EXECUTIVE SUMMARY

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360° Click for 360 Virtual Tour 2nd Floor

360° Click for 360 Virtual Tour Ground Floor

HIGHLIGHTS:

KARL NIEHAUS
IAN McKELVIE
(310) 880-7900
KarlNiehaus@CREI.biz
www.CREI.biz
01450751 - RE License

- **Potential to convert into Medical – No LA City Parking Requirement**
- **Unique & Rare: 2 Large Signs on the Roof: 1 Billboard and 1 On-Premise Sign**
- **Prime Ventura Blvd with Access to Freeway on/off Ramps within 2 Blocks**
- **60 Feet of Windowed Frontage on Ventura Blvd with over 50k Cars/day**
- **1 Block to Sherman Oaks Galleria anchored by Regal Theaters, 24 Hour Fitness, Cheesecake Factory, PF Changs, Buffalo Wild Wings and others**
- **22 Parking Spaces in Parking Lot**
- **NNN Retail Tenants and NN Office Tenants for Ease of Management**

OFFERING SUMMARY: 15122-15124 Ventura Blvd, Sherman Oaks, offers an investor a prime Sherman Oaks location on the premier street of the San Fernando Valley. The building is unique with 2 large rare signs on the roof. One sign is a 14 x 48 foot billboard (billboard structure is owned by the seller) and the 2nd sign is a double sided 8 x 26 foot on-premise sign. The property offers the flexibility of extending leases with existing tenants or converting the 2nd floor into medical use. The building is 100% occupied with a rear parking lot.

DEMOGRAPHICS: Dense growing population in one of the most affluent neighborhoods of the San Fernando Valley. Average household income is over 139k per year within 1 mile and over 136k within 3 miles. Over 26k residents within 1 mile, and 165k residents within 3 miles and the population continues to grow.

PRICE: $5,500,000 – 5.1% Current Cap Rate, 8,353 SF Building on 10,500 SF Lot

PROPERTY PICTURES

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SHERMAN OAKS, 15122-15124 VENTURA

FINANCIAL SUMMARY

15122 VENTURA BLVD
SHERMAN OAKS, CA

Summary

Price:		**$5,500,000**		
Down Payment:	100%	$5,500,000		
Year Built / Age:		1911	Cash on Cash Return:	5.1%
Current CAP:		5.1%		
Market CAP:		6.9%		
Approx. Lot SF:		10,500		
Approx. Gross SF:		8,352		
Cost per GSF:		$658.52	Cost per SF of Lot	$523.81

Scheduled Income

			CURRENT RENTS				MARKET RENTS	
Tenant Name	**Lease Type**	**Expire**	**Approx. Sq. Ft.**	**Mthly Rent Sq. Ft.**	**Mthly Rent**	**Options**	**Mthly Rent Sq. Ft.**	**Monthly Rent**
Evolution Studio Sound	**NNN**	**8/31/28**	**700**	**$2.09**	**1,465**		**$4.00**	**2,800**
Dog Eden	**NNN**	**2/28/29**	**3,600**	**$2.65**	**9,548**	**1 x 5 Yrs**	**$3.00**	**10,800**
HVAC & Plumbing	**NN**	**MTM**	**216**	**$5.21**	**1,125**		**$6.00**	**1,296**
DM Home Health	**NNN**	**90 Day**	**480**	**$2.23**	**1,070**		**$4.50**	**2,160**
Tatoos	**NNN**	**90 Day**	**770**	**$2.76**	**2,125**		**$3.50**	**2,695**
Glamorus Extention LA	**NNN**	**MTM**	**1,110**	**$2.12**	**2,350**		**$3.00**	**3,330**
Production Studio	**NN**	**MTM**	**330**	**$2.73**	**900**		**$5.00**	**1,650**
Photography Studio	**NN**	**MTM**	**400**	**$2.44**	**975**		**$3.00**	**1,200**
Billboard 14x48 Ft	**GR**	**12/31/28**	**(90 Day Termination)**		**4,424**			**5,500**
On-Premise Sign 8x26 Ft	**GR**				**0**			**2,000**
				Avg. R/SF			***Avg. R/SF***	
Base Rental Income:			**7,606**	***$3.15***	**$23,981**		***$4.40***	**$33,431**
Annualized Scheduled Gross Income:					**$287,777**			**$401,172**
Utilities Paid by Tenant:								

New Financing

First Loan Amount:			**$0**
Interest Rate:			**6.000%**
10	Yr. Fixed	**25**	Yr. Amortiz

