

13715 VENTURA BOULEVARD
SHERMAN OAKS, CA 91423

OFFERING MEMORANDUM - \$2,430,000
INVESTMENT | OWNER-USER OPPORTUNITY



VENTURA BOULEVARD

WOODMAN AVENUE

PACIFIC
UNION

COMMERCIAL

PACIFIC UNION

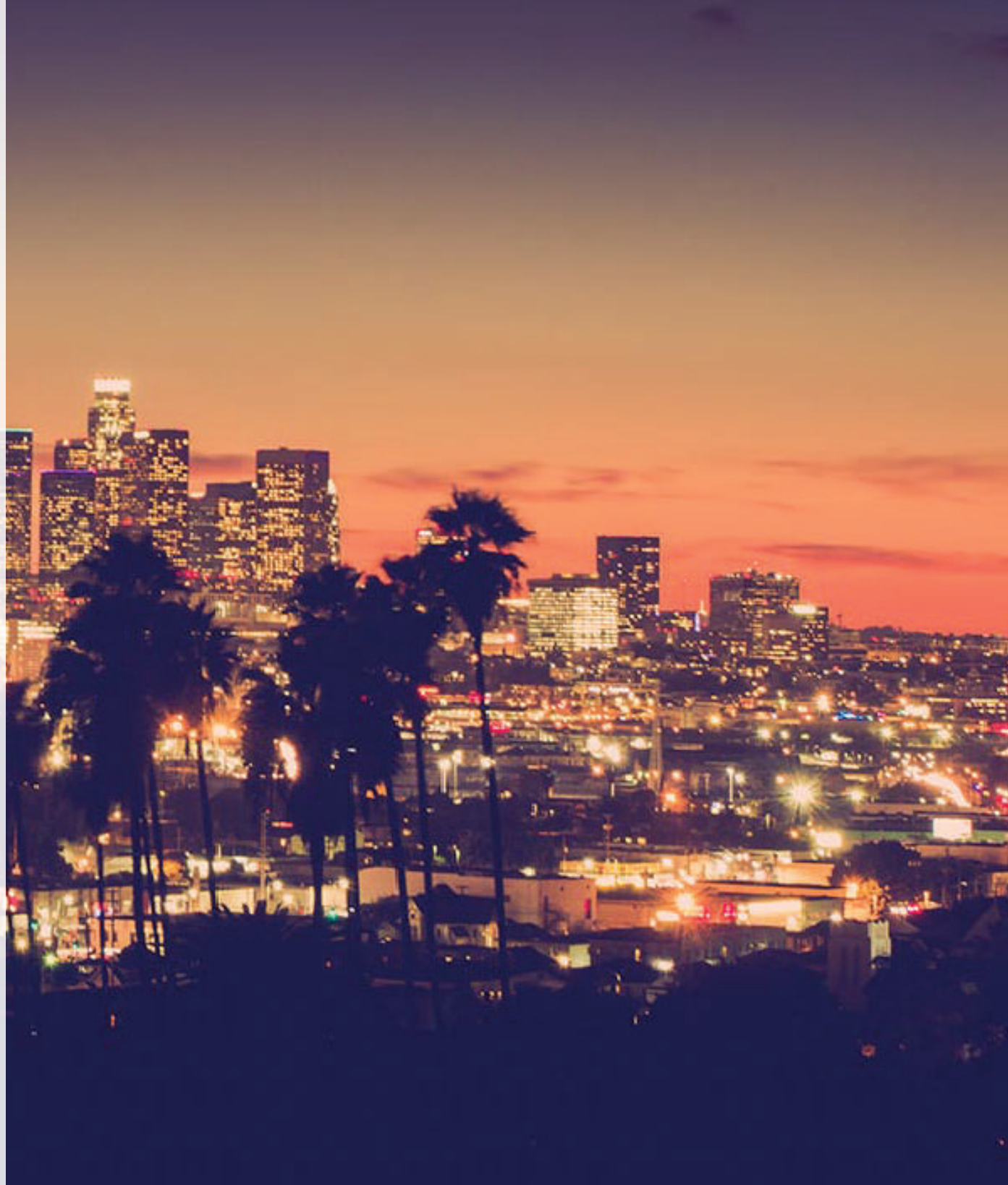
INTERNATIONAL

This Memorandum ("Offering Memorandum") has been prepared by Pacific Union based on information that was furnished to us by sources we deem to be reliable. No warranty or representation is made to the accuracy thereof; subject to correction of errors, omissions, change of price, prior sale, or withdrawal from market without notice.

