

13831 VENTURA BOULEVARD

SHERMAN OAKS, CALIFORNIA



ZACUTO GROUP
COMMERCIAL REAL ESTATE



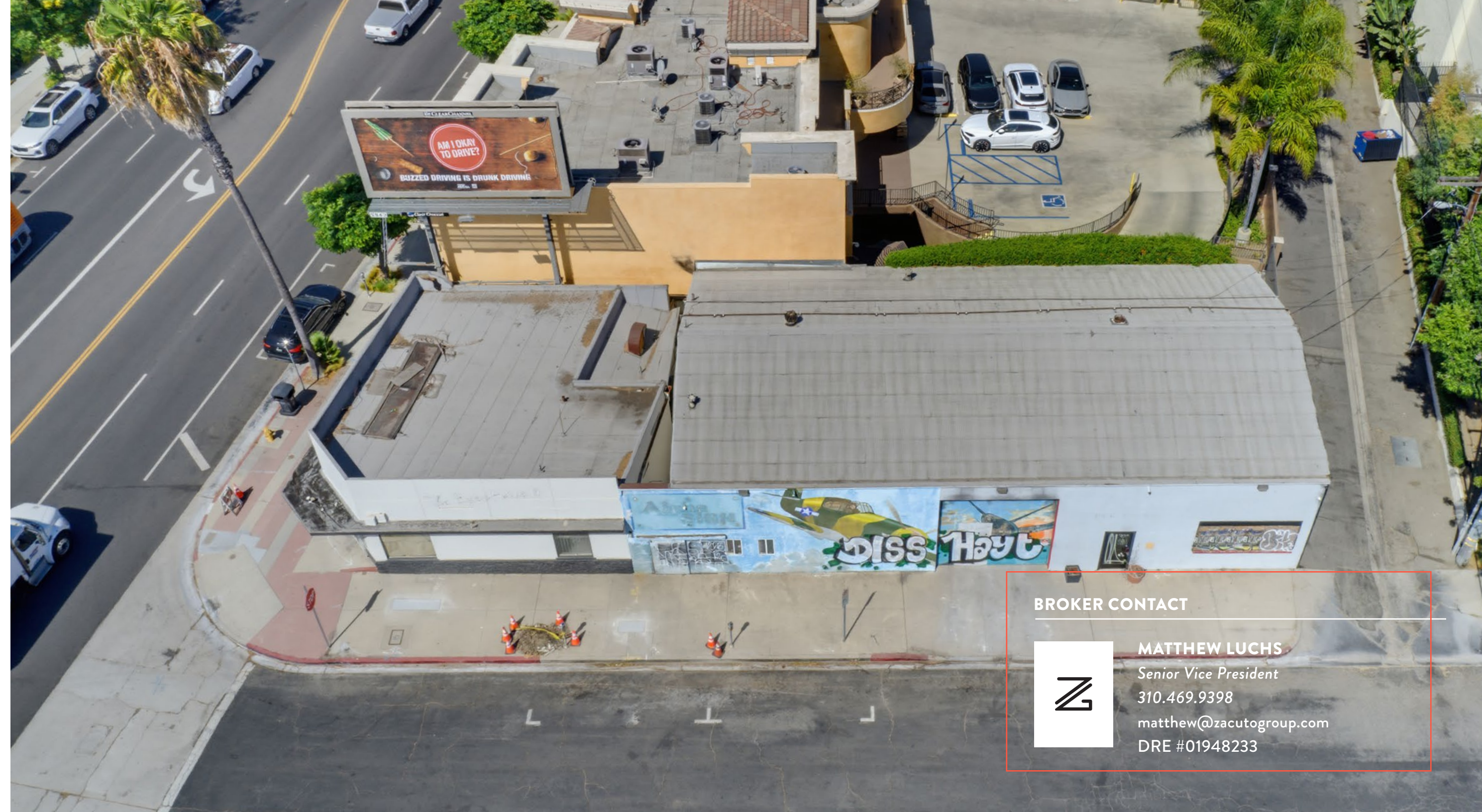
RARE CORNER RETAIL OPPORTUNITY

FOR SALE

13831 VENTURA BOULEVARD

SHERMAN OAKS, CALIFORNIA

Matthew Luchs of Zacuto Group, as exclusive advisor, has been selected to market for sale 13831 Ventura Boulevard, a 4,596 square foot freestanding retail and flex building delivered 100% vacant and ideally situated on 0.11 acres of land (4,598 SF) located at the corner of Ventura Boulevard and Matilija Avenue in the Los Angeles County submarket of Sherman Oaks, CA.



