

**PRIME VENTURA BLVD RETAIL
MULTI-TENANT PROPERTY
SINGLE TENANT OCCUPIED**

14000 VENTURA BLVD., SHERMAN OAKS, CA 91423



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INVESTMENT OFFERING





EXECUTIVE SUMMARY

Property Overview:

- Address: 14000 Ventura Blvd., Sherman Oaks, CA 91432
- Property Type: Multi-Tenant Retail
- Total Units: 4 Spaces
- Total Building Size: Approximately 3,704 sq. ft. (per record)
- Total Lot Size: Approximately 7,524 sq. ft. (per record)
- Parking: 12 spaces (1 ADA)

Investment Highlights:

 **Prime Location Highlight: 14000 Ventura Blvd, Sherman Oaks, CA – Busy Ventura Blvd. between Woodman Ave. & Hazeltine Ave.**

Unmatched Visibility & High Traffic Counts

Situated on the iconic **Ventura Boulevard**, this premier retail location benefits from **exceptional exposure** in one of Los Angeles' most desirable commercial corridors. With **heavy foot traffic** and **strong daily vehicle counts**, this property offers an unparalleled opportunity for retailers and businesses looking to thrive in a vibrant marketplace.

Excellent Accessibility & Connectivity

- ✓ **Prime Ventura Blvd frontage** with easy ingress/egress
- ✓ **Minutes from the 405 & 101 Freeways**, providing seamless connectivity to the San Fernando Valley, West Los Angeles, and beyond
- ✓ **High walkability score** in a bustling retail & dining district



FAVORABLE SELLER FINANCING RATE & TERMS AVAILABLE. INQUIRE FOR DETAILS!

Surrounded by High-Income Demographics & Popular Destinations

- ✓ Centrally located in **Sherman Oaks**, one of LA's most affluent and sought-after neighborhoods
- ✓ Close proximity to **The Galleria, Westfield Fashion Square, and major national brands**
- ✓ Surrounded by an **affluent residential base** with strong consumer spending power

A Thriving Retail & Dining Hub

- ✓ Neighboring tenants include **high-end boutiques, trendy restaurants, fitness studios, and entertainment destinations**
- ✓ Steps away from **some of the hottest dining spots in LA**, attracting both locals and visitors alike
- ✓ Ideal for **flagship retail, QSR, lifestyle brands, and service-based businesses**

Endless Growth Potential

With the ongoing evolution of Sherman Oaks as a premier shopping, dining, and business hub, **14000 Ventura Blvd** presents an incredible opportunity for businesses to establish a **strong presence in a high-demand market**.



FINANCIAL ANALYSIS



ASKING PRICE, LEASE TERMS, AND RETURN

Investment Offering – Prime Cannabis Retail Property

 **Asking Price:** \$3,985,000

 **Tenant:** Green Angel Cannabis (MMR Center Inc.) – Licensed Cannabis Dispensary

 **Lease Status:** Currently Month-to-Month

 **New Lease Terms (To Be Secured by Seller Prior to Close of Escrow):**

- **Base Rent:** \$23,000/month + NNN (Currently at \$0.52/sf)
- **Lease Term:** 10-year base term + one 10-year renewal option
- **Cap Rate:** 6.93%

Premium Cannabis Retail Investment

This offering presents a **rare opportunity** to acquire a fully licensed cannabis retail property in a **high-traffic, high-demand retail corridor**. With a long-term lease set to be secured, investors can expect **stable cash flow, minimal landlord responsibilities, and strong future upside**.

→ Copy of Tenant's Cannabis License Available Upon Request.

Key Investment Highlights:

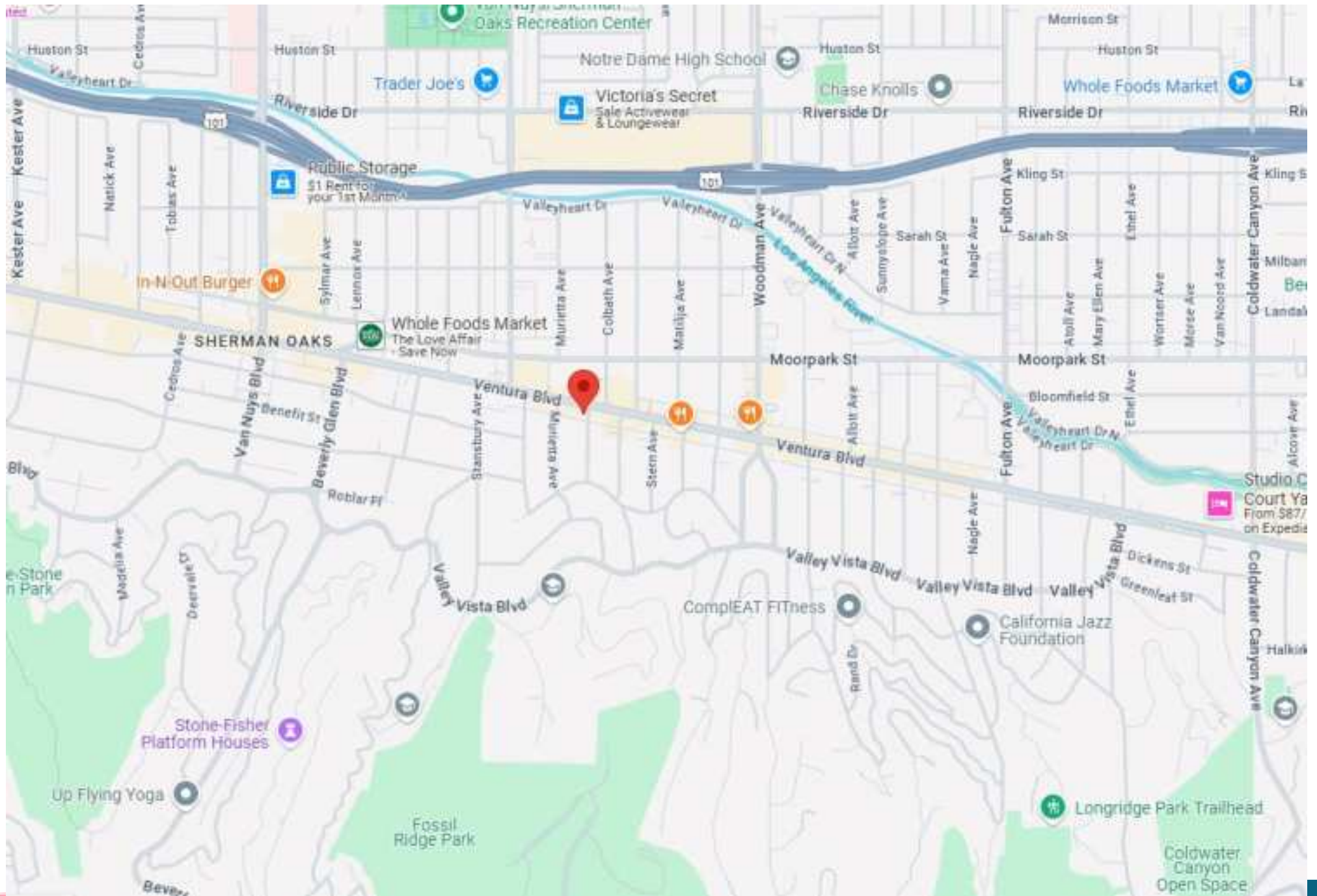
- ✓ **Established, fully licensed cannabis tenant** with proven operations
- ✓ **Prime location** with excellent visibility and high consumer demand
- ✓ **Long-term lease stability** ensuring consistent rental income
- ✓ **Strong 6.93% cap rate**, making this a high-yield investment opportunity

