



4400-4408 VINELAND AVE.

NORTH HOLLYWOOD, CA 91602

FOR SALE
VINELAND MOORPARK VALUE ADD CENTER

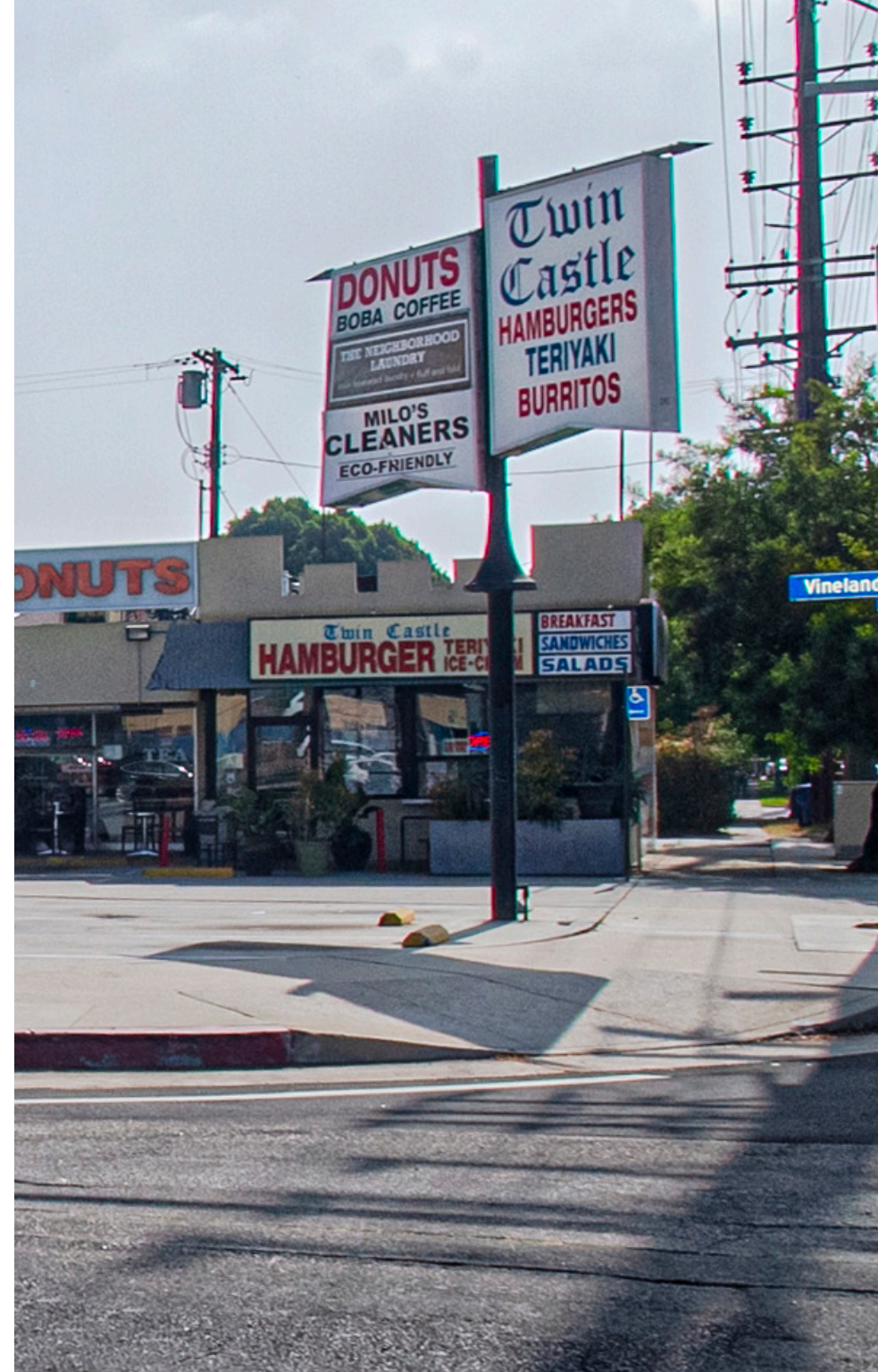


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TABLE OF CONTENTS

- 1 Executive Summary
- 2 Property Photos
- 3 Site Plan
- 4 Submarket Overview
- 5 Economic Highlights
- 6 Rent Roll



EXECUTIVE SUMMARY

The Vineland Moorpark Center is a true “Value Add” multi-tenant Retail Investment Opportunity. The superior North Hollywood signaled corner location offers many avenues to enhance the investment. With relatively short-term leases, small service and retail food spaces, the asset is well positioned to grow. The irreplaceable pole signage and simplistic improvements are ripe for a themed and extremely manageable rehab.

