



RARE LOS ANGELES NNN OPPORTUNITY

6639 LAUREL CANYON BLVD  
NORTH HOLLYWOOD, CA 91606

Investment Grade  
Absolute NNN  
Extremely Low Rent!

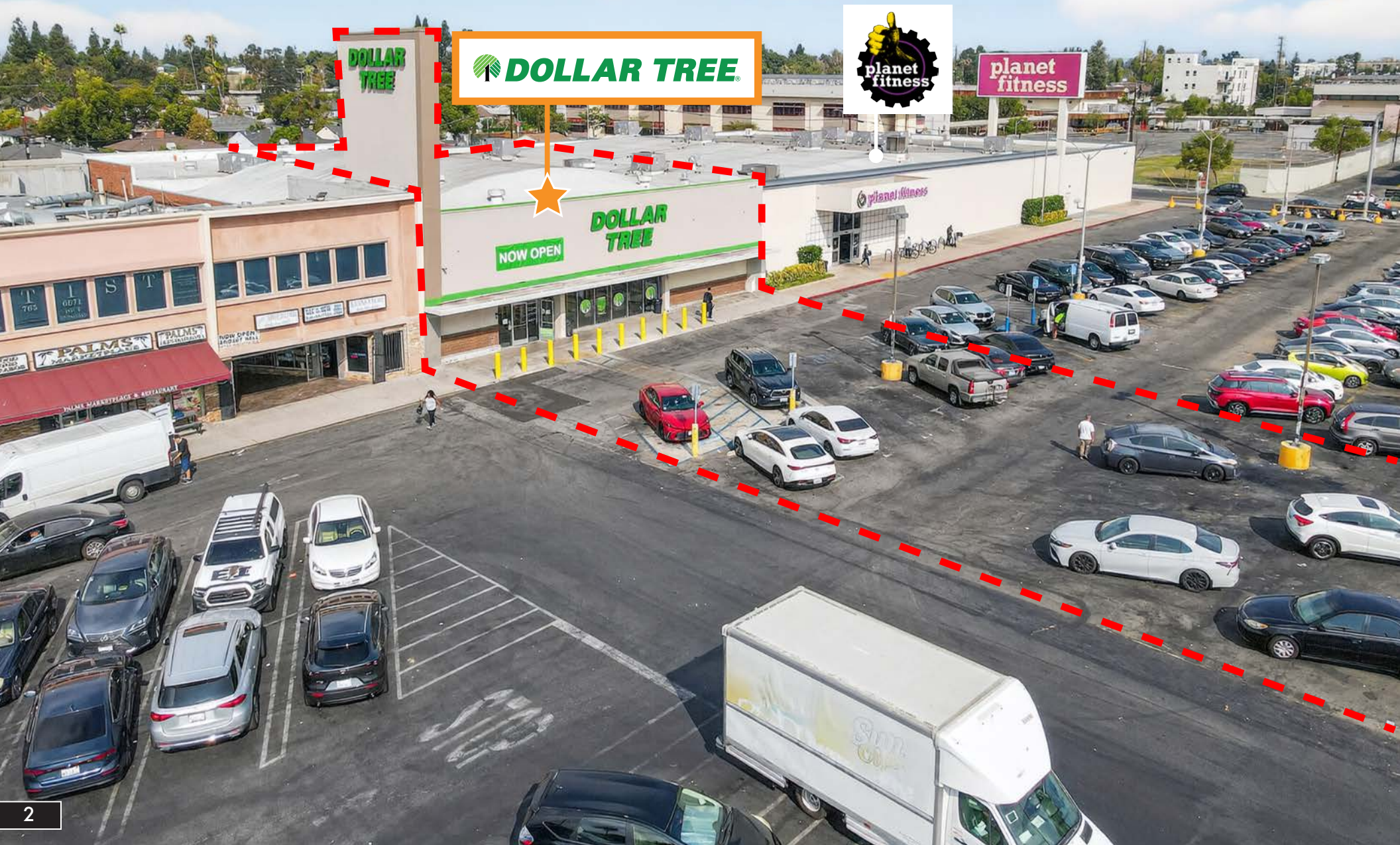


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NNN DEAL GROUP  
OFFERING MEMORANDUM