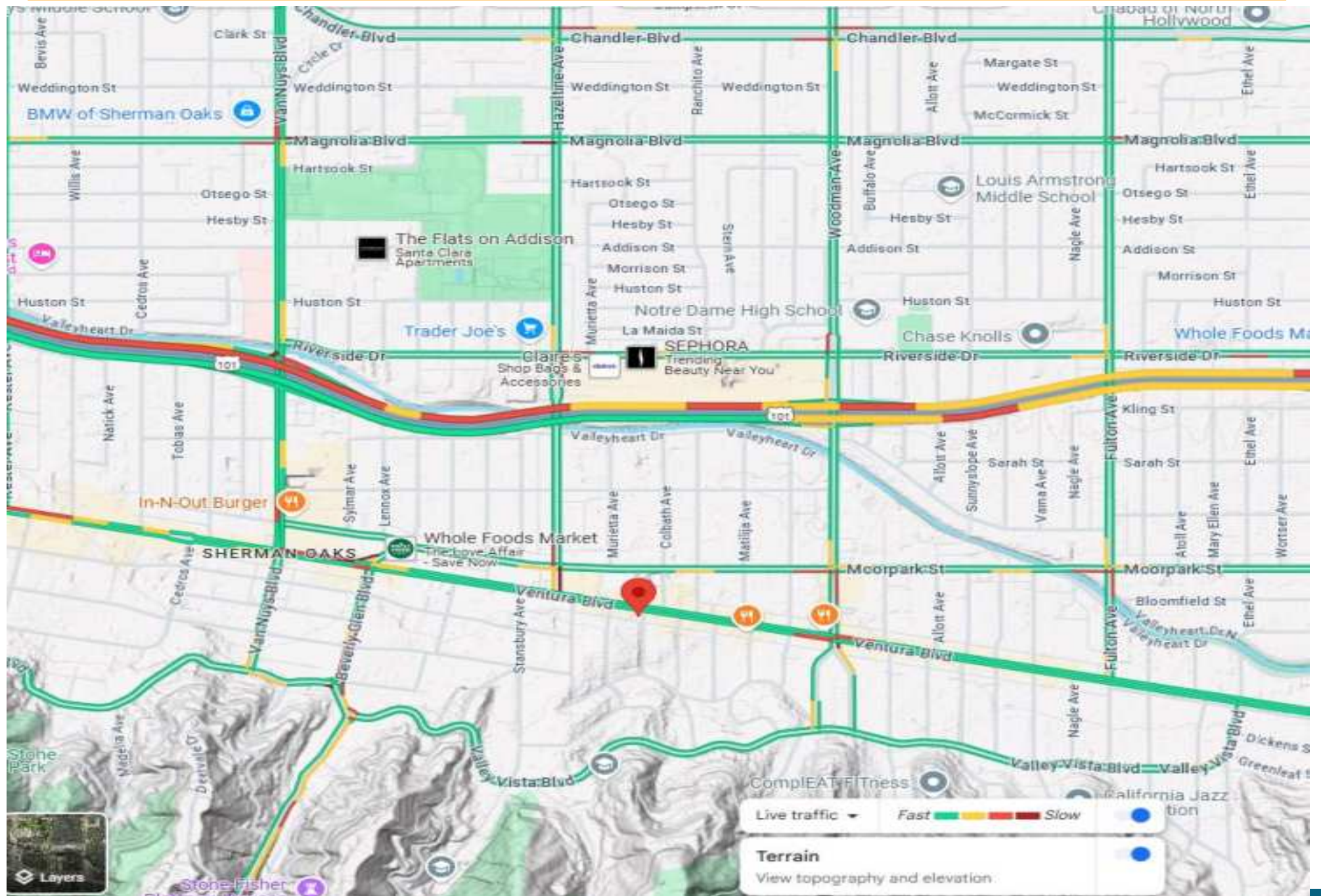
 For more information on this exceptional retail investment, contact us today!