Master Metered for Electricity & Water with Tenants paying their prorata share

22 Parking Spaces

Brand New Foam Roof in 2020

Billboard Structure is owned by Landlord, not Billboard Company. Landlord has 90 day Billboard Termination Right

Annualized Operating Data

	CURRENT RENTS		MARKET RENTS	
Annualized Scheduled Gross Income	287,777	$2.87 sf/mo	$401,172	$4.00 sf/mo
Vacant Space @ Market Rent	0		0	
Gross Rental Income	**287,777**		**401,172**	
Percentage Rent	0	0%	0	0%
Other Income: Management Fee	14,400		14,400	
Gross Income	**302,177**		**415,572**	
Less Vacancy/Collection Res.	(6,044)	2.0%	(20,059)	5.0%
Effective Gross Income	**296,133**		**395,513**	
Operating Expenses	(100,080)	33.1%	(100,080)	24.1%
Expense Reimbursements				
Real Estate Taxes	52,621		52,621	
Insurance	6,000		6,000	
CAM	24,090		24,090	
Other	0		0	
Total Expense Reimbursement	**82,711**	$0.83 sf/mo	**82,711**	$0.83 sf/mo
Net Operating Income	**278,764**		**378,145**	
Loan Payments	0		0	
Pre Tax Cash Flows	**278,764**	**5.1%**	**378,145**	**6.9%**
Principal Reduction	0		0	
Total Return Before Taxes	**$278,764**	**5.1%**	**$378,145**	**6.9%**

Yrly Estimated Expenses

Yearly Operating Expenses		
Real Estate Taxes	21.84%	$65,990
Tax Rate =	1.20%	
Insurance	1.99%	6,000
Utilities	3.97%	12,000
CAM: Maint.	4.00%	12,090
CAM: Security		0
CAM: Rubbish	1.32%	4,000
Total Expenses:	33.12%	**$100,080**
Per Sq. Ft:		$11.98

PROPERTY PICTURES

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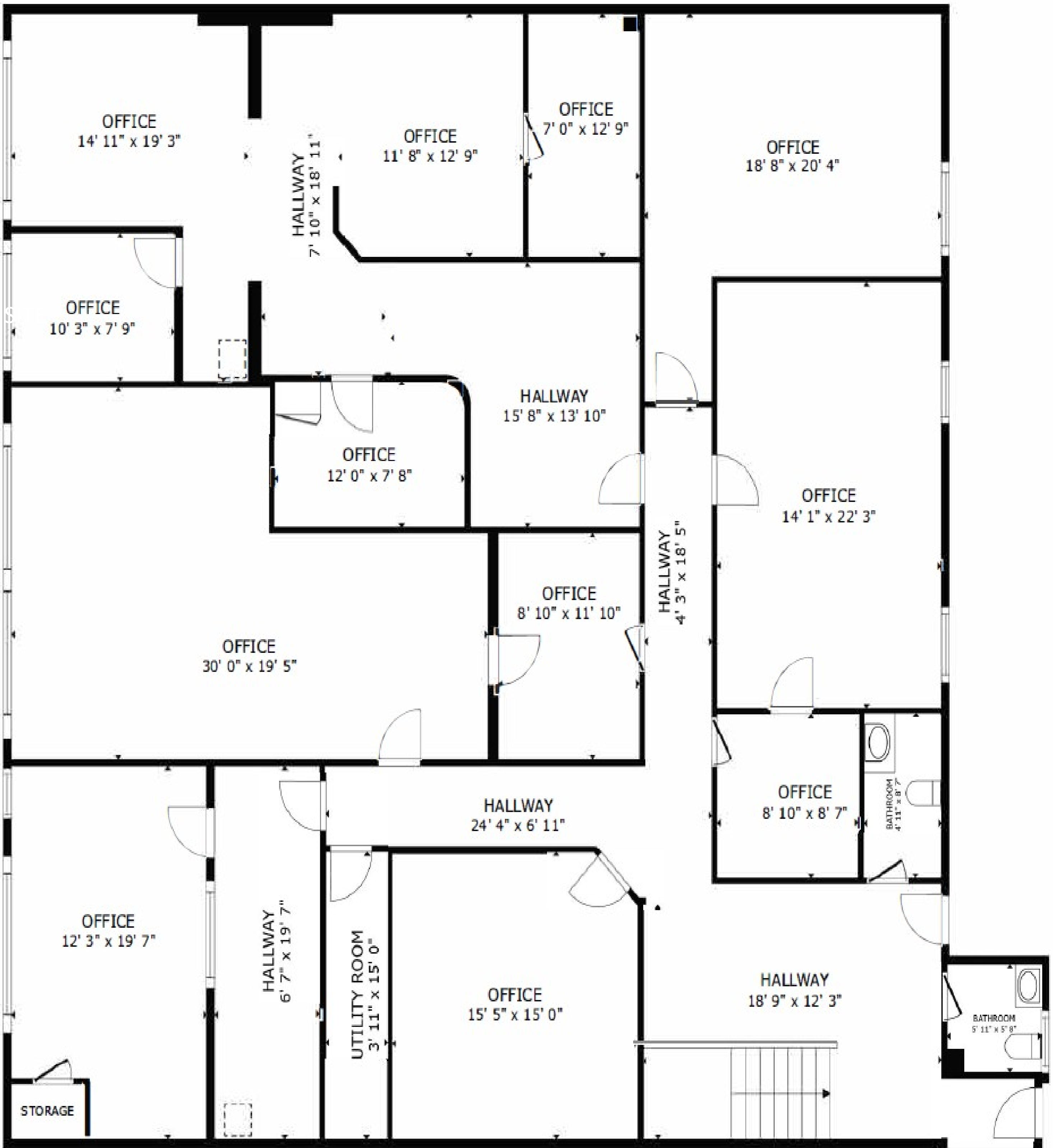
2nd FLOOR LAYOUT