BROKER CONTACT



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TAISHO
Sherman Oaks
JAPANESE RESTAURANT / BAR



MARK'S
GARDEN

PIZZANA

Sweet Butter
Kitchen · Café · Market

TRADER JOE'S

BLVD
steak

Westfield

13831 VENTURA
BOULEVARD

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EXECUTIVE SUMMARY

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OVERVIEW

The building is currently undergoing a complete interior reconstruction following a fire, and will be delivered vacant. Because the work is still in progress, an incoming owner has the rare ability to direct the finish, tailoring layout, storefront configuration, restrooms, power, and finishes to their own operation or to a specific tenant prototype without the cost of demolishing completed space. The result is effectively new construction behind an established Ventura Boulevard address, without the entitlement risk, prevailing land cost, or multi-year timeline of a ground-up development. 13831 Ventura Boulevard benefits from excellent visibility and frontage along both Ventura Boulevard and Matilija Avenue, with approximately 120 feet of combined linear frontage, and is improved with a rear flex component of 3,230 square feet featuring high ceilings and a grade-level loading door, an attribute virtually absent from the Ventura Boulevard corridor. The site carries LAC2 commercial zoning, among the most permissive designations in the City of Los Angeles, and holds a Walk Score of 87. An income-producing billboard remains on the Property and conveys with the sale, providing passive revenue that offsets carrying costs through construction and lease-up.

PROPERTY SUMMARY

13831 VENTURA BOULEVARD, SHERMAN OAKS, 91423

PRICE:	\$3,200,000
BUILDING SF	4,596 SF
PRICE/SF (BUILDING)	\$696/SF
LOT SIZE	4,598 SF
PRICE/SF (LAND)	\$696/SF
OCCUPANCY	100% Vacant
TRAFFIC COUNTS	48,518 VPD
CROSS STREETS	Ventura Blvd & Matilija Ave
ZONING	LAC2
PARKING	None



OVERVIEW

Vacant delivery is a rare commodity on Ventura Boulevard, where nearly every building trades subject to in-place leases, below-market rents, and holdover tenants, and it is the single feature that opens this asset to the owner-user and the investor at the same time. For an owner-user, the 4,596 square foot size sits precisely where corridor demand is deepest and supply is thinnest, and vacant owner-occupied delivery makes the asset eligible for SBA 504 and 7(a) financing, materially reducing the equity requirement relative to a conventional investment loan. For an investor, the same vacancy is the value-add. The building leases at today's market rents rather than inheriting legacy rents, and the newly rebuilt interior removes the capital drag that ordinarily accompanies a repositioning.

The Property sits at the center of one of the strongest dining nodes on Ventura Boulevard. Pizzana (13826 Ventura Boulevard) and Sweet Butter Kitchen (13824 Ventura Boulevard) are located directly across Ventura Boulevard from the building, and BLVD Steak (13817 Ventura Boulevard) is on the same block across Matilija, placing three destination restaurants within a one-minute walk. That concentration generates continuous pedestrian traffic across breakfast, lunch, dinner, and weekend dayparts, and is precisely the co-tenancy that allows an incoming retail, restaurant, or service operator to open into established demand rather than build it from scratch.

The combination of a vacant freestanding building, permissive LAC2 zoning, and a rear flex component supports an unusually wide range of users. The front retail area is well suited to restaurant, cafe, boutique fitness, medical and wellness, salon and med-spa, showroom, creative office, and specialty retail operators, while the rear flex space accommodates production and post, commissary and food production, wholesale and distribution, entertainment, and service users the corridor cannot otherwise house. A new owner can occupy the entire building, occupy the front and lease the rear as a separate income stream, or lease the asset in its entirety to a single flagship user, and can make that decision after taking title rather than inheriting it from prior ownership.