MAPS & AERIALS

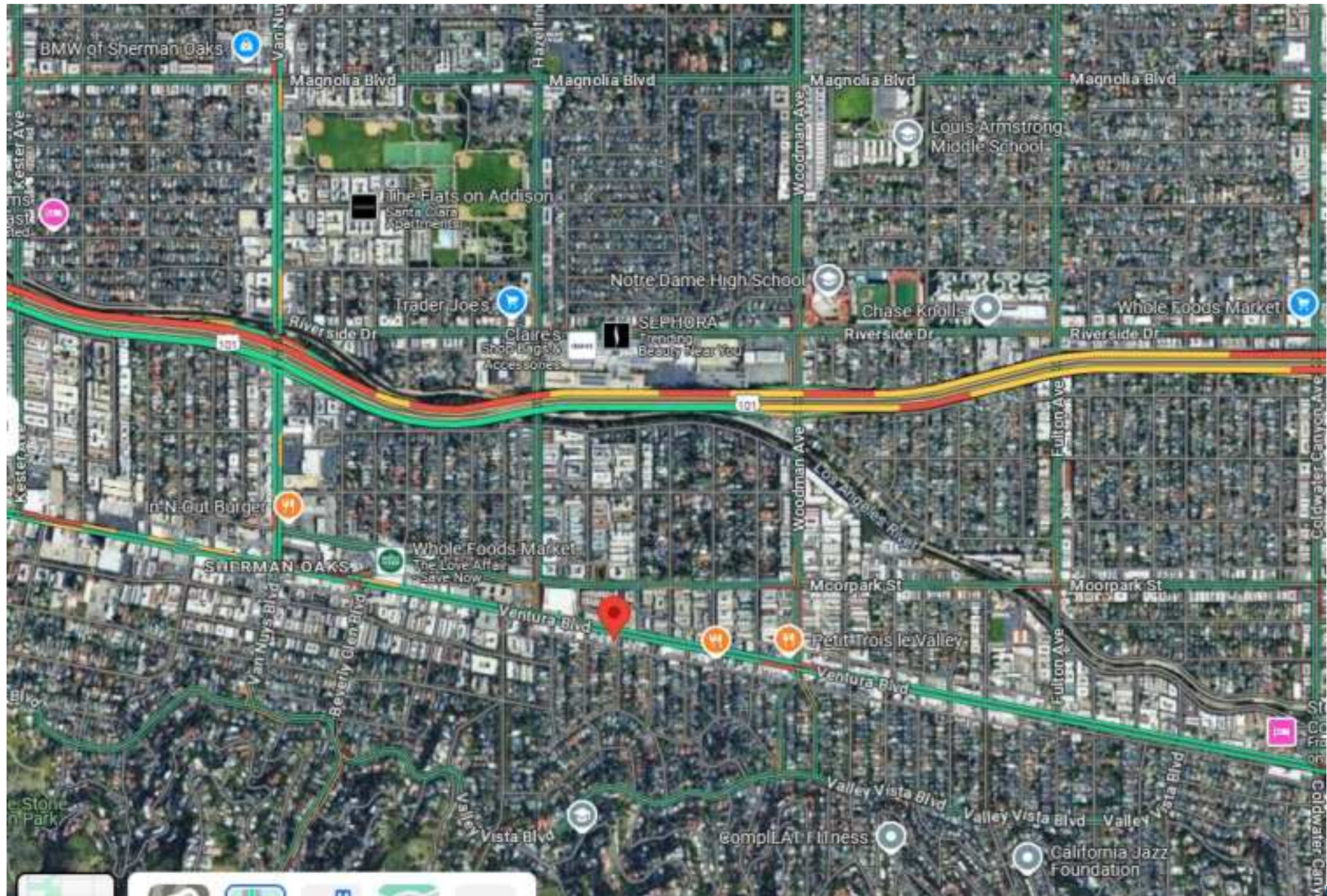


MAP LOCATION





AERIAL MAP VIEW





PROPERTY PHOTOS

PROPERTY PHOTOS



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DEMOGRAPHICS

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Population

	2 miles	5 miles	10 miles
2020 Population	88,105	516,307	2,287,830
2024 Population	86,663	514,075	2,283,243
2029 Population Projection	84,282	501,504	2,227,352
Annual Growth 2020-2024	-0.4%	-0.1%	-0.1%
Annual Growth 2024-2029	-0.6%	-0.5%	-0.5%
Median Age	41.6	38.7	39.1
Bachelor's Degree or Higher	57%	40%	42%
U.S. Armed Forces	19	175	834

THIS INFORMATION IS DEEMED REALIABLE BUT NOT GUARANTEED.

DEMOGRAPHICS

Households	2 miles	5 miles	10 miles
2020 Households	40,369	200,231	900,818
2024 Households	39,261	198,130	898,278
2029 Household Projection	38,067	192,809	875,531
Annual Growth 2020-2024	0.6%	1.0%	1.2%
Annual Growth 2024-2029	-0.6%	-0.5%	-0.5%
Owner Occupied Households	16,466	72,481	306,650
Renter Occupied Households	21,601	120,329	568,881
Avg Household Size	2.2	2.5	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.5B	\$6.8B	\$30.3B

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DEMOGRAPHICS

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$137,015	\$111,652	\$111,244
Median Household Income	\$106,157	\$79,971	\$80,435
< \$25,000	4,729	35,201	161,941
\$25,000 - 50,000	4,696	31,041	138,455
\$50,000 - 75,000	4,530	28,026	126,332
\$75,000 - 100,000	4,665	24,127	103,085
\$100,000 - 125,000	4,103	18,048	85,489
\$125,000 - 150,000	3,276	12,858	60,228
\$150,000 - 200,000	4,269	16,897	82,649
\$200,000+	8,993	31,933	140,100

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