

SALE

7129-7133 VINELAND AVENUE

7129-7133 Vineland Avenue Los Angeles, CA 91605



SALE PRICE

\$4,195,000

Shahab Zarrabi

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COLDWELL BANKER
COMMERCIAL
REALTY

SALE

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Confidentiality & Disclaimer

Why CBC - Page 1

Property Summary

Complete Highlights

Additional Photos

Regional Map

Location Map

Aerial Map

Rent Roll

Demographics Map & Report

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION

\$1.77 BILLION

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PROPERTY DESCRIPTION

Incredible opportunity for an owner user or investor to acquire this retail/ industrial property in prime North Hollywood location. S and A Auto Repair (Front unit with street frontage) is the only tenant with a lease and lease expires 12/31/26 and has a 3% annual increase.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$4,195,000
Number of Units:	6
Building Size:	13,325 SF
NOI:	\$212,923.00
Cap Rate:	5.08%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	346	1,855	8,818
Total Population	1,271	6,301	29,506

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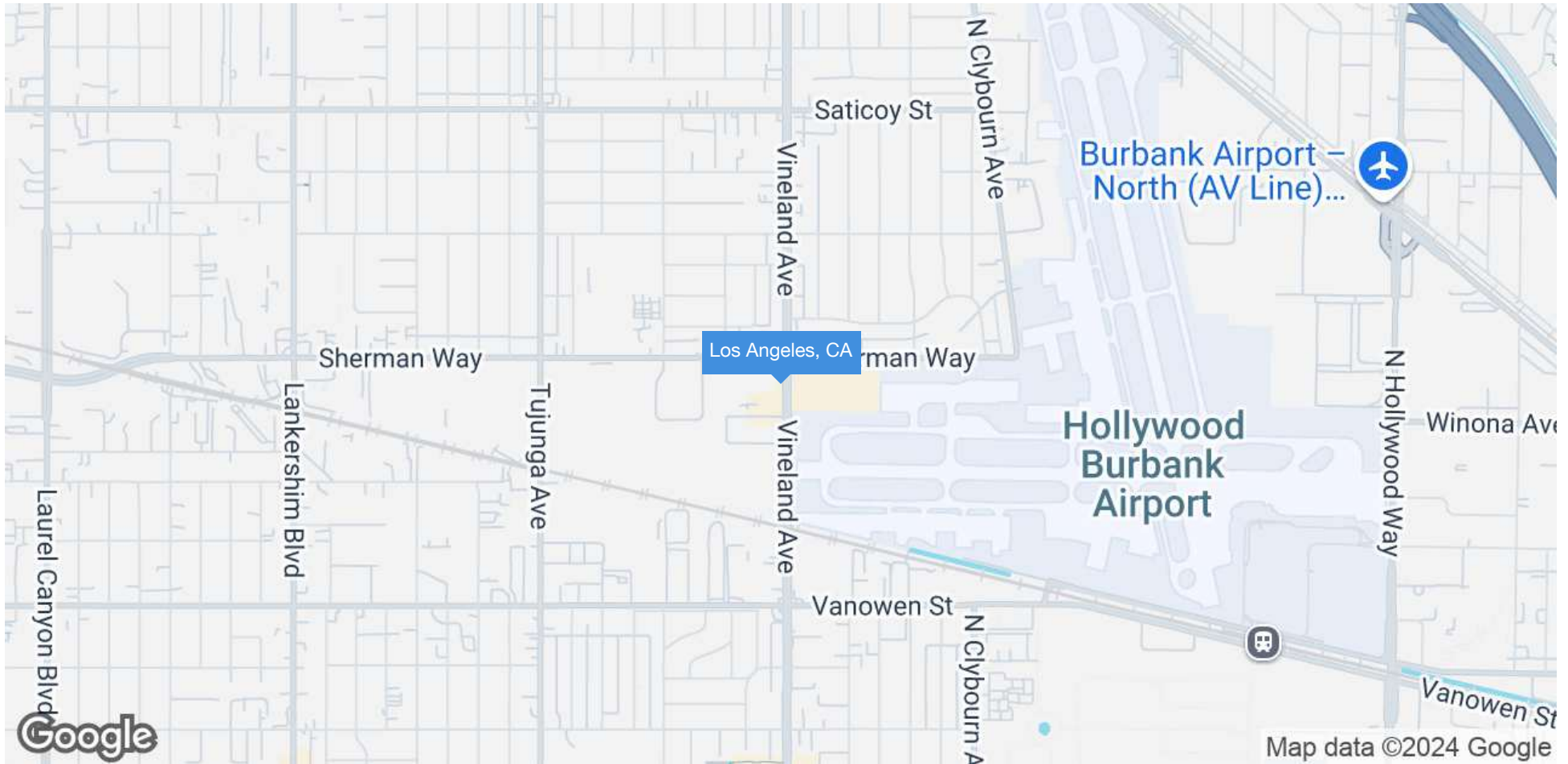


