	980	\$ 5,047	\$ 5.15	NNN
14406-14410 Ventura Blvd, Sherman Oaks, CA 91423	Retail	982	\$ 4,517	\$ 4.60	MG
12222 Ventura Blvd, Studio City, CA 91604	Retail	1,100	\$ 7,150	\$ 6.50	NNN

ADDRESS	UNIT TYPE	SF	RENT	RENT PER SF	LEASE TYPE
14652-14658 Ventura Blvd, Sherman Oaks, CA 91403	Office	350	\$ 1,649	\$ 4.71	MG
13437-13447 Ventura Blvd, Sherman Oaks, CA 91423	Office	400	\$ 1,800	\$ 4.50	FSG
14852 Ventura Blvd, Sherman Oaks, CA 91403	Office	617	\$ 2,275	\$ 3.69	FSG
4910 Van Nuys Blvd, Sherman Oaks, CA 91403	Office	767	\$ 2,876	\$ 3.75	FSG
11051-11059 Ventura Blvd, Studio City, CA 91604	Office	1,000	\$ 5,000	\$ 5.00	NNN
13721 Ventura Blvd, Sherman Oaks, CA 91423	Office	1,600	\$ 5,600	\$ 3.50	MG
10866 Riverside Dr, North Hollywood, CA 91602	Office	1,900	\$ 10,925	\$ 5.75	NNN

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SHERMAN OAKS, CA 91423



Sherman Oaks

13833 Ventura Boulevard is positioned along Ventura Boulevard, the primary commercial corridor of Sherman Oaks and one of the most active retail streets in the San Fernando Valley. The property benefits from strong street presence, excellent visibility, and direct access within a highly walkable, street-oriented environment that serves both local residents and visitors from surrounding neighborhoods.

Ventura Boulevard remains the Valley's most concentrated corridor for neighborhood-serving retail, anchored by a diverse mix of locally owned businesses, national retailers, restaurants, cafés, and essential services. The corridor features a dynamic blend of storefront retail, mini-malls, and residential pockets, creating a balanced and resilient retail ecosystem supported by a wide range of complementary uses.

Located between the San Diego (405) and Ventura (101) Freeways, the site offers convenient regional connectivity to major employment centers throughout the San Fernando Valley and greater Los Angeles while maintaining the character and accessibility of a neighborhood-focused retail corridor. This connectivity, combined with strong household demographics, established residential density, and consistent consumer traffic throughout the day and evening, continues to support long-term demand for retail and mixed-use properties along Ventura Boulevard.

Together, these fundamentals reinforce Ventura Boulevard's position as one of the most desirable retail corridors in the Valley and support the subject property's appeal to a broad range of tenants and investors seeking long-term stability and growth.



SHERMAN OAKS GALLERIA

A mixed-use destination featuring 700,000 SF of Class A office space above a 300,000 SF retail and entertainment complex, strategically located at the 101 and 405 Freeways.

SHERMAN OAKS REC CENTER

A 65-acre public park less than one mile north of the property, offering extensive indoor and outdoor recreational amenities.

VENTURA BOULEVARD

The San Fernando Valley's primary retail corridor, extending 18 miles from Studio City to Woodland Hills, and known for its concentration of dining, shopping, and neighborhood services.

WESTFIELD FASHION SQUARE

An 850,000 SF enclosed shopping center within a 10-minute walk, anchored by Bloomingdale's and Macy's.



WARNER BROS STUDIOS



WARNER CENTER



COMCAST NBC CAMPUS



DREAMWORKS STUDIOS



UNIVERSAL STUDIOS

13833 VENTURA BOULEVARD

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NEARBY EMPLOY HUBS

The regional economy is supported by a diverse mix of industries, including Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing. Compared to other major U.S. markets, the area benefits from relatively more affordable commercial real estate, which continues to attract both established companies and growing employers.

Healthcare remains a significant source of employment, anchored by major providers such as Kaiser Permanente and Providence Health & Services. Driven by a strong concentration of high-paying jobs and successful companies, the area has experienced steady economic growth, with median household income reaching \$71,543, reflecting a substantial increase since 2000.



UNIVERSAL STUDIOS
27,000 Employees

One of the region's largest employment centers, supporting entertainment production, tourism, and related creative industries.



COMCAST / NBC UNIVERSAL
17,700 Employees

A major media and telecommunications employer with a significant presence across content creation, broadcasting, and corporate operations.



DREAMWORKS ANIMATION
16,768 Employees

A global leader in animation and digital entertainment, contributing to the area's strong creative and technology-driven workforce.



WARNER BROS. STUDIOS
7,000 Employees

A longstanding entertainment anchor supporting film, television, and digital media production in the greater Los Angeles region.

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