



# Chevron Gas Station + EZ Stop Liquor + The Heights Deli

THREE TENANT RETAIL CENTER LOCATED IN GLASSELL PARK



2135 N. SAN FERNANDO ROAD, LOS ANGELES, CA 90065





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LOS ANGELES, CA 90065**



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# Property Summary

## CHEVRON GAS STATION

Monthly Base Rent	\$19,319
Monthly CAM Charges	\$1,824
Lease Expiration	12/31/2030
Extension Options	None
Rent Escalator	3–5% annually

## EZ STOP LIQUOR

Monthly Base Rent	\$7,229
Monthly CAM Charges	\$1,057
Lease Expiration	3/31/2026
Extension Options	Two 5-year options
Rent Escalator	3–5% annually

## THE HEIGHTS DELI & BOTTLE SHOP

Monthly Base Rent	\$3,603
Monthly CAM Charges	\$671
Lease Expiration	2/28/2026
Extension Options	One 5-year option
Rent Escalator	3–5% annually

**Cap Rate**

▪ **5%**

**List Price**

▪ **\$7,200,000**

Item	Monthly	Annual
Base Rent (All Tenants)	\$30,151	\$361,812
Tenant Reimbursements (CAM)	\$3,552	\$42,624
<b>Total Income</b>	<b>\$33,703</b>	<b>\$404,436</b>
Estimated Owner Expenses	(\$500)	(\$6,000)
<b>Net Operating Income (NOI)</b>		<b>\$355,812</b>





# Glassell Park Location





# PROPERTY OVERVIEW

Chevron Gas Station + EZ Stop Liquor + The Heights Deli

- ❖ Three Tenant Retail Center: Chevron, EZ Stop Liquor, and The Heights Deli & Bottle Shop 2
- ❖ All tenants have 3-5% annual rent increases
- ❖ 5% in place cap rate
- ❖ Chevron gas station has about 5 years remaining on the lease agreement and fuel supply agreement
- ❖ EZStop Liquor and The Heights Deli both feature renewal options