13831 VENTURA BOULEVARD

SHERMAN OAKS, CALIFORNIA

RARE OPPORTUNITY TO ACQUIRE
A CORNER RETAIL/FLEX ASSET





13831 VENTURA
BOULEVARD
SHERMAN OAKS, CALIFORNIA

ABILITY TO CRAFT
ONE-OF-A-KIND DESTINATION SPACE



13831 VENTURA BOULEVARD

SHERMAN OAKS, CALIFORNIA

The background of the entire page features a light beige or cream color. Overlaid on this background are several dark silhouettes of palm trees. There are five palm trees in total, scattered across the lower half of the image. Some are tall and slender, while others are shorter and fuller. The silhouettes are dark, creating a strong contrast with the light background.

INVESTMENT HIGHLIGHTS

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FREESTANDING VENTURA BOULEVARD BUILDING

- Delivered 100% Vacant
- 4,596 square foot freestanding retail and flex building
- 0.11 acres of land (4,598 SF)
- Corner position at Ventura Boulevard and Matilija Avenue
- Excellent visibility and frontage with approximately 120 feet of combined linear frontage along Ventura Boulevard and Matilija Avenue
- Immediate control of entire building for an owner-user or a lease-up strategy
- Corner buildings on Ventura Boulevard in Sherman Oaks rarely come to market



ESSENTIALLY NEW INTERIOR WITH A BUYER-DIRECTED BUILD-OUT

- Complete interior reconstruction currently underway following a fire
- Incoming owner can direct layout, storefront, restrooms, power, and finishes while construction remains open
- New-construction quality without ground-up entitlement risk, prevailing land cost, or a multi-year development timeline
- Existing structure and legal footprint could not be replicated under current zoning, parking, and setback standards

Digital Rendering

FLEXIBLE ZONING WITH RARE FLEX COMPONENT

- LAC2 commercial zoning, among the most permissive designations in the City of Los Angeles
- Accommodates retail, restaurant, personal service, medical and wellness, office, showroom, and a range of quasi-industrial and entertainment uses
- 3,230 square feet of rear flex space with high ceilings and grade-level loading
- Dedicated curb cut serving the loading door, an attribute virtually absent from the Ventura Boulevard corridor
- Supports production and post, fitness and recreation, showroom and wholesale, commissary and food production, and service retail users the corridor cannot otherwise accommodate
- Multiple exit strategies: occupy the whole building, occupy the front and lease the rear, or lease the asset to a single flagship user



13831 VENTURA BOULEVARD, SHERMAN OAKS, CA

Digital Rendering



OWNER-USER AND INVESTOR OPPORTUNITY WITH IN-PLACE SIGNAGE INCOME

- Vacant, owner-occupied delivery opens SBA 504 and 7(a) financing, materially reducing the down payment relative to a conventional investment loan
- 4,480 square feet sits precisely where Ventura Boulevard demand is deepest and supply is thinnest
- Investor leases at today's market rents rather than inheriting legacy rents, capturing the value-add at lease-up rather than paying for it at acquisition
- Income-producing billboard remains on the Property and conveys with the sale
- Billboard revenue offsets carrying costs through construction and lease-up, and is understood to be below market, creating additional upside at renewal
- Outdoor advertising permits along Ventura Boulevard are effectively unobtainable today, making the existing sign a legacy asset that cannot be replicated

AFFLUENT SHERMAN OAKS LOCATION

- Located along Ventura Boulevard, the longest continuous commercial thoroughfare in LA and the retail spine of the San Fernando Valley
- Positioned within an established dining corridor including Pizzana, BLVD Steak, and Sweet Butter Cafe
- Immediate access to the US-101 (Ventura Freeway), which parallels Ventura Boulevard
- Short drive to the I-405 interchange, among the busiest in the nation, connecting the site to the Westside, Downtown Los Angeles, and Burbank
- Walk Score of 87, placing the site in the top tier of Los Angeles retail locations for pedestrian accessibility
- Woodman Avenue and Coldwater Canyon Avenue provide direct north-south circulation, with Coldwater Canyon and Beverly Glen carrying affluent hillside traffic between the Valley and Beverly Hills
- Flanked by dense single-family and multifamily neighborhoods immediately to the north and south

EXCELLENT IMMEDIATE DEMOGRAPHICS

- Approximately 32,600 residents and 15,400 households within ZIP code 91423
- Median household income of approximately \$140,500, well above the Los Angeles County median
- Median home value in the immediate area in excess of \$1,430,000
- Average household income within one, two, and three miles of \$146,282, \$148,282, and \$135,220, respectively
- Population within one, two & three miles of 26,724, 86,318, and 191,081, respectively