 Hollywood Burbank Airport  
3.7 Miles from Subject Property







**Smart & Final**

 **DOLLAR TREE**



LAUREL CANYON BLVD - 19,830 VPD

 **BANK OF AMERICA**

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**Marcus & Millichap**  
NNN DEAL GROUP

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## INVESTMENT SUMMARY

6639 LAUREL CANYON BLVD, NORTH HOLLYWOOD, CA 91606

**PRICE:** \$4,326,000

**CAP:** 4.50%

**NOI:** \$194,688

### OVERVIEW

|                           |  |
|---------------------------|--|
| PRICE                     | \$4,326,000                              |
| GROSS LEASABLE AREA (GLA) | 12,000 SF                                |
| LOT SIZE                  | 0.85 Acres                               |
| BASE RENT                 | \$194,688                                |
| YEAR BUILT / RENOVATED    | 1952 / Remodeled for Dollar Tree in 2024 |

### LEASE ABSTRACT

|                     |                          |
|---------------------|--------------------------|
| LEASE TYPE          | NNN                      |
| BASE TERM           | 12 Years                 |
| LEASE COMMENCEMENT  | 1/28/2016                |
| LEASE EXPIRATION    | 1/31/2028                |
| RENEWAL OPTIONS     | 4x5                      |
| INCREASES           | 8% In Each Option Period |
| LANDLORD OBLIGATION | None At All              |

### ANNUALIZED OPERATING DATA

| BASE TERM | ANNUAL RENT |
|-----------|-------------|
| CURRENT   | \$194,688   |
| OPTION 1  | \$210,263   |
| OPTION 2  | \$227,084   |
| OPTION 3  | \$245,251   |
| OPTION 4  | \$264,871   |

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# INVESTMENT HIGHLIGHTS



## ABSOLUTE NNN LEASE

Passive ownership with zero landlord responsibilities, providing a stable “hands off” investment



## PROVEN LOCATION & LIMITED COMPETITION

Long standing dollar store location ensures strong customer loyalty, the nearest national dollar store is located over 1.6-miles NW of the subject site



## BELOW MARKET RENT

Offers future upside for development opportunity should the tenant ever vacate



## INVESTMENT-GRADE TENANCY

Strong corporate guaranty, backed by Dollar Tree, Inc. (S&P: BBB), a leading national retailer with over 8,800 stores



## DENSELY POPULATED LOS ANGELES SUBURB (North Hollywood)

Located in a highly populated San Fernando Valley trade and residential area, with over 300,000 residents living within 3-miles of the site



## SMART & FINAL-ANCHORED SHOPPING CENTER

Strategically positioned within a busy, established retail center that benefits from cross-shopping and high daily traffic