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# Location Overview

2135 N. SAN FERNANDO RD





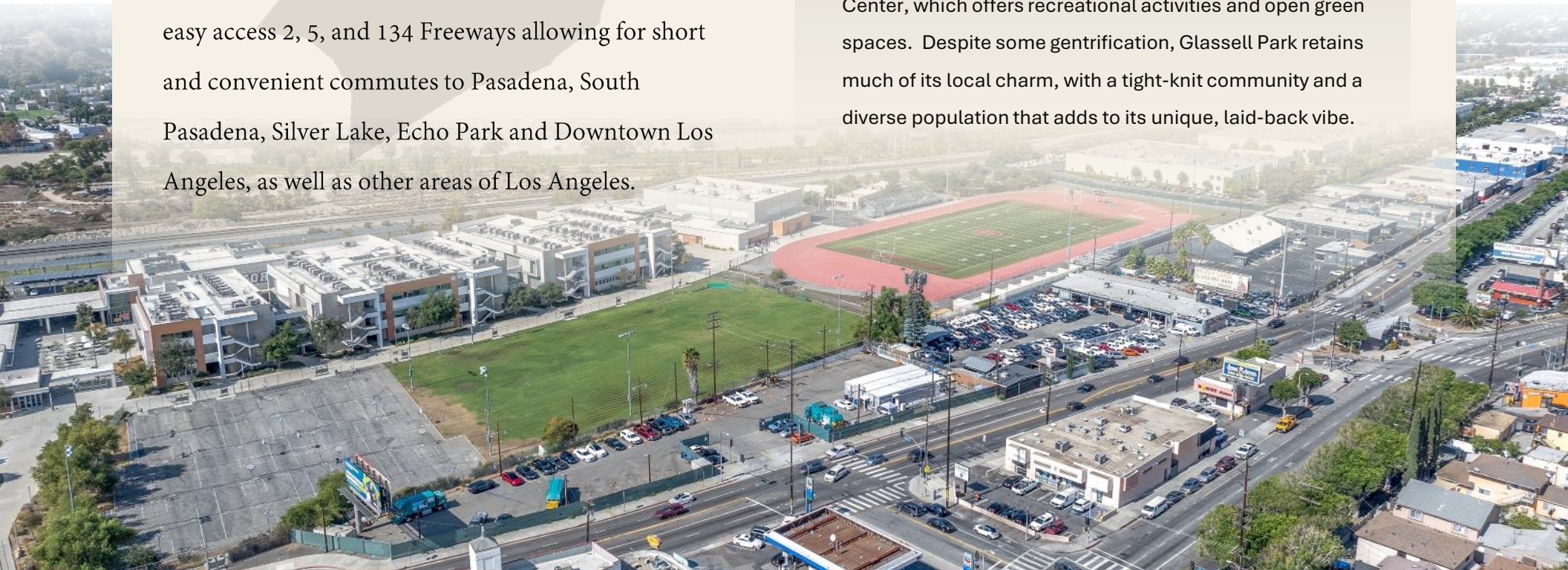
# Glassell PARK



Nestled between the rising market of Glendale, Eagle Rock, and Highland Park, Glassell Park boasts a family-oriented community and has access to neighboring submarket boutique shops, bars, restaurants, and entertainment. The subject property is located with easy access 2, 5, and 134 Freeways allowing for short and convenient commutes to Pasadena, South Pasadena, Silver Lake, Echo Park and Downtown Los Angeles, as well as other areas of Los Angeles.

