

7780 Foothill Blvd

Tujunga, CA 91042

Beds

Baths

2,514 SF

Lot Size: 0.17 ac 7,405 SF

\$ 1,110,000

Year Build

1996

Garage Spaces:



FOR SALE – NNN INVESTMENT WITH TENANT IN PLACE

◆ Property Highlights:

- Prime Location – High-visibility frontage along Foothill Blvd
- Stabilized Asset – Operating business with a long-term tenant in place
- NNN Lease – Tenant pays property taxes, insurance, and maintenance
- \$ 4.09% Current ROI – Immediate income with strong return on investment
- 5.18% Proforma ROI – Potential upside with future rent adjustment
- Ample On-Site Parking – Convenient access for customers and employees
- Turnkey Investment – Low-maintenance, income-producing opportunity Ideal for investors seeking dependable returns and long-term value.

Note:

- Lease start date: 05/31/2022
- Monthly rent: \$4,036.50 + NNN
- Lease term: June 1, 2022 – 05/31/2025
- Security deposit: \$11,700

The new Base Rent shall be:

1-Jun-24 \$4,036.50
2025 \$4,177.78
2026 \$4,324.00
2027 \$4,475.34
2028 \$4,631.98

per sqf	\$ 2.10	\$ 2.50
2025 Actual Income		Proforma
Rent Income	5,287	6,285 Per Month
Down		-
Insurance	292 Per Month	292 Per Month
Property Tax	1,256 Per Month	1,256 Per Month
HOA	- Per Month	- Per Month
Gross Income	5,287	6,285 Per Month
Total Expense	1,548	1,548 Per Month
Net Income	3,739	4,737 Per Month
ROI	4.04%	5.12%



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