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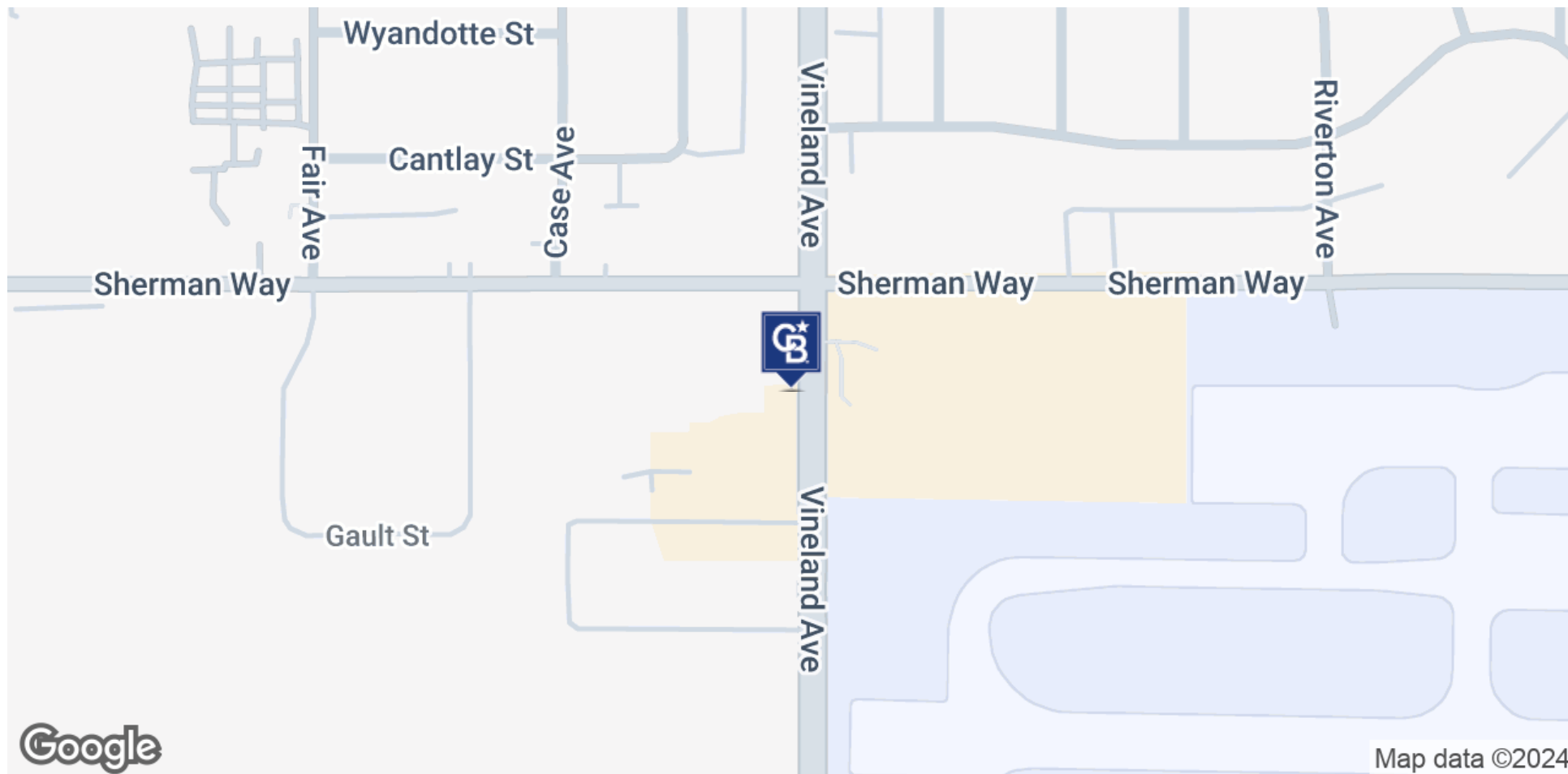
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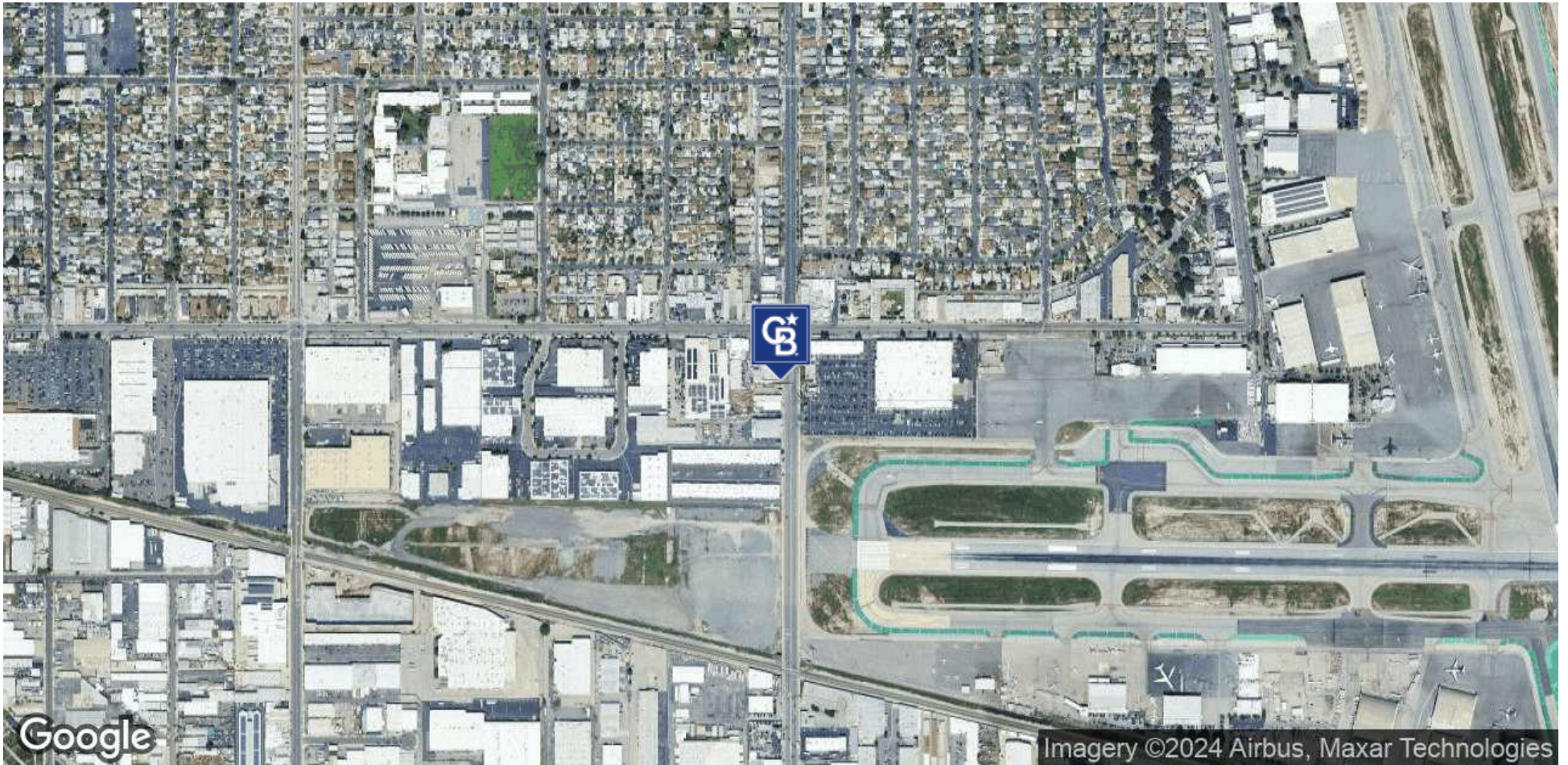
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / MONTH	MARKET RENT	MARKET RENT / SF	MONTHLY RENT	LEASE START	LEASE END
7129 Unit 1 &2	S and A Auto Repair	3,800 SF	28.52%	\$1.63	\$7,600	\$2.00	\$6,180	12/01/23	12/31/26
7133 Unit 1	Pyramid Stone Builders	1,800 SF	13.51%	\$1.67	\$3,600	\$2.00	\$3,000	01/06/11	01/31/13
7133 Unit 2	Wood Construction	1,850 SF	13.88%	\$1.84	\$3,700	\$2.00	\$3,400	08/10/20	08/01/01
7133 Unit 3	R W Auto Body	1,850 SF	13.88%	\$1.84	\$3,700	\$2.00	\$3,400	03/01/16	02/28/18
7133 Unit 4	Rmani's Work- Auto Repair	1,850 SF	13.88%	\$1.84	\$3,700	\$2.00	\$3,400	08/01/12	02/28/18
7133 Unit 5	R&M Auto Center	1,920 SF	14.41%	\$1.77	\$3,840	\$2.00	\$3,400	08/01/02	07/31/03
TOTALS		13,070 SF	98.08%	\$10.58	\$26,140	\$12.00	\$22,780		
AVERAGES		2,178 SF	16.35%	\$1.76	\$4,357	\$2.00	\$3,797		