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

DEMOGRAPHIC SUMMARY

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DEMOGRAPHICS BY 5-MILE RADIUS

AVERAGE HH INCOME
$121,444

POPULATION
485,520

HOUSEHOLDS
185,496

OWNER-OCCUPIED HOUSING
73,486

RENTER-OCCUPIED HOUSING
111,652

BUSSINESSES
34,935

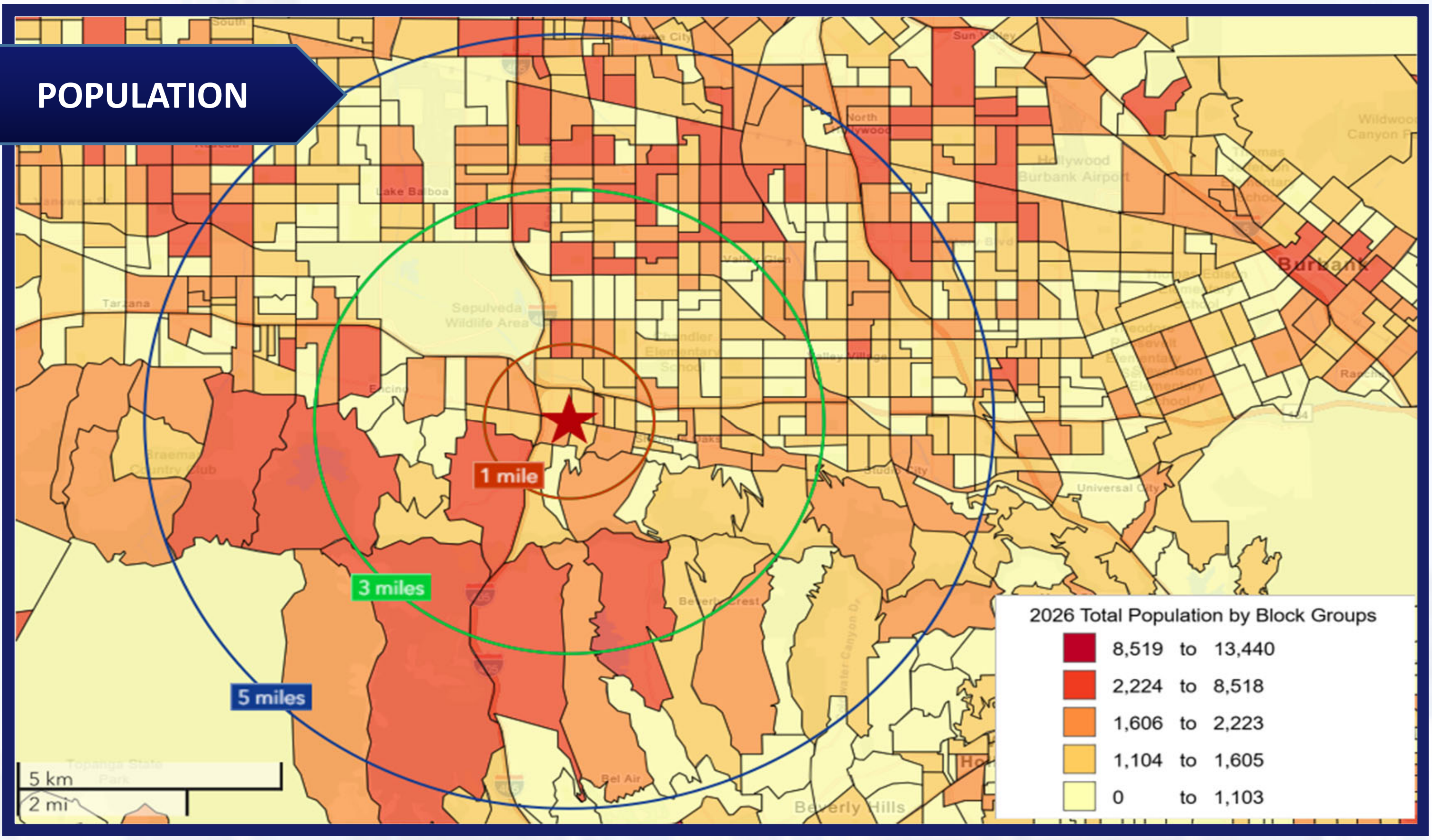
POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	74,856	482,542	2,119,177
2025 POPULATION	73,358	485,520	2,125,238
2030 POPULATION PROJECTION	72,944	485,763	2,124,683
ANNUAL GROWTH 2020-2024	-0.4%	0.1%	0.1%
ANNUAL GROWTH 2024-2029	-0.1%	0%	0%
MEDIAN AGE	42.3	40.7	40