This Memorandum is being delivered to a limited number of parties who may be interested in and capable of purchasing the Property. By its acceptance hereof, each recipient agrees that it will not copy, reproduce or distribute to others this Memorandum in whole or in part, at any time, without the prior written consent of Pacific Union, Inc., and it will keep permanently confidential all information contained herein not already public and will use this Confidential Memorandum only for the purpose of evaluating the possible acquisition of the Property.

This Memorandum does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information, which prospective buyers may need, or desire. All financial projections are based on assumptions relating to the general economy, competition and other factors beyond the control of the Owner and, therefore, are subject to material variation. This Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this Memorandum.

Pacific Union., reserves the right to request the return of any or all of the information enclosed.



OFFERING SUMMARY

DESCRIPTION	SPECIFICATION
PRICE:	\$2,430,000
OWNERSHIP:	Fee Simple
BUILDING SF:	3,777 SF
PRICE/SF:	\$643/SF
LOT SIZE:	4,596 SF
PRICE/SF ON LAND:	\$529/SF
ZONING:	LAC2
TENANCY:	Multi
YEAR BUILT:	1949
CONSTRUCTION:	Woodframe
FRONTAGE:	39' on Ventura Blvd.
MAJOR INTERSECTIONS:	Ventura Blvd. & Woodman Ave.
PARKING SPACES:	8 Spaces
PROPERTY TYPE:	Retail Storefront
APN:	2271-018-006
FREEWAY ACCESS:	101 & 405 Freeways

PRIDE 'N JOY
PET CARE CENTER
Grooming
&
Pet Supplies
243 • www.pridenjoy.net

Lash Factor Inc.
www.lashfactorinc.com • 331-2813 • eyelash extension

PROPERTY DESCRIPTION

Pacific Union Commercial is pleased to present for sale, a rare opportunity to acquire a retail storefront building on Ventura Boulevard in Sherman Oaks. The property consists of three tenants, all on month-to-month tenancy. There are a pet grooming and eyelash store on the ground floor and a production office on the second floor. The parking lot is leased by French Restaurant on month-to-month tenancy. The rents are below market. This is a perfect opportunity for an investor looking to raise the rents to market and sign long term leases. This could also be ideal for an owner-user looking for a building on Ventura Boulevard. There is a monument sign on the building where a tenant can put their signage/ The property is located on Ventura, three buildings from Woodman Avenue.



RENT ROLL



TENANT	SF	BASE RENT	LEASE TYPE	RENT PER SF	TERM
Pet Grooming	1,100 sf	\$2,800	Gross	\$2.45/SF	MTM
Lash	1,200 sf	\$2,600	Gross	\$2.16/SF	MTM
Production	900 sf	\$1,800	Gross	\$2.00/SF	MTM
Parking	-	\$500	Gross	-	MTM
Monthly		\$7,700.00			
Annually	3,200 sf	\$92,400.00			