Located adjacent to Ventura Boulevard, Studio City, Toluca Lake, Universal City & Studios Hollywood, and the up-and-coming NOHO District, there are enumerable reasons why an investor or user should acquire this Value Add investment.

PROPERTY DETAILS

Address:	4400-4408 Vineland Ave., North Hollywood, CA 91602
APN:	2423-008-002, 2423-008-024
Building Area:	±5,200 square feet
Land Area	13,725 SF
Zoning:	LA C-2
County:	Los Angeles
Year Built:	1964
Parking:	19 Total - Concrete Parking Lot
Sale Price:	\$4,750,000
Price/SF:	\$913



PROPERTY PHOTOS

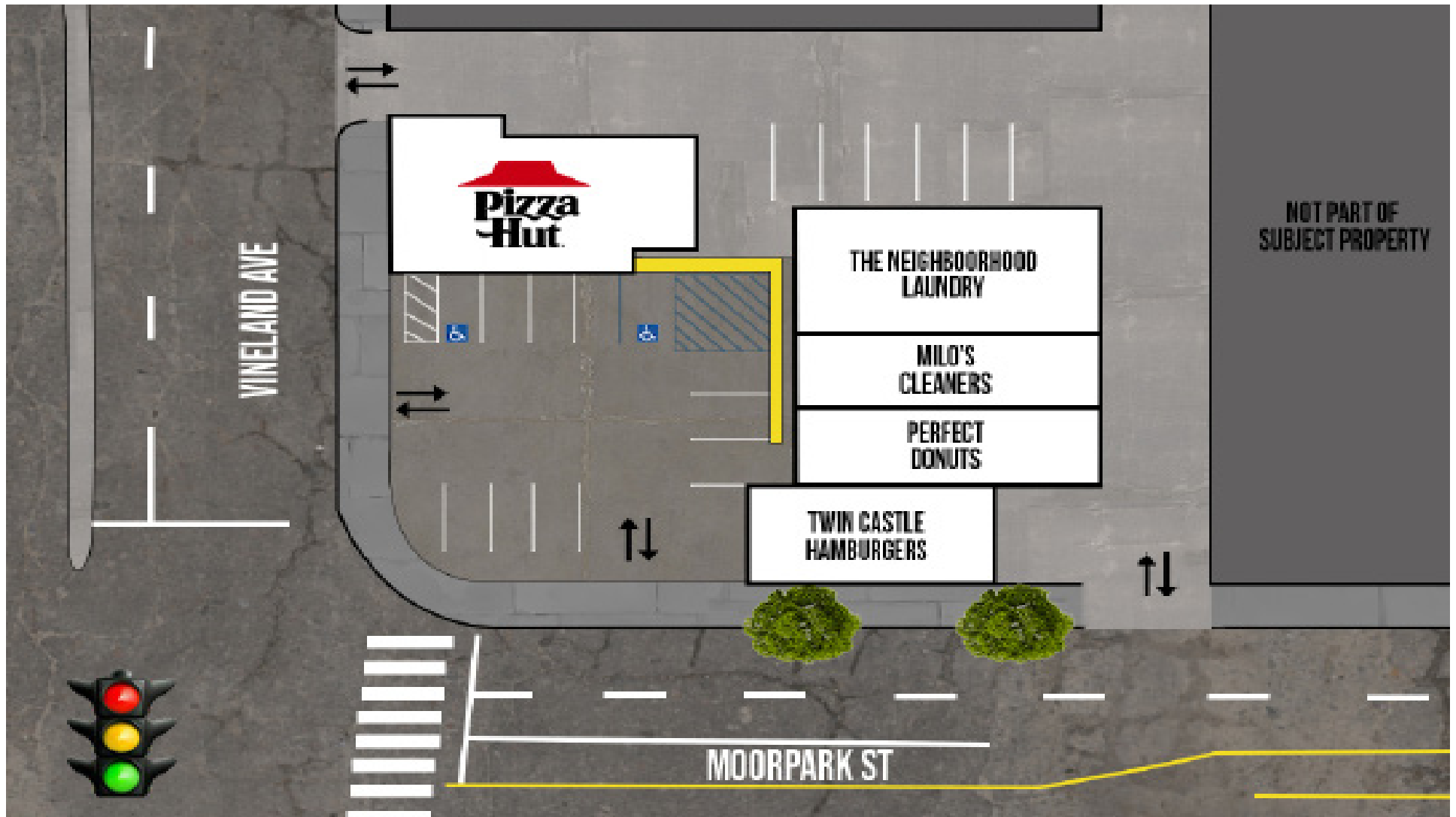


Vinland Moorpark Center offers a buyer $\pm 5,200$ RSF on $\pm 13,725$ and 19 parking spaces in a concrete parking lot.

