

TESLA

- **Tesla Facility** Service & Collision & Sales
- **100% NNN leased** 15-Year Term Through 2039
- **Tesla** (NASDAQ: TSLA)

North Hollywood | CALIFORNIA

13005  
SHERMAN WAY



OCTOBER 2025

NEWMARK

EXECUTIVE SUMMARY

# Executive Summary

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, freestanding, investment grade, **Tesla Sales, Service, and Delivery Center (SSD) & Collision investment property located at 13005 Sherman Way in North Hollywood, CA** (the "Property"). Tesla, Inc., recently signed a brand new 15-year lease demonstrating their deep commitment to the site. The lease is signed by the corporate entity, **Tesla, Inc. (S&P: BBB | Nasdaq: TSLA)**, and is NNN leased with limited landlord responsibilities, making this an ideal, low-management investment opportunity for a passive NNN lease investor. **Tesla is one of the world's most valuable companies (Currently Ranked #10 by Market Cap \$1.037 Trillion** - according to Companies Market Cap) and remains the world's most valuable automaker. The subject property is **one of Tesla's largest SSD facilities nationwide** at over 122k SF, making it a perfect fit for Tesla's logistics needs for vehicle sales, service, and delivery in the broader North Hollywood market which includes approximately **1.8 million people within 10 miles**.



The subject property is **strategically located along Sherman Way (51,247 VPD) with clear visibility and exceptional signage**. The property benefits from **nearby access onto Hwy 170 / Hollywood Freeway (179,788 VPD) 0.75 miles to the East, and Interstate 405 (224,992 VPD) 3.2 miles to the West**, making this a centralized location with easy commutes for both employees and customers. Additionally, **Tesla is only 2.7 miles from Hollywood Burbank Airport (6.5+ million annual passengers)**. Tesla is ideally situated within an extremely dense trade area of approximately 1.8 million people and 917,256 employees within 10 miles.

There are 12 auto dealerships within 5 miles of the subject property, including Galpin Ford, the largest Ford dealership in the country in terms of volume.



Additional **national retailers along Sherman Way** between I-405 & Hwy 170 include CVS, Jons International Marketplace, Planet Fitness, Super King Market, Walgreens, Ralphs, Royal Fresh Market, Dollar Tree, El Super, BlackJack Market, and Public Storage. The strong national and regional tenant presence drives a steady stream of loyal, local consumers to the area and promotes crossover store exposure.

13005 Sherman Way is strategically located in LA County, California's county with the **most new Zero Emission Vehicles (ZEV) sales in 2024**; more than 3x the runner-up. The subject property is **one of only two collision/service combo locations**. Tesla sold **215,918 vehicles in LA County over the past 5 years**. The company's vehicle sales account for **61%+ of Battery Electric Vehicle (BEV) Sales and 49.7% of Zero Emission Vehicle (ZEV) sales in LA County**.

## Property Highlights

**13005 Sherman Way**  
**North Hollywood, CA 91605**

Property Address

**122,423**  
RSF

**100%**  
Leased

**1970/2024**  
Year Built/Renovated

**10.1989**  
Acres

**30'-8"**  
Building Height

**3,000**  
amps Power

**CM-1**  
Zoning

**642 Stalls**  
(5.67 Stalls/1,000 SF)  
Parking Ratio

**TESLA, Inc.**

Tenant

**NNN**  
Lease Type

**14 Years**  
Remaining Term (as of 1/26)

**TSLA**  
NASDAQ

**\$97.69 B**  
Revenue (FY 2024)

**Dec-2039**  
Lease Expiration

**\$4,730,004**  
Year 1 NOI

**\$1.037 T**  
Market Cap (Aug-25)



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13005  
SHERMAN WAY



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