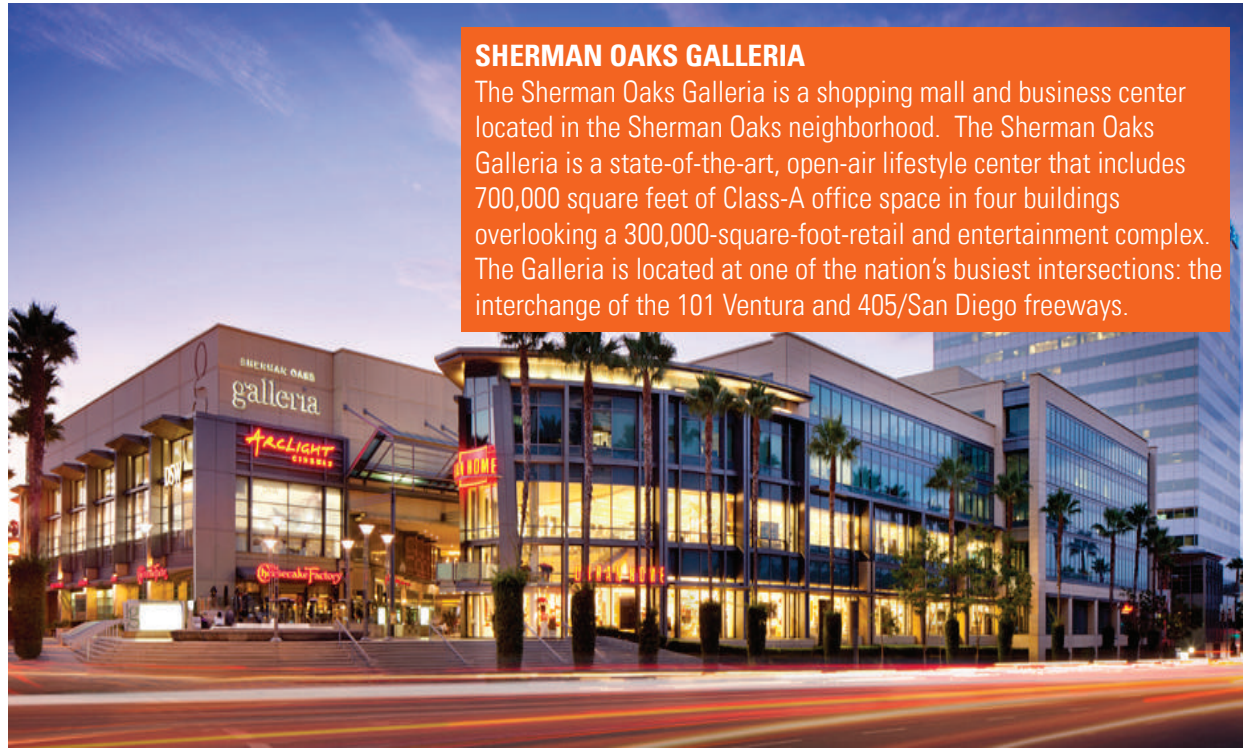
PROPERTY PHOTOS



AREA HIGHLIGHTS

SHERMAN OAKS GALLERIA

The Sherman Oaks Galleria is a shopping mall and business center located in the Sherman Oaks neighborhood. The Sherman Oaks Galleria is a state-of-the-art, open-air lifestyle center that includes 700,000 square feet of Class-A office space in four buildings overlooking a 300,000-square-foot-retail and entertainment complex. The Galleria is located at one of the nation's busiest intersections: the interchange of the 101 Ventura and 405/San Diego freeways.



- Prime Asset on Ventura Boulevard
- All Tenants on Month-to-Month Tenancy
- Potential Owner-User Opportunity
- Ample Parking in Rear
- Monument Sign on the Building

TRAFFIC
COUNTS



197,450

Ventura Blvd. & Mammoth Ave.