The center also features excellent frontage, signage, street exposure, 101 & 134 Freeway accessibility, and high traffic counts of over $\pm 55,000$ cars per day.

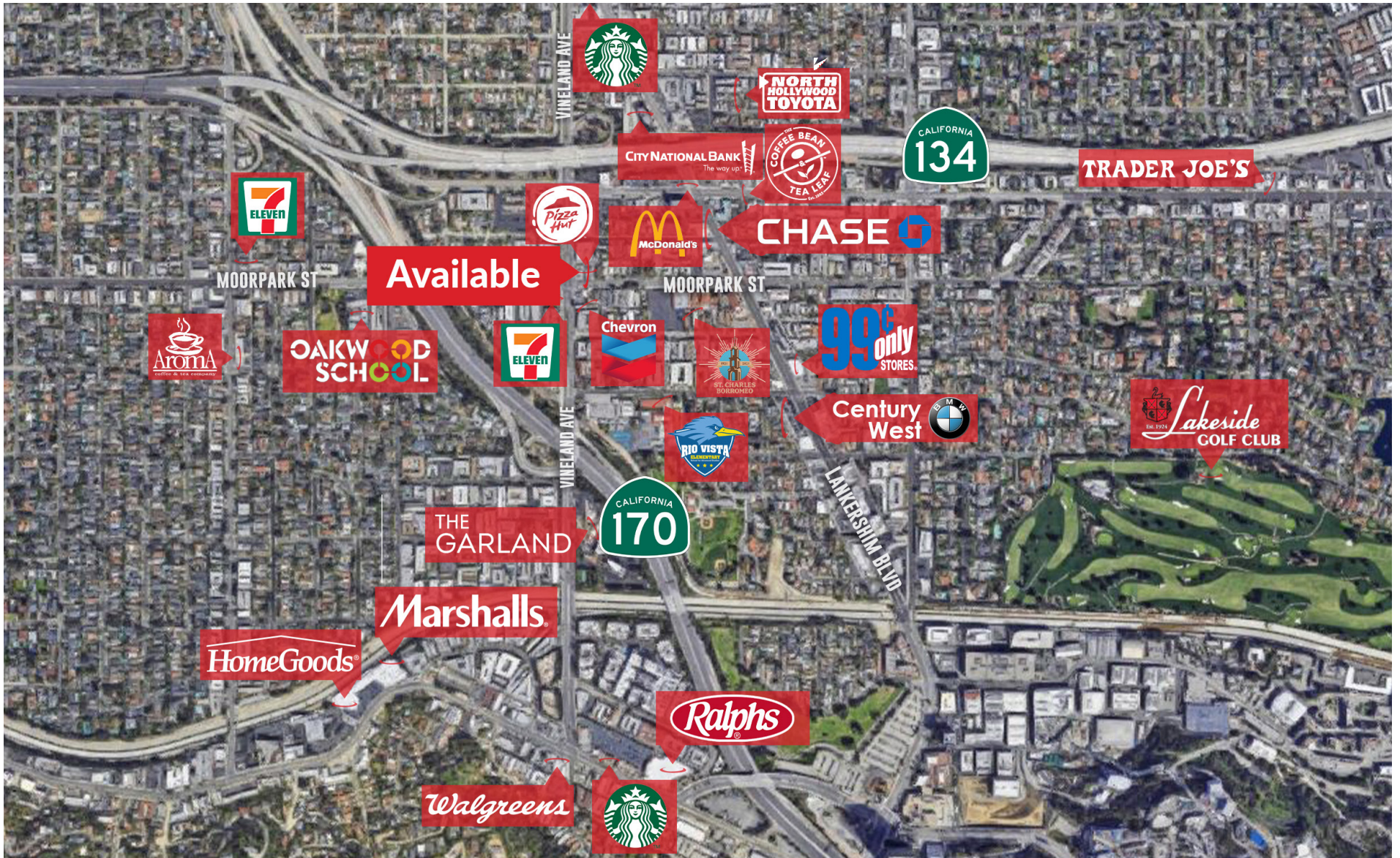


SITE PLAN



*Measurements are approximate only and Broker does not guarantee their accuracy. Tenants are subject to change and Broker makes no representation written or implied that the featured tenants will be occupying the space past the time of sale. Buyer is to conduct their own due diligence prior to signing any formal agreements.

