

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

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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.

The 5-mile trade area is supported by 717,371 residents and 255,208 households, with a healthy average household income of \$116,157.

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
RSF100%
Leased

1970/2024
Year Built/Renovated10.1989
Acres

30'-8"
Building Height3,000
amps Power

CM-1
Zoning642 Stalls
(5.67 Stalls/1,000 SF)
Parking Ratio



TESLA, Inc.

Tenant

NNN
Lease Type

Dec-2039
Lease Expiration

14 Years
Remaining Term (as of 1/26)

\$4,730,004
Year 1 NOI

TSLA
NASDAQ

\$1.037 T
Market Cap (Aug-25)

\$97.69 B
Revenue (FY 2024)



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13005
SHERMAN WAY

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