AVERAGE
AGE



40.00

3 Miles

AVERAGE
HOUSEHOLD
INCOME



\$110,098

3 Miles

POPULATION



197,450

3 Miles

TOTAL SPECIFIED
CONSUMER
SPENDING



\$2,500,154

3 Miles

SOURCE: www.costar.com

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WOODMAN AVENUE

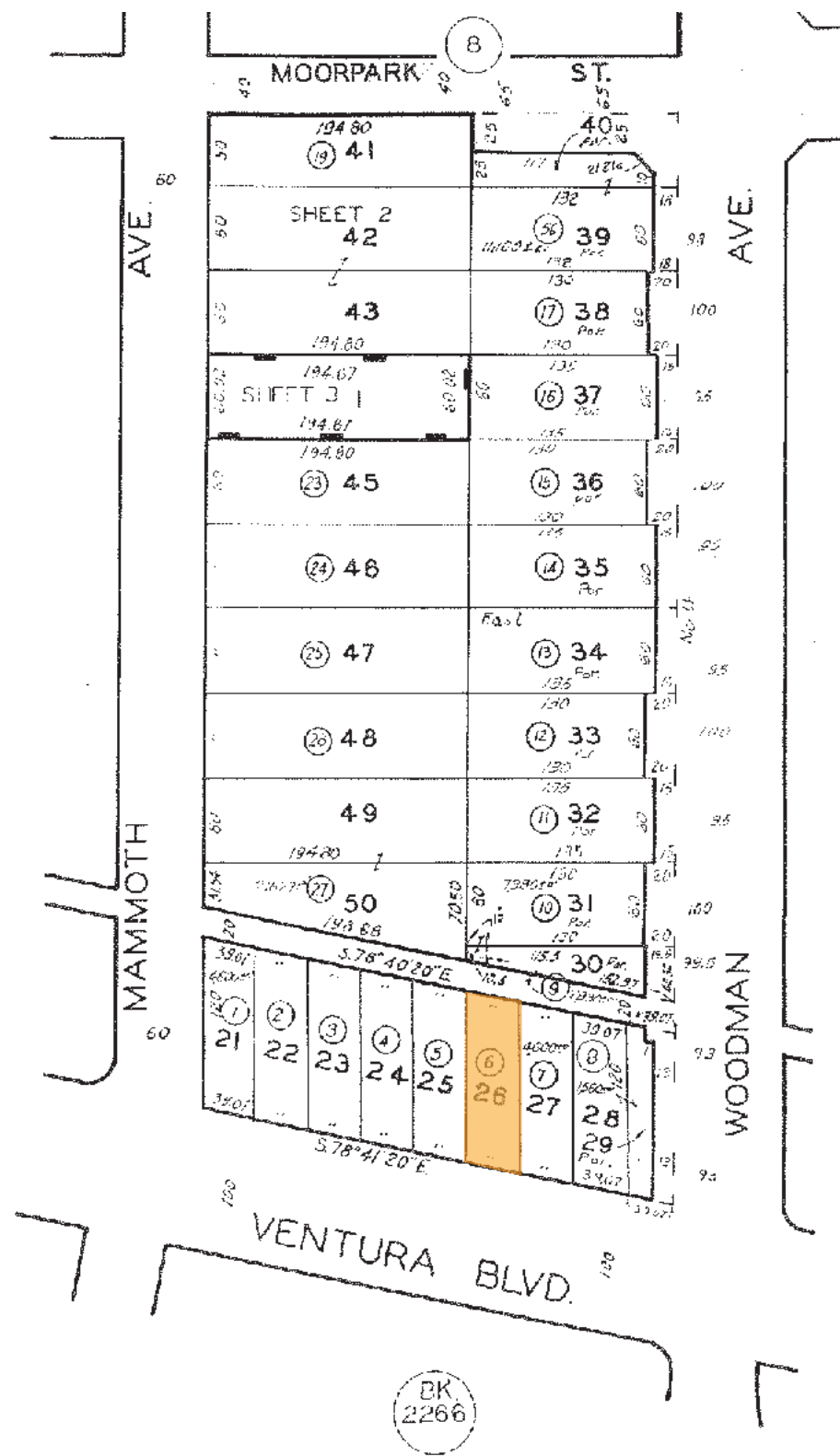


1995

CONDOMINIUM
TRACT NO. 47770
M.B. 1174-35-36
TRACT NO. 6630
M.B. 74-44

CODE
8-19

OR PREV. ASSMT. SEE:

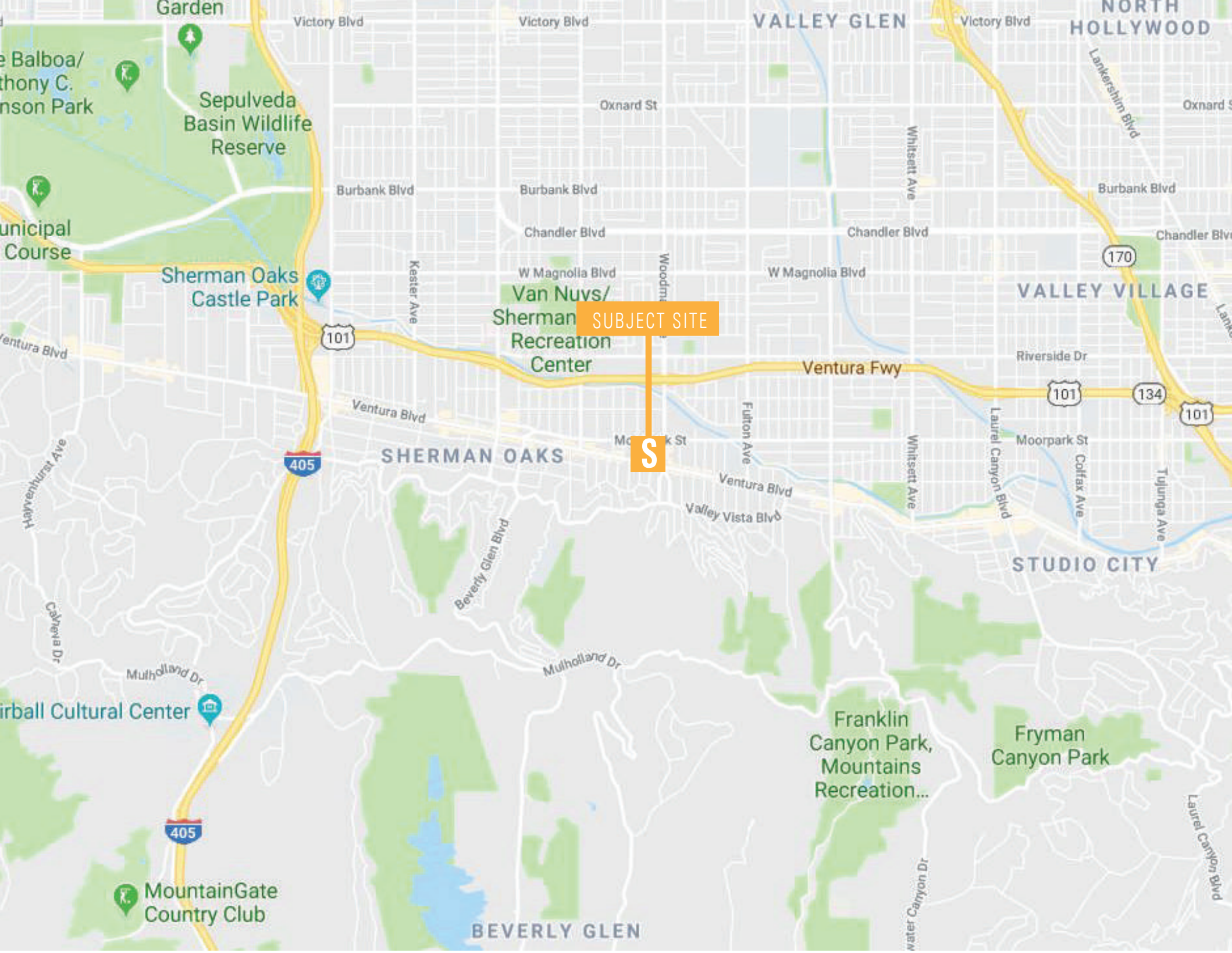


The assessment of units in the following Airspace Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Airspace Plan Reference	Common Area		Subdivision of Airspace
	Tract No.	Lots Type	
#885000	6 13-91	47770 1 Condo	Sheet 2
#527828	3-22-93	6630 52843 Condo	Sheet 2

BK.
2360

BK.
2266



SUBJECT SITE

S



ELIZABETH CLARK

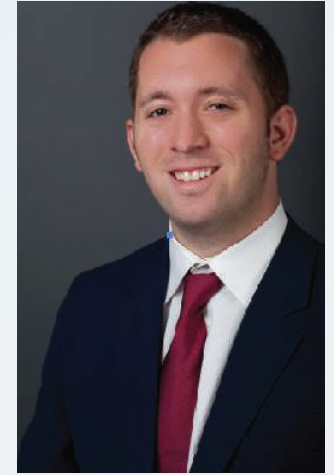
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