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SHERMAN OAKS, CALIFORNIA



LOCATION OVERVIEW

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SHERMAN OAKS, CALIFORNIA

is an affluent Los Angeles County sub-market that serves as the commercial and cultural anchor of the San Fernando Valley, offering its residents a stable, high-income suburban lifestyle with immediate access to the Westside, Beverly Hills and the studio employment centers of Burbank and Studio City. Set along the boulevard between the Santa Monica Mountains and the Valley floor, this stretch of Sherman Oaks is a tightly held segment of low-rise, storefront retailers and restaurants that has evolved over decades into a lifestyle destination drawing from the both the East and Westside. The Property is bordered by dense single-family and multifamily neighborhoods to the north and south, an established service cluster including Pizzana, BLVD Steak, and Sweet Butter Cafe within the immediate blocks, and the US-101 (Ventura Freeway) one block to the north.





Mistral 13422 Ventura Boulevard



Bacari 14101 Ventura Boulevard



Crema 13750 Ventura Boulevard



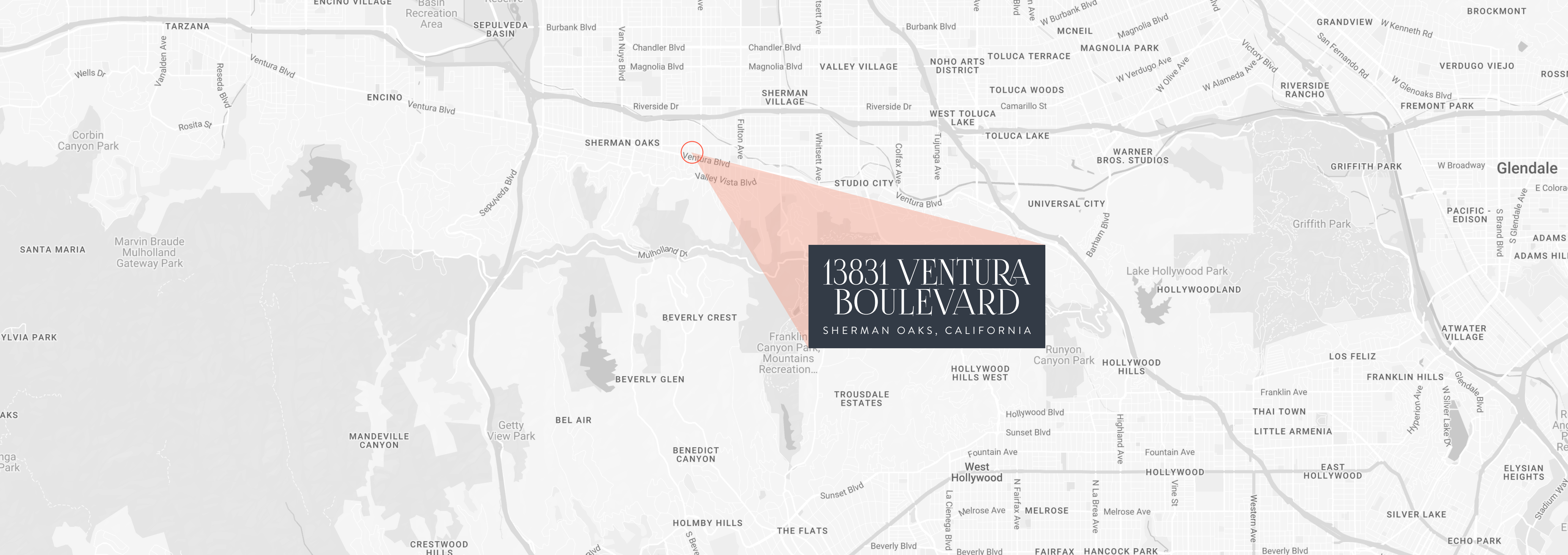
Petit Trois 13705 Ventura Boulevard



Blank Street 13273 Ventura Boulevard



BLVD Steak 13817 Ventura Boulevard



13831 VENTURA
BOULEVARD
SHERMAN OAKS, CALIFORNIA



SUBJECT PROPERTY

BLVD
steak

MARK'S
GARDEN

PIZZANA

Sweet Butter
Kitchen • Café • Market

soto

JustFood
forDogs®

corepower
YOGA

BAGEL

CHASE

McDonald's

casita
mexican restaurant • bar

Ralphs

jiffy lube

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