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	$148,690	$121,444	$127,031
MEDIAN HH INCOME	$116,224	$87,585	$94,220

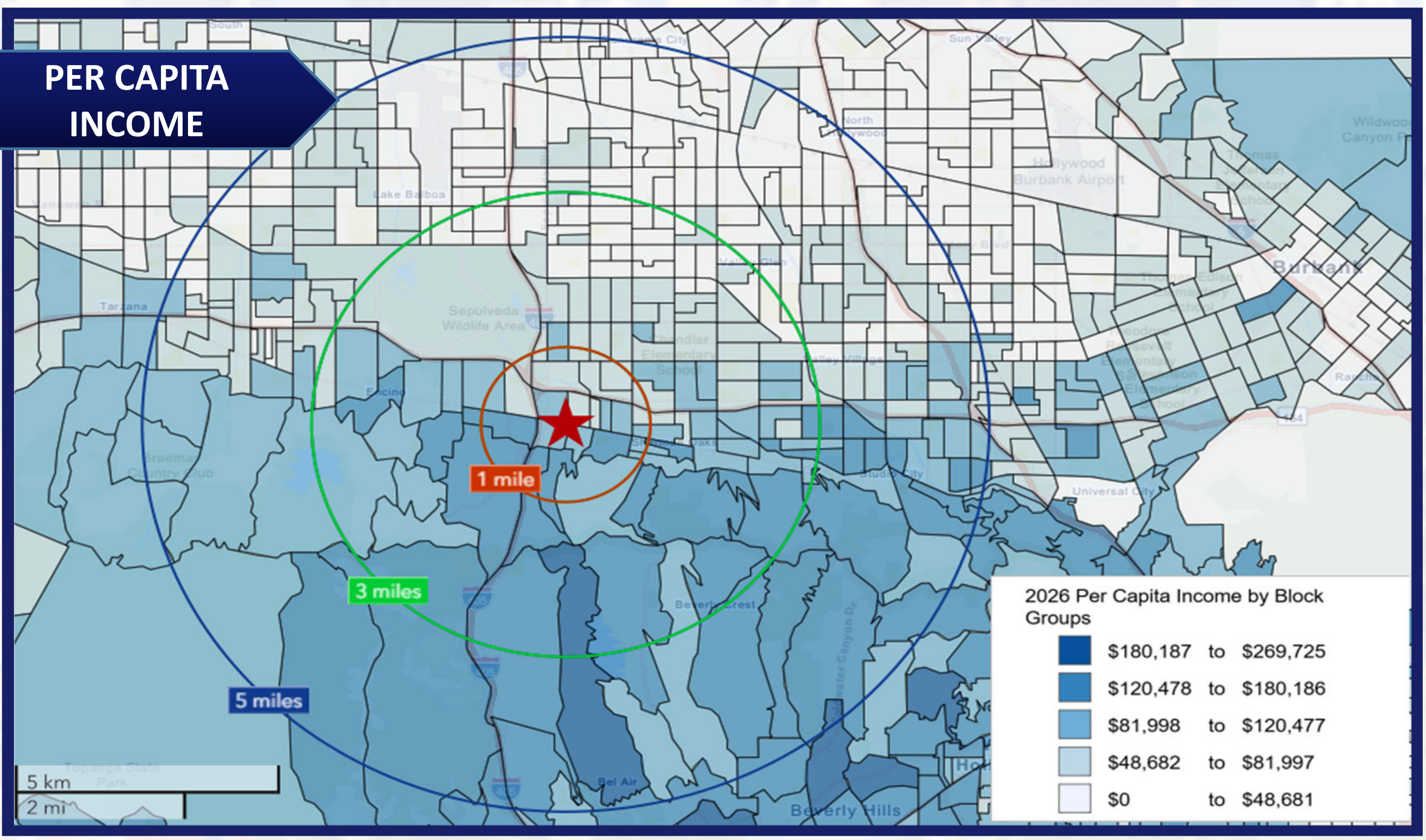
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	34,028	186,227	824,687
2025 HOUSEHOLDS	32,970	185,496	825,354
2030 HOUSEHOLDS	32,690	185,138	824,675