AERIAL VIEW



VINELAND MOORPARK

The Vineland Moorpark Center is the classic “Value Add” opportunity. The property offers a rare occasion for any investor or owner-user to re-position, enhance the appearance and raise the income of this underperforming asset. With relatively short-term under market leases averaging \$3.35 PSF, NNN the property is poised for significant upside. Presently 56% of the occupancy is operating as food use. The pole signage is grandfathered and irreplaceable. The Center enjoys a multi-tenant mix and is located on a strategic signalized corner of bustling North Hollywood while bordering Studio City.

The land is minutes from Universal Studios and Hollywood to the south and the NOHO district of North Hollywood to the north with over \$1 billion in development planned with mixed uses all located near Metro’s subway and rapid transit projects.



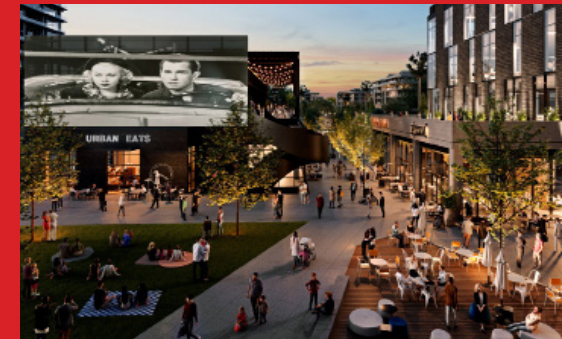
UNIVERSAL STUDIOS

Universal Studios Hollywood is a film studio and theme park just 5 minutes south from Vineland Moorpark Center. This theme park gets almost 10 million visitors every year, and on peak days, more than 35,000 guests try out its rides, shows, and attractions.



HOLLYWOOD

A few minutes south of Vineland Moorpark Center, you can find the larger-than-life symbol of the entertainment business. Hollywood beckons tourists with landmarks like TCL Chinese Theatre and star-studded Walk of Fame.



NORTH HOLLYWOOD

Hugging the northern side of Vineland Moorpark Center, North Hollywood has over \$1 billion in development planned with mixed uses all located near Metro’s subway and rapid transit projects.

DEMOGRAPHIC SUMMARY

2022 DEMOGRAPHICS	1 MILE	2 MILE	10 MILE
2022 Population	37,197	208,618	622,587
Projected Population	37,359	207,235	617,587
Number of Households	19,458	91,003	257,965
Average Household Size	1.90	2.30	2.30
Median Home Value	\$997,664	\$920,022	\$870,828
Median Household Income	\$83,131	\$83,893	\$74,529

RENT ROLL

Unit	Tenant	Mo. Rent	Sq Ft.	\$ PSF	Lease Start	Lease End	Lease Type	Increases	Options
4400	Twin Castle Hamburgers	\$ 4,815.25	1100	\$ 4.38	10/01/2021	09/30/2028	NNN	CPI 3% min	none
4402	Perfect Donuts	\$ 2,884.00	750	\$ 3.85	10/01/2021	09/30/2028	NNN	CPI 3% min	none
4404	Laurelwood Cleaners	\$ 2,523.22	750	\$ 3.36	01/01/1999	Month-to-Month	NNN	Annual	none
4406	Neighborhood Laundry	\$ 3,746.38	1500	\$ 2.50	05/01/2015	04/30/2025	NNN	Annual 4%	none
4406	Pizza Hut	\$ 3,326.67	1100	\$ 3.02	08/01/2012	07/31/2027	NNN	none	none
Total Monthly		\$ 17,295.52	5200						
Total Annual		\$ 207,546.24							
Annual NOI 10/01/22 - 09/30/23		\$ 208,976.00							

*Tenants are subject to change and Broker makes no representation written or implied that the featured tenants will be occupying the space past the time of sale. Buyer should obtain updated information and confirm all rent levels, lease terms, start dates, amount and date of last rental adjustments prior to purchase.

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