VANOWEN ST - 30,088 VPD

170

Bellingham Elementary School



**DOLLAR TREE**

**Smart & Final**

Roy Romer Middle School



**ROSS**

**Burlington**



LAUREL CANYON BLVD - 19,830 VPD



**SUBWAY**

BANK OF AMERICA



**Firestone**

**AMERICAN TIRE DEPOT**

VICTORY BLVD - 57,309 VPD



**us bank**

Victory Boulevard Elementary and STEAM Magnet

## NOHO WEST

25 Acre Lifestyle Center  
260,000 of Retail and Office Space  
640 Multi-Family Units

**TRADER JOE'S**  
**FIVE BELOW**



**LA FITNESS**

**ULTA BEAUTY**

NORDSTROM  
**rack**

**crumbl cookies**

**SUPERCUTS**

**REGAL CINEMAS**

**ROBEKS**



Laurel Hall Middle School

170





LAUREL CANYON BLVD - 19,830 VPD

KITTRIDGE ST - 1,138 VPD





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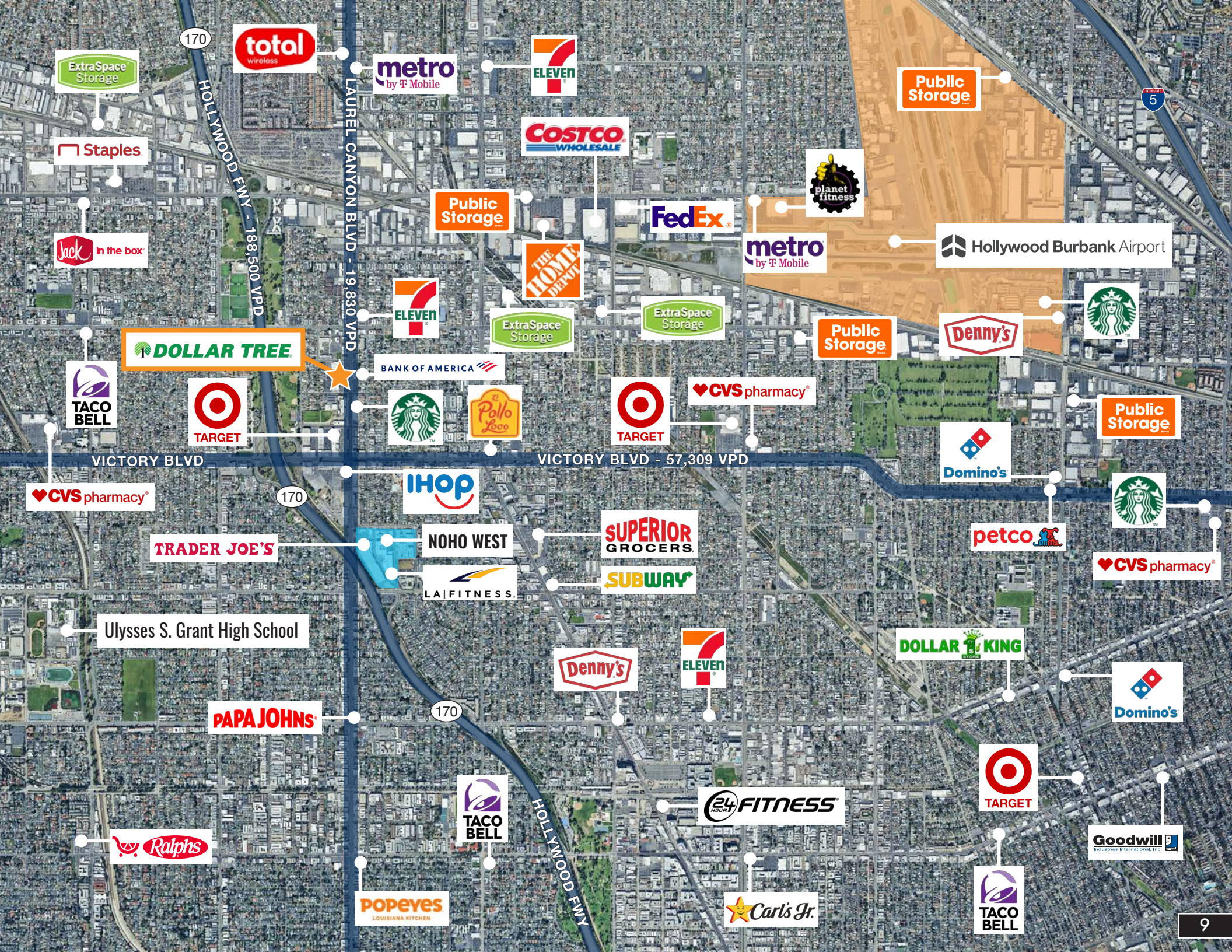
**KITTRIDGE ST - 1,138 VPD**