DEMOGRAPHICS

POPULATION

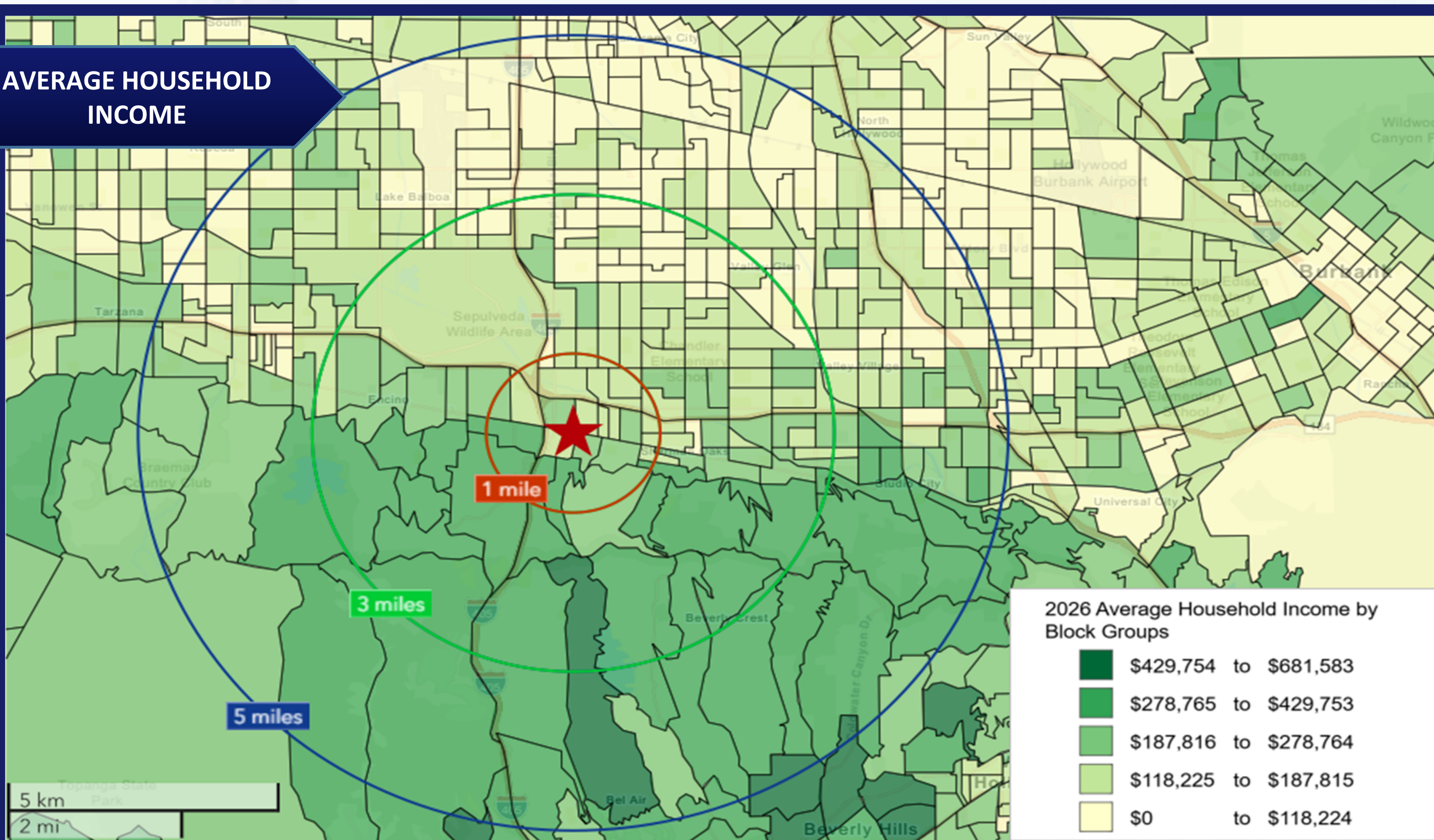


PER CAPITA INCOME

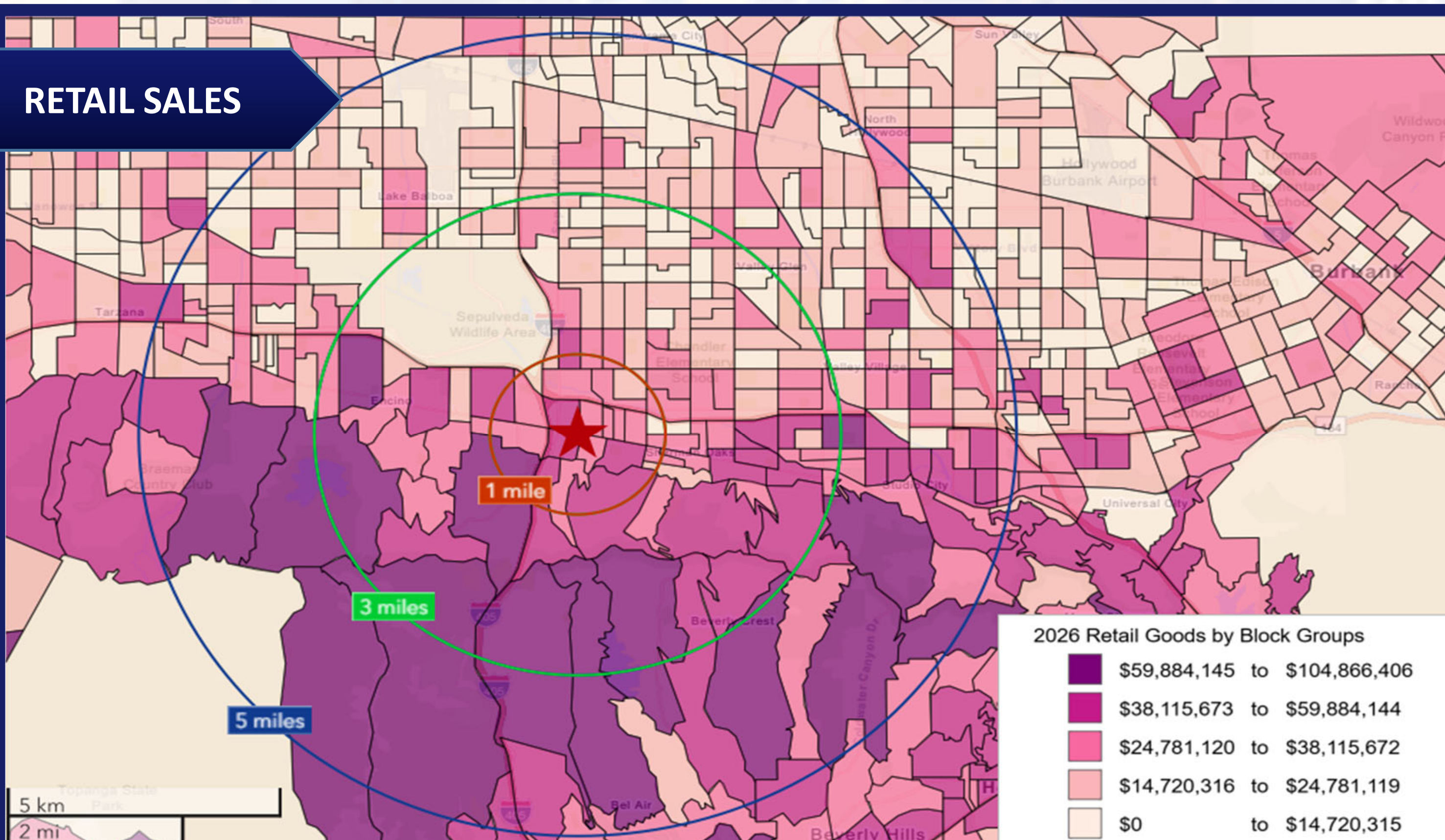