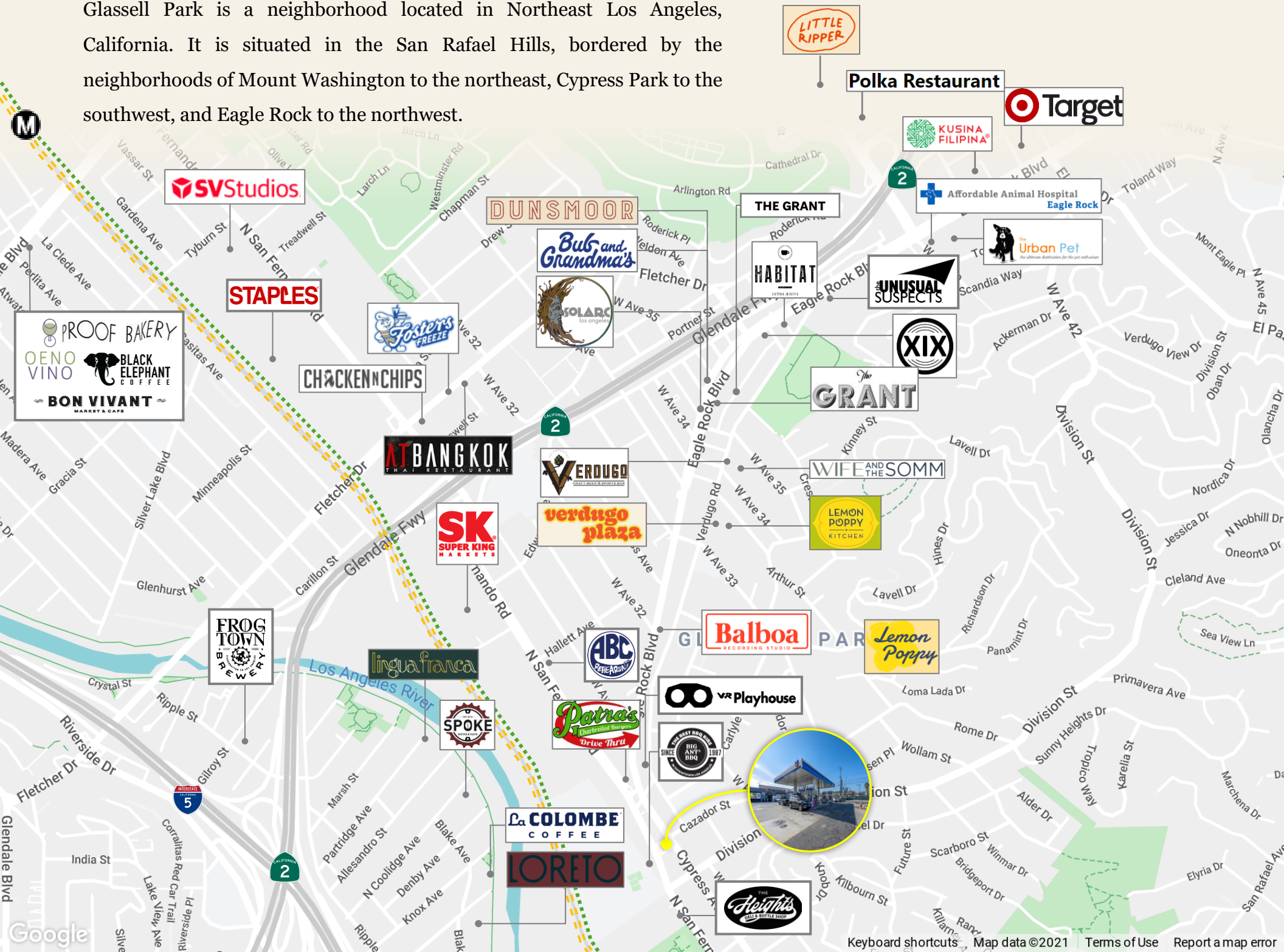
## Location & Connectivity

Over the past few years, Glassell Park has become more popular due to its proximity to downtown Los Angeles and the artsy vibe of nearby neighborhoods. The area has also seen an increase in small businesses, coffee shops, and community parks, including the Glassell Park Recreation Center, which offers recreational activities and open green spaces. Despite some gentrification, Glassell Park retains much of its local charm, with a tight-knit community and a diverse population that adds to its unique, laid-back vibe.





Glassell Park is a neighborhood located in Northeast Los Angeles, California. It is situated in the San Rafael Hills, bordered by the neighborhoods of Mount Washington to the northeast, Cypress Park to the southwest, and Eagle Rock to the northwest.





## SURROUNDING COMMUNITIES



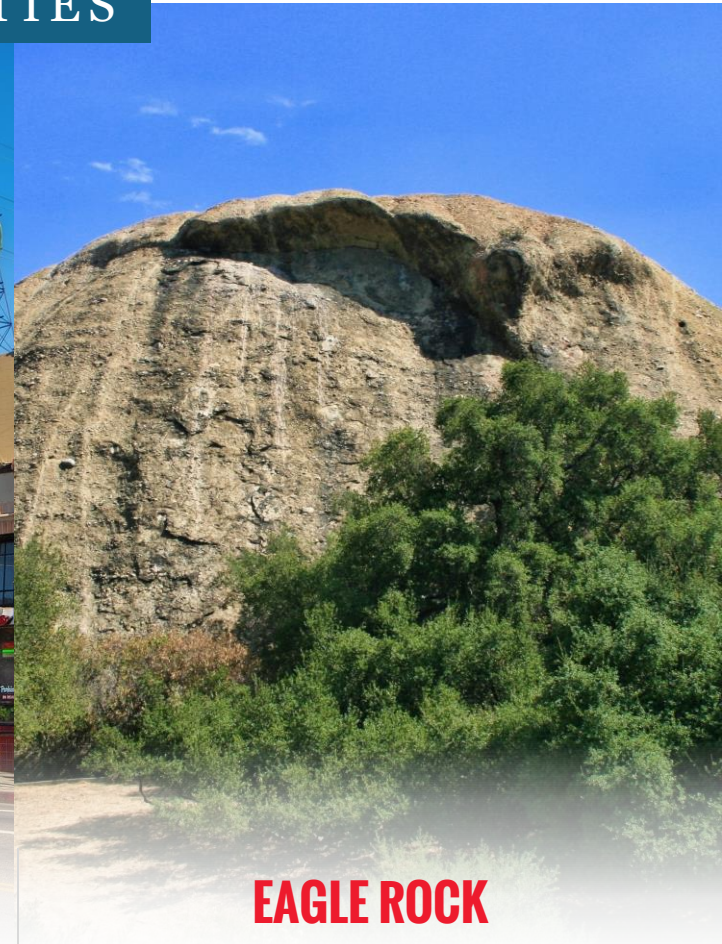
### ATWATER VILLAGE

Atwater Village is a vibrant, eclectic neighborhood in Los Angeles nestled between Los Feliz and Glendale. Known for its small-town feel, the area is home to charming 1920s Spanish-style bungalows, tree-lined streets, and a blend of long-standing businesses and trendy spots. One of Atwater Village's highlights is its thriving main street, along Glendale Boulevard, filled with locally-owned coffee shops, restaurants, and boutiques.



### HIGHLAND PARK

Highland Park is a neighborhood in the city of Los Angeles, located in the San Rafael Hills and along the Arroyo Seco. It is situated within what was once Rancho San Rafael of the Spanish/Mexican era. Its boundaries are roughly the Arroyo Seco Parkway (California Route 110) on the southeast, the city limits of Pasadena on the northeast, Oak Grove Drive on the north, and Avenue 51 on the west. Primary thoroughfares include York Boulevard and Figueroa Street.



### EAGLE ROCK

Recently identified as the second Hottest Neighborhood in the County, Eagle Rock offers some of the most compelling prospects for rent growth and value appreciation in the region. Central to over 80,000,000 square of office and industrial uses in nearby Hollywood, Glendale, and Downtown LA, residents flock to Eagle Rock for its proximity to major job centers and unique neighborhood appeal.





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