**ARCHWOOD ST**

**LAUREL CANYON BLVD - 19,830 VPD**

**BANK OF AMERICA**









 **Hollywood Burbank Airport**

# LOS ANGELES

 **DOLLAR TREE**

SAN FERNANDO VALLEY

BURBANK

 **GLENDALE**  
COMMUNITY COLLEGE

 **ArtCenter**  
College of Design

 **UNIVERSAL STUDIOS**  
HOLLYWOOD

 **THE HOLLYWOOD**  
SIGN

GLENDALE

PASADENA

**HOLLYWOOD BOWL**

 **GRIFFITH OBSERVATORY**

HOLLYWOOD HILLS

**Getty**

HOLLYWOOD

101

 **UCLA**

BEVERLY HILLS

 **DODGER STADIUM**  
Since 1962

WESTWOOD

 **LACMA**

110

DOWNTOWN  
LOS ANGELES

 **USC**





**O'Reilly** AUTO PARTS  
PROFESSIONAL PARTS PEOPLE

**7**  
ELEVEN

planet  
fitness

**DEL**TACO

**SUBWAY**  
**boost**  
mobile

**BR**  
baykin  
tobbing

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LAUREL CANYON BLVD - 19,830 VPD

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KITTRIDGE ST - 1,138 VPD





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LAUREL CANYON BLVD - 19,830 VPD

