

OWNER/USER DEVELOPMENT OPPORTUNITY

# Value-Add Property Adjacent to 405 Fwy

15322 Ventura Blvd. & 15315 Dickens St., Sherman Oaks, CA 91403

**KWP**  
REAL ESTATE



## DISCLAIMER

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Prior to submitting an offer to acquire the fee interest in **15322 Ventura Blvd. & 15315 Dickens St., Sherman Oaks, CA 91403** (the "Property"), interested parties should perform and rely upon their own investigations, analysis, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an "As Is, Where Is" basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

This Offering is submitted subject to errors, changes, omissions changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analysis, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

## DO NOT DISTURB EXISTING TENANT

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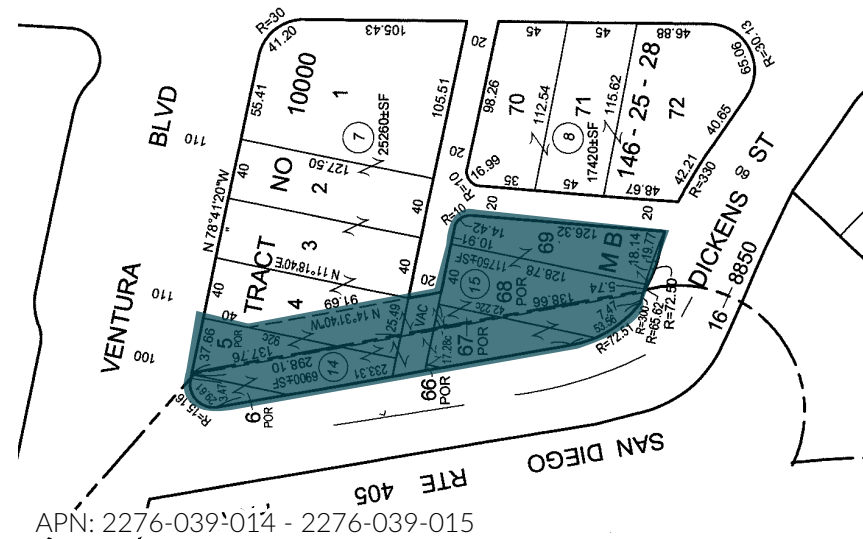


# Executive Summary

# The Offering

## KEY PROPERTY DATA

Sale Price:	Unpriced
Product Type:	Retail/Automotive
Buildings:	2
Retail:	±2,304 SF (±1,268 SF Interior/ ±1,036 SF Patio)
Automotive:	±2,793 SF
Lot Size:	±18,700 SF/0.43 AC
Billboard:	2-sided
Leased:	Vacant
Year Built:	1989
Zoning:	LAC2
APN:	2276-039-014 2276-039-015
Parking Spaces:	17 includes ADA







# Property Highlights

- Excellent land opportunity in prime Sherman Oaks, approximately 18,700 SF
- Property is located adjacent to the 101 Freeway and 405 Freeway intersection
- Buildings formerly occupied by well-known Rubins Red Hot and an automotive shop with a spray booth
- Incredible location directly across from Sherman Oaks Galleria, anchored by The Cheesecake Factory, PF Chang's, Frida's Mexican Cuisine, and Regal Theatres
- Retail/restaurant currently being remodeled with outdoor patio space, parking on site, and 60 feet of frontage on Ventura Blvd.
- Two-sided rooftop billboard opportunity
- CUB for beer and wine at the property
- Located two blocks from the Ventura Blvd. and the 405 Fwy and 101 Fwy exits
- Large traffic counts: 150,000 CPD at Sepulveda and Ventura; 306,000 CPD at the 405/101 Freeway interchange

