

ONE-OF-A-KIND RETAIL INVESTMENT OPPORTUNITY

2000-2015 N. HOLLYWOOD WAY

BURBANK, CA 91505

NAI Capital | **INVESTMENT**
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE | SERVICES GROUP



CONFIDENTIAL OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

Burbank, CA

2011 - 2015 N. HOLLYWOOD WAY

2000 - 2010 N. HOLLYWOOD WAY

Investment Highlights

Purchase Price:	\$27,000,000
Cap Rate:	5.0%
NOI:	\$1,351,068
GLA:	61,690 SF
Land Area:	130,680 SF
Occupancy:	100%
Traffic Counts:	±55,084 vehicles per day

Major Tenants:



INVESTMENT INFORMATION



Investment Highlights

- Prime retail investment opportunity in the city of Burbank
- Irreplaceable location at the signalized intersection of N Hollywood Way and Victory Blvd
- Excellent tenant mix with ten retailers and an on-site cell tower on staggered leases
- Two retail shopping centers on opposite corners of N Hollywood Way with synergistic, service-based tenant mix
- Not on the market for over 65 years



PROPERTY ADDRESS

2000 – 2010 N HOLLYWOOD WAY
2011 – 2015 N HOLLYWOOD WAY



BUILDING AREA

61,690 SF



LAND AREA

3 AC COMBINED
1.372 AC | 2000-2010 N. HOLLYWOOD WAY
1.628 AC | 2011-2015 N. HOLLYWOOD WAY



APN PARCEL #s

2463-009-005
2463-008-026



YEAR BUILT

1940 (RENOVATED 2010) / 1985



PARKING SPACES

188



PARKING RATIO

5:1,000 | 2000-2011 N. HOLLYWOOD WAY
3:1,000 | 2011-2015 N. HOLLYWOOD WAY



ZONING

C3

VALUE ADDED RETAIL CENTER

In-Place Value with Significant Upside

Petco is operating on a ten year lease through November of 2028 and paying only \$1.32/SF, significantly below the market rent of \$1.87/SF NNN for similarly sized spaces. Their strong health ratio gives ample room for the scheduled increase in 2023, and during their two, 5-year options. At only \$2.05/SF, the average rental rate in the centers remains significantly below the market average of \$2.85/SF in Burbank. The centers enjoy staggered leases, giving a new owner immediate stability, plus an opportunity to bring tenants up to market rents over time.

Service-Based, Synergistic Tenancy

The centers cater to the local submarket by providing an excellent mix of local retailers and name-brand tenants. Petco and Party City provide name-brand specialty retail services without any competitors in the immediate area. Domino's Pizza and Subway rank among the top six quick-service restaurants in the United States, while 7-Eleven is the largest convenience store in the country. Bellaj Banquet Hall and Burbank Laundry are established local businesses, operating in this location for over eight years.

In-Place Cash Flow

At a 5.0% cap rate, these shopping centers offer investors a rare opportunity to acquire a stabilized, diversified retail offering in the heart of Burbank, one of Los Angeles' most desirable submarkets.

Irreplaceable Location

The properties enjoy a prime location just south of the Burbank Airport, with an average household income in the area of \$100,932. They are located on a signalized corner, with easy ingress and egress. The properties enjoy a total of seven access points on N Hollywood Way and Victory Blvd, plus access from an alley between N Pepper St and N Hollywood Way.



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CONFIDENTIALITY AGREEMENT



Buyer Confidentiality Agreement and Request For Informational Materials

This is a Request for Informational Materials that have been prepared regarding the potential sale of 2000-2015 N Hollywood Way, Burbank, California, ("Property") and are intended solely for ("Prospective Purchaser") and its limited use in considering its interest to purchase the Property located in Burbank, California from 4X Projects Company, Inc ("Owner").

The Informational Materials, which contain certain confidential information relative to the business and affairs of the Property, as well as other information that may be pertinent to the sale of the Property or specific information requested by Prospective Purchaser, have been prepared by the Owner and NAI Capital (NAI). The Information Materials do not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. Neither the Owner nor NAI make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Informational Materials or their contents and no legal liability is assumed or justified with respect thereto.

By executing this Agreement, Prospective Purchaser agrees that: it will hold and treat the information contained in the Informational Materials in the strictest of confidence; it will not disclose or permit anyone else to disclose the contents of the Informational Materials to any other entity without prior written authorization of NAI; it will not permit the Informational Materials or its contents to be used in any fashion or manner detrimental to the interest of the Owner; it will not photocopy or duplicate the Informational Materials without prior written consent of NAI; it shall not disclose or discuss the sale of the Property with any of the staff or tenants at the property without the prior written consent of NAI; it will indemnify, defend and hold harmless the Owner and NAI from all liabilities, damages, claims, costs, fees and expenses whatsoever with respect to any claim made by any broker other than NAI; it acknowledges that NAI is representing the Owner and only NAI shall receive compensation from the Owner. Any additional broker compensation shall be paid by the Buyer to its/their broker, if any in connection with the sale of this Property.

The undersigned Prospective Purchaser acknowledges that the Owner shall have no obligation to Prospective Purchaser unless and until a written agreement embodying all the terms and conditions of the proposed sale is executed and delivered by Owner and by Prospective Purchaser and in such event, Owner's only obligation to the Prospective Purchaser will be as, and to the extent, if any, provided in such written agreement.

The owner/NAI expressly reserve the right, at its sole discretion, to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. The Informational Materials shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of the preparation of the Informational Materials.

ACKNOWLEDGED & AGREED ON _____
DATE

Prospective Purchaser/Entity (Print Name) Authorized Signatory for Purchase/Entity (Signature)

Street Address Purchaser Entity (Print Name)

City, State and Zip Code Phone Number Facsimile Number

Purchaser Email Address

RETURN TO: TONY MICHELMAN, tmichelman@naicapital.com
NAI Capital: (818) 905-2425 (Facsimile Number)

Date Received by NAI Capital

Approved By

Date Approved