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME



RETAIL SALES



DEMOGRAPHICS

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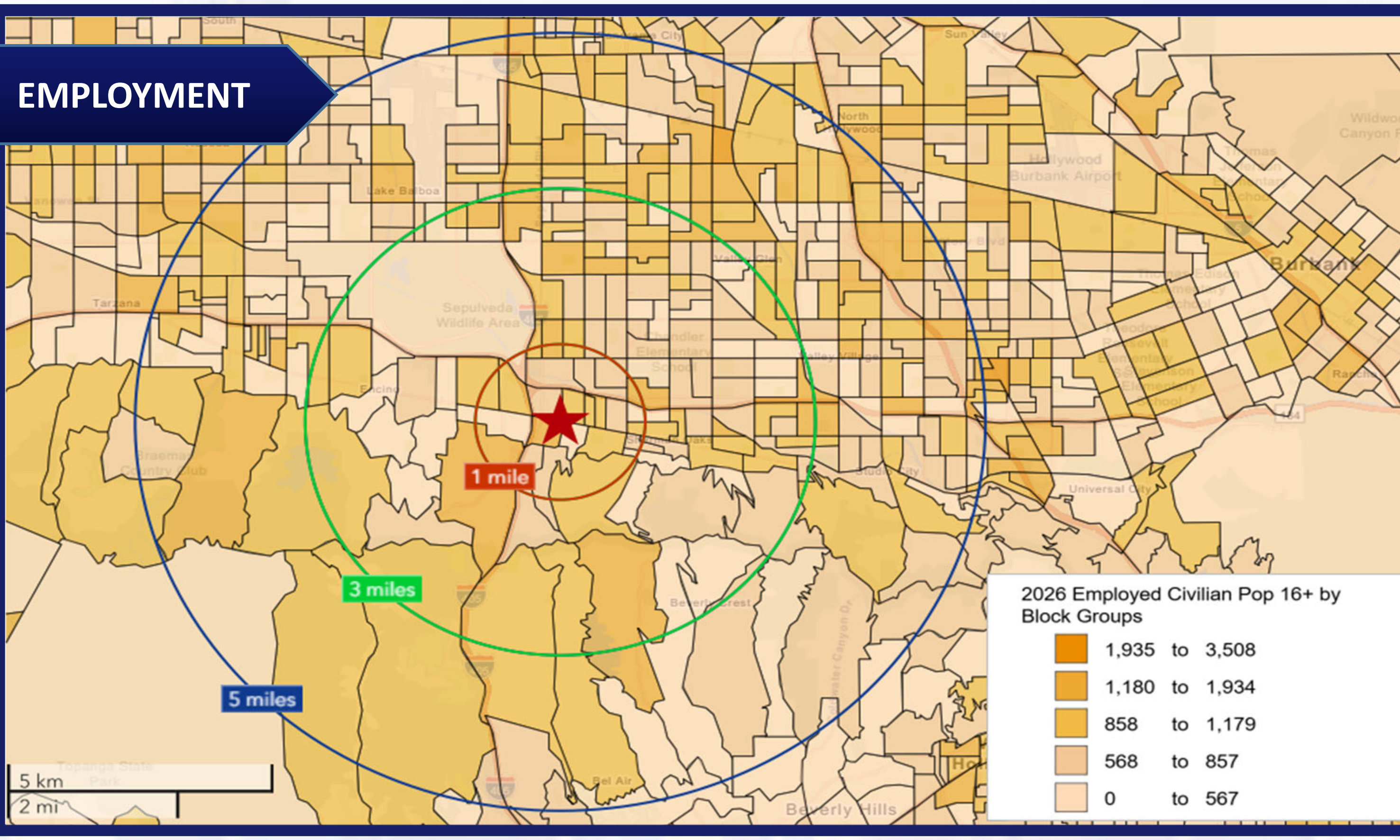
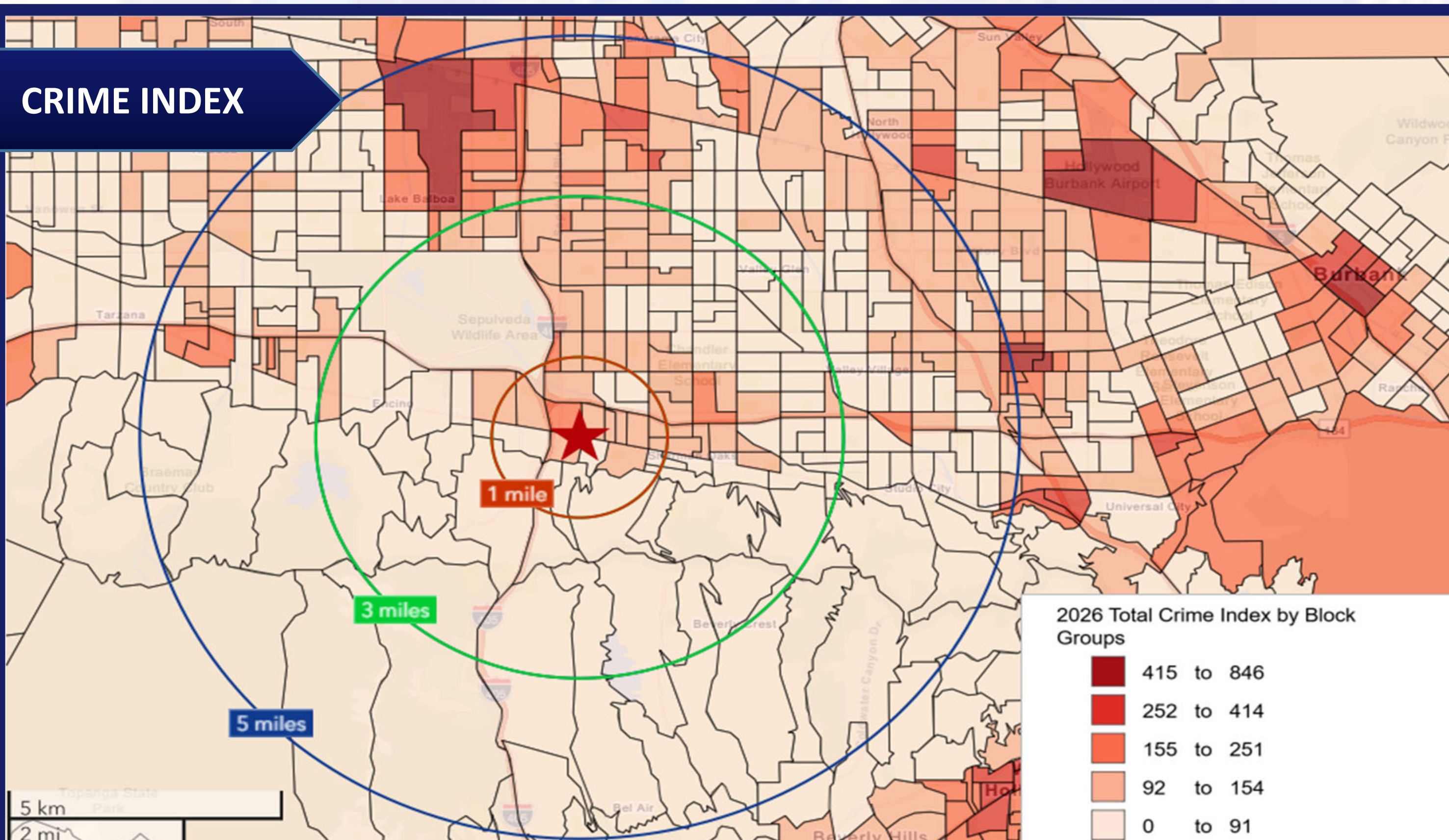
EMPLOYMENT