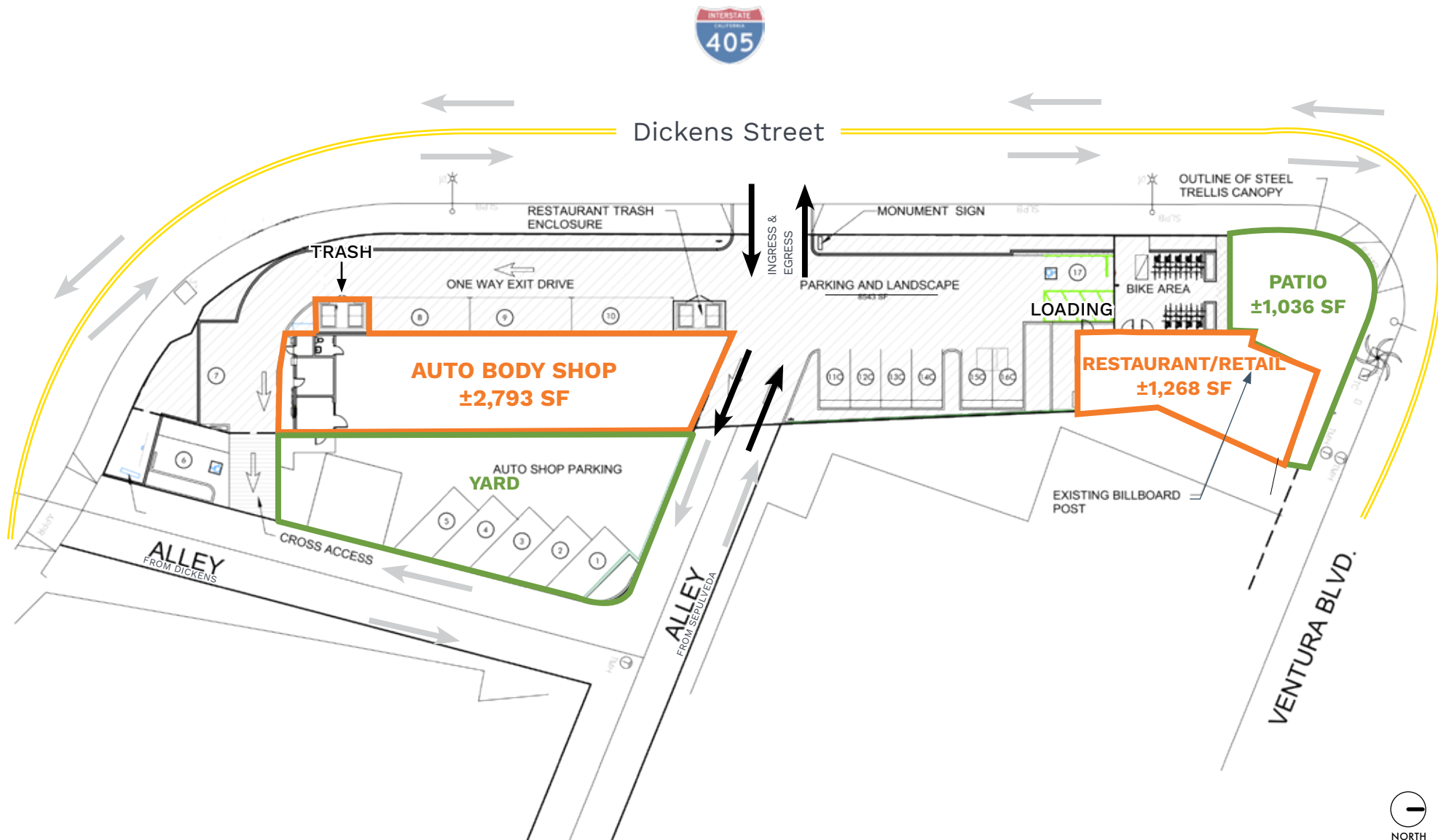




**CAFE EXPRESS**  
TENANT SIGNAGE



# Site Plan



An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with numerous buildings, streets, and green spaces. The image is overlaid with a semi-transparent teal color. The title 'Submarket Info' is positioned on the right side of the image, with a vertical line to its left.

# Submarket Info



# Submarket Sherman Oaks

Sherman Oaks is a neighborhood in the city of Los Angeles, California located in the San Fernando Valley, founded in 1927. The neighborhood includes a portion of the Santa Monica Mountains, which gives Sherman Oaks a lower population density than some other areas in Los Angeles..

Ventura Boulevard in Sherman Oaks is a bustling thoroughfare at the heart of the San Fernando Valley, renowned for its vibrant shopping and dining scene. Stretching through Sherman Oaks, it serves as a central hub where locals and visitors alike can enjoy an array of boutiques, trendy cafes, and upscale restaurants. The intersection of Ventura Boulevard and Sepulveda Boulevard is particularly significant, acting as a main artery for the area and easy access to the 405 and 101 Fwys.