ARCHWOOD ST

planet fitness



 **DOLLAR TREE**



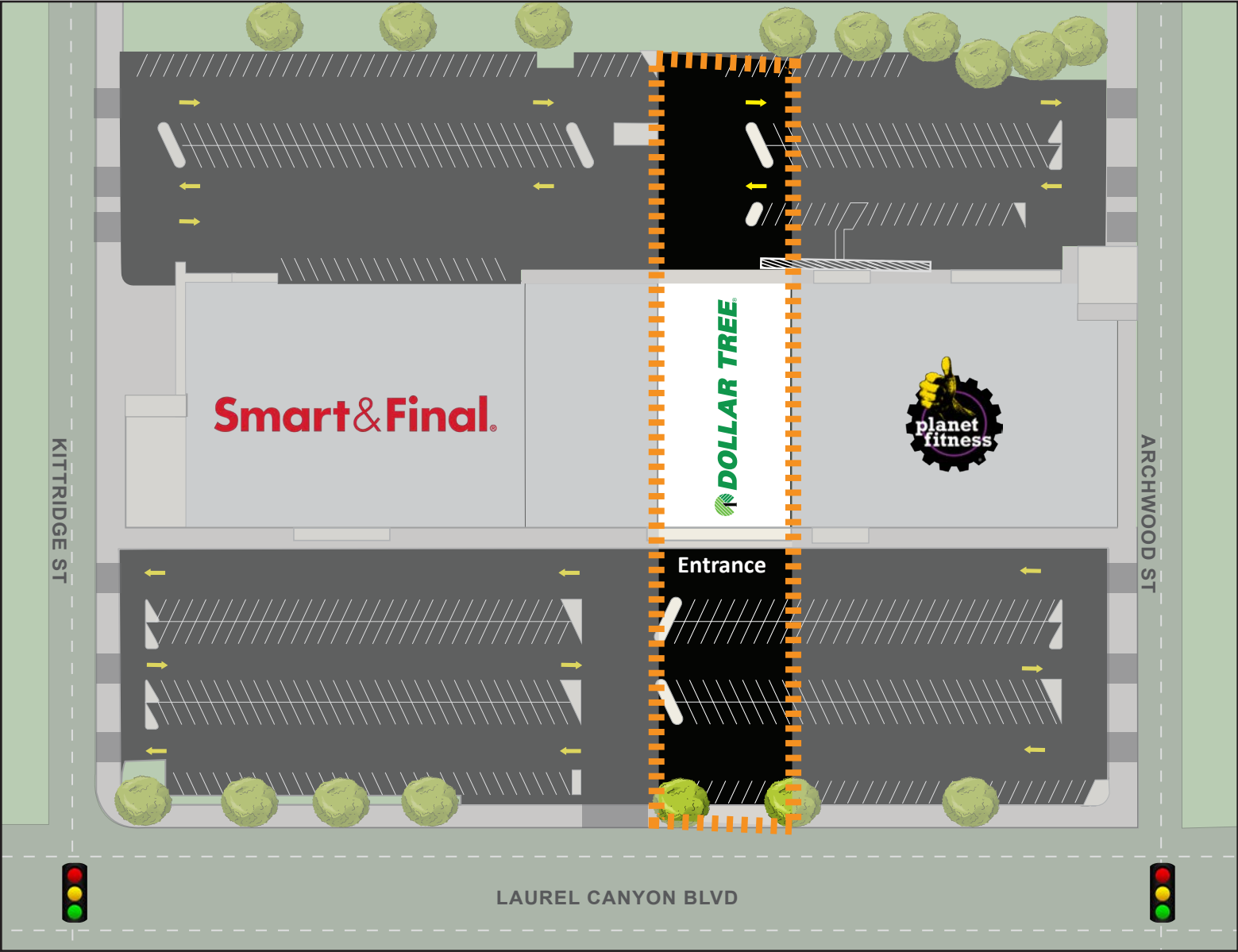
**TRADER JOE'S**  
**Smart & Final.**



**Burlington**  
**ROSS**  
  
**TARGET**



SITE PLAN





# TENANT SUMMARY



Dollar Tree, Inc. is an investment-grade tenant (rated BBB by S&P) and one of the largest discount retailers in North America, operating more than 8,800 Dollar Tree stores across the U.S. and Canada. The company generated approximately \$17.6 billion in sales in fiscal year 2024, reflecting steady growth with comparable store sales up 1.8%. Dollar Tree is also modernizing its footprint by converting hundreds of stores to its new multi-price format, which broadens product variety and supports margin expansion. In addition to new developments, the company has been opportunistically taking over second-generation retail spaces from struggling chains such as 99 Cents Only, Party City, and Rite-Aid, allowing for faster, lower-cost growth.

**Dollar Tree's value-driven business model, centered on essentials and affordability, has proven resilient in shifting economic cycles, making it an attractive and reliable option for net lease investors.**



Headquarters  
**CHESAPEAKE, VA**



Year Founded  
**1986**



S&P Rating  
**BBB**



Locations  
**8,800+**



Employees  
**65,000+**



2024 Revenue  
**\$17.6 Bil**



# LOCATION OVERVIEW

## NORTH HOLLYWOOD

North Hollywood, often called “NoHo,” is a diverse neighborhood in Los Angeles’ San Fernando Valley known for its vibrant arts scene, rapid development, and convenient transit access. Home to 65,000 residents, North Hollywood is anchored by the NoHo Arts District, which is home to theaters, galleries, cafes, and a growing number of creative businesses. Once a primarily suburban community, North Hollywood has seen significant revitalization with new mixed-use developments, modern apartments, and entertainment venues attracting young professionals and artists. Balancing its historic charm with ongoing urban growth, NoHo continues to evolve as one of Los Angeles’ most dynamic and culturally rich neighborhoods.



*NoHo West Lifestyle Center*



*NoHo Arts District*



*North Hollywood Metro Station*

## SAN FERNANDO VALLEY

Approximately 2.5 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley, Van Nuys-Northeast San Fernando Valley, Woodland Hills, Burbank-Glendale-Pasadena and Sherman Oaks-North Hollywood-Encino. The area’s population is expected to increase by at least 50,000 residents from 2023-2028, as more households are attracted to the market’s regionally lower cost home prices and multifamily rents.



