

SINGLE TENANT, NNN 76 GAS STATION,
CAR WASH, LUBE & C-STORE.

FEE SIMPLE (BUSINESS NOT FOR SALE)
DO NOT DISTURB TENANT



FOR SALE

20021 Ventura Boulevard
WOODLAND HILLS, CA
WARNER CENTER ADJACENT

PRICE REDUCTION TO \$6,550,000



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THE OFFERING

The subject property is a 32,622 square foot corner parcel featuring a **76 Unocal** with gas station C-Store and car wash , lube, & U-haul in Woodland Hills, California. Advanced Petroleum signed a ten (10) year absolute net lease (zero landlord responsibilities) that commenced in August 2014 featuring two percent (2%) rental increases annually for years 1-5 and two and one-half percent (2.5%) annually, for years 6-10.

OVERVIEW

| | |
|-------------------------------------|---------------------------------------|
| Price | PRICE REDUCTION to \$6,550,000 |
| Gross Leasable Area | 7,798 |
| Lot Size | 32,622 |
| Year Built / Renovated | 1995/2016 |
| Net Operating Income as of 8/1/2017 | \$312,120 |
| Net Operating Income as of 8/1/2018 | \$318,362 |
| CAP Rate as of 8/1/2017 | 4.77% |
| CAP Rate as of 8/1/2018 | 4.86% |

LOCATION! LOCATION! LOCATION! The subject property is located in Woodland Hills-Warner Center adjacent and visible from the Ventura Freeway (260,000 cars per day) and one block from the Winnetka off ramp (across from Taft High School). The station and C-store are on prime Ventura Blvd. (35,000 cars per day) on a very large parcel and on a hard corner with ingress/egress on both Ventura Blvd. and Penfield. This is the only gas station/C store/car wash serving the Winnetka freeway exits. The demographics for this high end neighborhood are excellent with a one mile Household income of \$103,000 and a three mile radius population of 199,513.



LEASE SUMMARY

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|---------------------------------|---|
| Tenant Trade Name (76 Unocal) | Advanced Petroleum Products, Inc. |
| Initial Lease Term | 10 years |
| Lease Type | Absolute Net |
| Increases | Years 1-5 2% annually Years 6-10 2.5% annually |
| Roof & Structure Responsibility | Tenant Responsible |
| Rent Commencement Date | August 1, 2014 |
| Expiration Date | July 31, 2024 |
| Renewal Options | 2 10-year terms |
| Option 1 - 10 years | Increased by 2% annually |
| Option 2 - 10 years | Increased by 3% annually |
| Tenant ROFR | 15 days from receipt of written notice |

TENANT SUMMARY

| | |
|---------------------|-------------------------------|
| Tenant | Advanced Petroleum & Personal |
| Number of locations | 15 |

DO NOT DISTURB TENANTS UNDER ANY CIRCUMSTANCE!

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Strong Corporate Tenant (Multi Station Operator) with a Gas Station & Car Wash, Lube and Oil, and C-Store-Absolute Net Lease (Zero Landlord Responsibilities) and Annual upward rent adjustments throughout the term and option years. Experienced and successful Operator (15 units).

Features Easy Access and Excellent Visibility from the Ventura Freeway (101) and located on Prime Ventura Blvd. (136' frontage) and Penfield Ave. Daily Traffic counts on the Freeway are 260,000 CPD and over 30,000 CPD on Ventura Blvd. Only Gas Station serving the Winnetka Freeway exit.

Warner Center has come a long way since it was a private ranch for Movie Mogul Jack Warner. The Warner Center 2035 plan (adopted in 2013) calls for increased housing from 11,000 residential units to over 26,000 and double the existing commercial space from 15 million to 30 million square feet. The goal is to create the finest live-work-play environment in Los Angeles.

Within one mile from the most dominant Retail Trade Corridor (2.1 million square feet Westfield's Village at Topanga and Westfield Topanga Plaza) Adjacent to the Master Planned Warner Center with over 11,000 apartment units and 7,000,000 square feet of Professional Office.

The Subject Property is surrounded by dense residential neighborhoods and incredible amenities. Numerous Schools within a two mile radius including Pierce Community College (23,000 students -one mile) and Taft High School (2400 students-one block).



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* Warner Center has over 11,000 apartment units and 7,000,000 square feet of Professional Office.

