

# 7780 Foothill Blvd

# \$ 1,110,000

Tujunga, CA 91042

Year Build

1996

Beds

Baths

2,514 SF

Lot Size: 0.17 ac 7,405 SF

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

### 2025 Actual Income

Rent Income	5,287
Down	
Insurance	292 Per Month
Property Tax	1,256 Per Month
HOA	- Per Month
Gross Income	5,287
Total Expense	1,548
Net Income	3,739
ROI	4.04%

\$ 2.50

### Proforma

6,285	Per Month
-	
292	Per Month
1,256	Per Month
-	Per Month
6,285	Per Month
1,548	Per Month
4,737	Per Month
5.12%	



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## POTJANEE SRI

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