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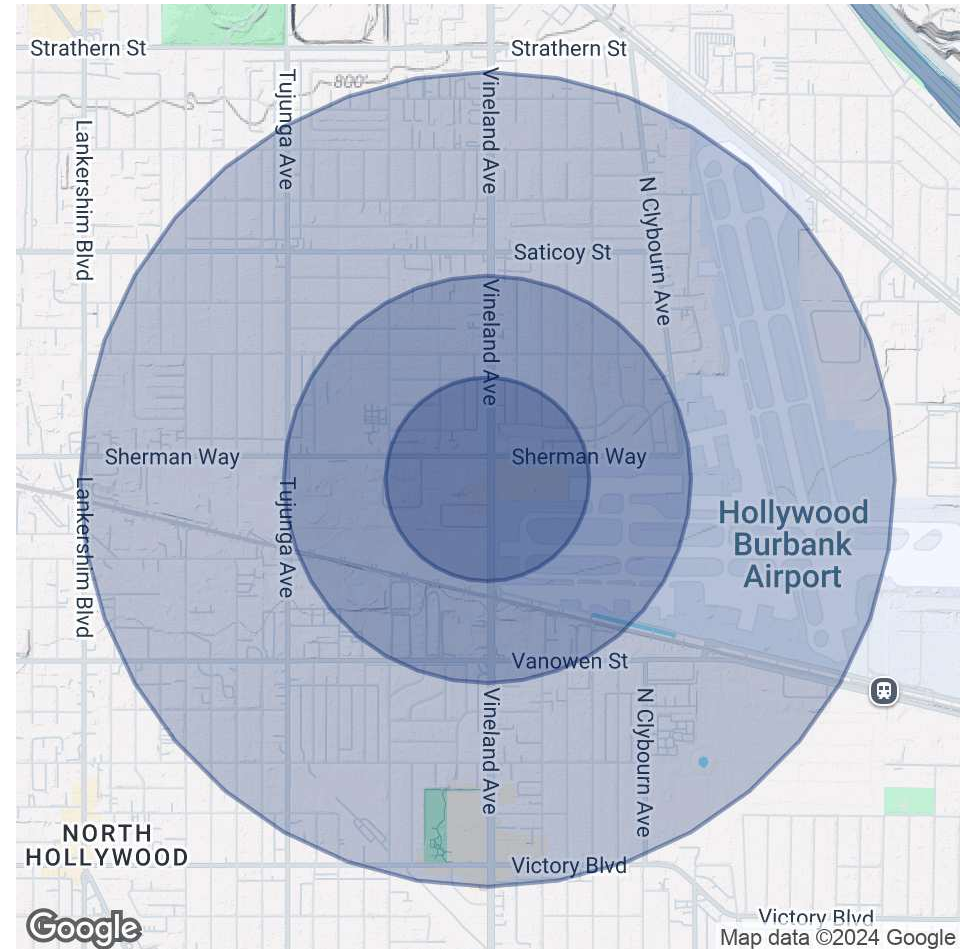
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,271	6,301	29,506
Average Age	37.4	36.5	35.6
Average Age (Male)	35.2	34.3	34.2
Average Age (Female)	37.4	38.3	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	346	1,855	8,818
# of Persons per HH	3.7	3.4	3.3
Average HH Income	\$67,718	\$65,217	\$69,063
Average House Value	\$502,705	\$481,260	\$477,560

2020 American Community Survey (ACS)



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