*San Fernando Valley*



# DEMOGRAPHICS / NORTH HOLLYWOOD, CA

| POPULATION                         | 1 MILE   | 3 MILES  | 5 MILES   | POPULATION PROFILE                      | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|----------|----------|-----------|---|--------|---------|---------|
| 2029 Projection                    | 35,983   | 301,531  | 685,866   | 2024 Estimated Population by Age        | 36,008 | 298,550 | 678,562 |
| 2024 Estimate                      | 36,008   | 298,550  | 678,562   | Under 4                                 | 5.3%   | 5.0%    | 5.1%    |
| Growth 2024 - 2029                 | -0.07%   | 1.00%    | 1.08%     | 5 to 14 Years                           | 11.6%  | 10.6%   | 11.2%   |
| 2010 Census                        | 38,946   | 304,081  | 684,384   | 15 to 17 Years                          | 3.8%   | 3.2%    | 3.4%    |
| 2020 Census                        | 37,878   | 309,125  | 703,378   | 18 to 19 Years                          | 2.4%   | 2.1%    | 2.2%    |
|                                    |          |          |           | 20 to 24 Years                          | 7.3%   | 6.6%    | 6.4%    |
|                                    |          |          |           | 25 to 29 Years                          | 9.1%   | 9.1%    | 8.5%    |
|                                    |          |          |           | 30 to 34 Years                          | 9.1%   | 9.8%    | 9.3%    |
|                                    |          |          |           | 35 to 39 Years                          | 7.6%   | 8.2%    | 8.2%    |
|                                    |          |          |           | 40 to 49 Years                          | 13.2%  | 13.7%   | 13.9%   |
|                                    |          |          |           | 50 to 59 Years                          | 12.3%  | 12.7%   | 12.8%   |
|                                    |          |          |           | 60 to 64 Years                          | 5.6%   | 5.8%    | 5.6%    |
|                                    |          |          |           | 65 to 69 Years                          | 4.6%   | 4.7%    | 4.6%    |
|                                    |          |          |           | 70 to 74 Years                          | 3.2%   | 3.5%    | 3.5%    |
|                                    |          |          |           | Age 75+                                 | 4.9%   | 5.2%    | 5.4%    |
|                                    |          |          |           | 2024 Median Age                         | 36.0   | 37.0    | 37.0    |
| HOUSEHOLDS                         | 1 MILE   | 3 MILES  | 5 MILES   |   |        |         |         |
| 2029 Projections                   | 13,520   | 116,243  | 262,200   |   |        |         |         |
| 2024 Estimate                      | 13,368   | 114,444  | 258,570   |   |        |         |         |
| Growth 2024 - 2029                 | 1.14%    | 1.57%    | 1.40%     |   |        |         |         |
| 2010 Census                        | 12,514   | 104,672  | 237,778   |   |        |         |         |
| 2020 Census                        | 13,155   | 111,982  | 253,584   |   |        |         |         |
| Growth 2010 - 2020                 | 5.12%    | 6.98%    | 6.65%     |   |        |         |         |
| 2024 EST. HOUSEHOLDS<br>BY INCOME  | 1 MILE   | 3 MILES  | 5 MILES   |   |        |         |         |
| \$200,000 or More                  | 6.90%    | 9.95%    | 12.68%    | 2024 Population 25 + by Education Level | 25,094 | 216,491 | 486,915 |
| \$150,000 - \$199,999              | 6.44%    | 8.33%    | 8.90%     | Elementary (0-8)                        | 8.04%  | 6.63%   | 7.25%   |
| \$100,000 - \$149,999              | 13.89%   | 16.49%   | 17.34%    | Some High School (9-11)                 | 9.95%  | 8.34%   | 8.14%   |
| \$75,000 - \$99,999                | 10.94%   | 12.92%   | 12.67%    | High School Graduate (12)               | 22.63% | 19.84%  | 19.14%  |
| \$50,000 - \$74,999                | 16.72%   | 15.55%   | 14.82%    | Some College (13-15)                    | 19.59% | 18.98%  | 18.59%  |
| \$35,000 - \$49,999                | 10.59%   | 10.59%   | 9.78%     | Associates Degree Only                  | 8.25%  | 8.13%   | 7.31%   |
| \$25,000 - \$34,999                | 10.12%   | 7.54%    | 7.03%     | Bachelors Degree Only                   | 18.54% | 24.28%  | 24.68%  |
| \$15,000 - \$24,999                | 11.16%   | 7.56%    | 6.76%     | Graduate Degree                         | 6.19%  | 9.14%   | 10.60%  |
| \$10,000 - \$14,999                | 6.34%    | 5.00%    | 4.48%     |   |        |         |         |
| Under \$9,999                      | 6.89%    | 6.08%    | 5.55%     |   |        |         |         |
|                                    |          |          |           |   |        |         |         |
| 2024 Est. Average Household Income | \$82,508 | \$95,965 | \$103,993 |   |        |         |         |
| 2024 Est. Median Household Income  | \$61,216 | \$73,688 | \$81,713  |   |        |         |         |
| 2024 Est. Per Capita Income        | \$30,368 | \$37,547 | \$40,963  |   |        |         |         |



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