CRIME INDEX



NEIGHBORHOOD SPOTLIGHT

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SHERMAN OAKS continues to be one of the most strategic hubs for commercial investment in the San Fernando Valley. Known for its upscale demographic and central location, it offers a unique blend of suburban stability and urban economic energy.

Population & Demographic Stability

maintains a high-density, high-income resident base that provides a reliable consumer pool. Its population remains stable at approximately 32,000+ in the core with a much larger "daytime population" due to commuters.

Sherman Oaks continues to boast a median household income significantly higher than the Los Angeles average, driving demand for high-end retail, professional services, and "experiential" commercial spaces. While low vacancy rates in residential real estate (around 2.9%) ensure that commercial businesses have a consistent, local customer base that lives and shops within the community.

Business Growth & Sector Strength

Medical office buildings are seeing record-low vacancies as health occupations are projected to grow by over 13%. While traditional malls have struggled elsewhere, Sherman Oaks' street-front retail along Ventura Boulevard has seen a "flight to quality." Investors are successfully repurposing older buildings into open-air, experience-based concepts featuring upscale dining and boutique fitness.

In 2026, over $7 million in federal funds were secured for San Fernando Valley projects, focusing on infrastructure repairs, fire station renovations, and public safety—all of which stabilize property values.

Projects like the Los Angeles River Greenway restoration (stretching through nearby Studio City) and local park improvements enhance the "walkability" of the commercial districts,directly increasing foot traffic for local businesses.