The Los Angeles Times reported that the 2000 U.S. census counted 61,166 residents in the 9.15-square-mile Sherman Oaks neighborhood, including a wide swath of the Santa Monica Mountains—or 6,687 people per square mile, among the lowest population densities for the city. In 2008, the city estimated that the resident population had increased to 65,436.



# Amenity Map



- |                                    |                              |                        |                                     |                           |
|------------------------------------|------------------------------|------------------------|-------------------------------------|---------------------------|
| 1. Hot 8 Yoga                      | 9. Mizlala                   | 18. Mel's Drive-In     | 27. Buffalo Exchange                | 35. American Vintage      |
| 2. McDonald's                      | 10. Mulberry Street Pizzeria | 19. Goodwill           | 28. Panda Express                   | 36. Gyu-Kaku Japanese BBQ |
| 3. IHOP                            | 11. Blue Jam Cafe            | 20. Chipotle           | 29. Nothin Bundt Cakes              | 37. In-N-Out Burger       |
| 4. California Chicken Cafe         | 12. My Gym                   | 21. House of Billiards | 30. Midici The Neapolitan Pizza Co. | 38. Pavillions            |
| 5. Shiraz                          | 13. El Pollo Loco            | 22. Jimmy Au's         | 31. US Banks                        | 39. Dojo Sushi            |
| 6. The Little IZAKA-YA by KATSU-YA | 14. Toast Cafe               | 23. Party City         | 32. Happy Days                      | 40. Fatburger             |
| 7. Whole Foods                     | 15. Kung Pao China Bistro    | 24. Chipotle           | 33. Iguana Vintage Clothing         | 41. Mendocino Farms       |
| 8. Cost Plus World Market          | 16. Panzanella Ristorante    | 25. CVS                | 34. Light Bulbs Unlimited           | 42. Ralphs                |
|                                    | 17. Marmalade Cafe           | 26. T.J. Maxx          |                                     |                           |

■ Food/Beverage
 ■ Retail



# Demographics

	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2024 Estimated Population</b>	<b>7,683</b>	<b>25,336</b>	<b>67,832</b>
2029 Projected Population	7,223	23,681	63,584
2020 Census Population	6,914	23,577	64,162
2010 Census Population	6,932	23,768	63,865
Projected Annual Growth 2024 to 2029	-1.2%	-1.3%	-1.3%
Historical Annual Growth 2010 to 2024	0.8%	0.5%	0.4%
2024 Median Age	39.6	40.1	41.2
<b>HOUSEHOLDS</b>			
2024 Estimated Households	3,644	11,866	30,316
2029 Projected Households	3,511	11,307	28,949
2020 Census Households	3,639	12,113	30,963
2010 Census Households	3,493	11,722	29,664
Projected Annual Growth 2024 to 2029	-0.7%	-0.9%	-0.9%
Historical Annual Growth 2010 to 2024	0.3%	-	0.2%
<b>RACE &amp; ETHNICITY</b>			
2024 Estimated White	65.0%	63.7%	64.4%
2024 Estimated Black or African American	6.9%	7.2%	6.4%
2024 Estimated Asian or Pacific Islander	11.1%	11.2%	10.9%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2024 Estimated Other Races	16.7%	17.5%	17.9%
2024 Estimated Hispanic	21.8%	22.0%	22.5%
<b>INCOME</b>			
<b>2024 Estimated Average Household Income</b>	<b>\$190,984</b>	<b>\$185,002</b>	<b>\$195,609</b>
2024 Estimated Median Household Income	\$111,284	\$112,390	\$124,973
2024 Estimated Per Capita Income	\$90,653	\$86,684	\$87,506
<b>EDUCATION</b>			
2024 Estimated High School Graduate	10.3%	11.7%	11.5%
2024 Estimated Some College	17.0%	15.0%	15.6%
2024 Estimated Associates Degree Only	5.8%	6.0%	6.0%
2024 Estimated Bachelors Degree Only	37.5%	37.7%	36.4%
2024 Estimated Graduate Degree	25.9%	25.7%	25.4%
<b>BUSINESS</b>			
2024 Estimated Total Businesses	1,843	4,804	11,137
<b>2024 Estimated Total Employees</b>	<b>13,487</b>	<b>32,852</b>	<b>71,210</b>
2024 Estimated Employee Population per Business	7.3	6.8	6.4
2024 Estimated Residential Population per Business	4.2	5.3	6.1





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