

SWISH

NORTH HOLLYWOOD, CA (LOS ANGELES)



**STRONG TENANT
FINANCIALS**

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES


**NNN INVESTMENT
GROUP**
NETLEASED INVESTMENTS

OFFERED AT \$2,699,000
7.60% CAP RATE

NNN RETAIL SALE-LEASEBACK INVESTMENT OPPORTUNITY

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

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TABLE OF CONTENTS

EXECUTIVE SUMMARY

Offering Summary	5
Investment Highlights	8
Lease Summary	10
Rent Schedule	11
Site Plan	12

PROPERTY SUMMARY

Location Map	15
Regional Map	16
Trade Area	18
Property Photos	20
Aerials	28

TENANT OVERVIEW

About Swish	37
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AREA OVERVIEW

Demographics	39
About North Hollywood	40
About LA County	41



EXECUTIVE SUMMARY

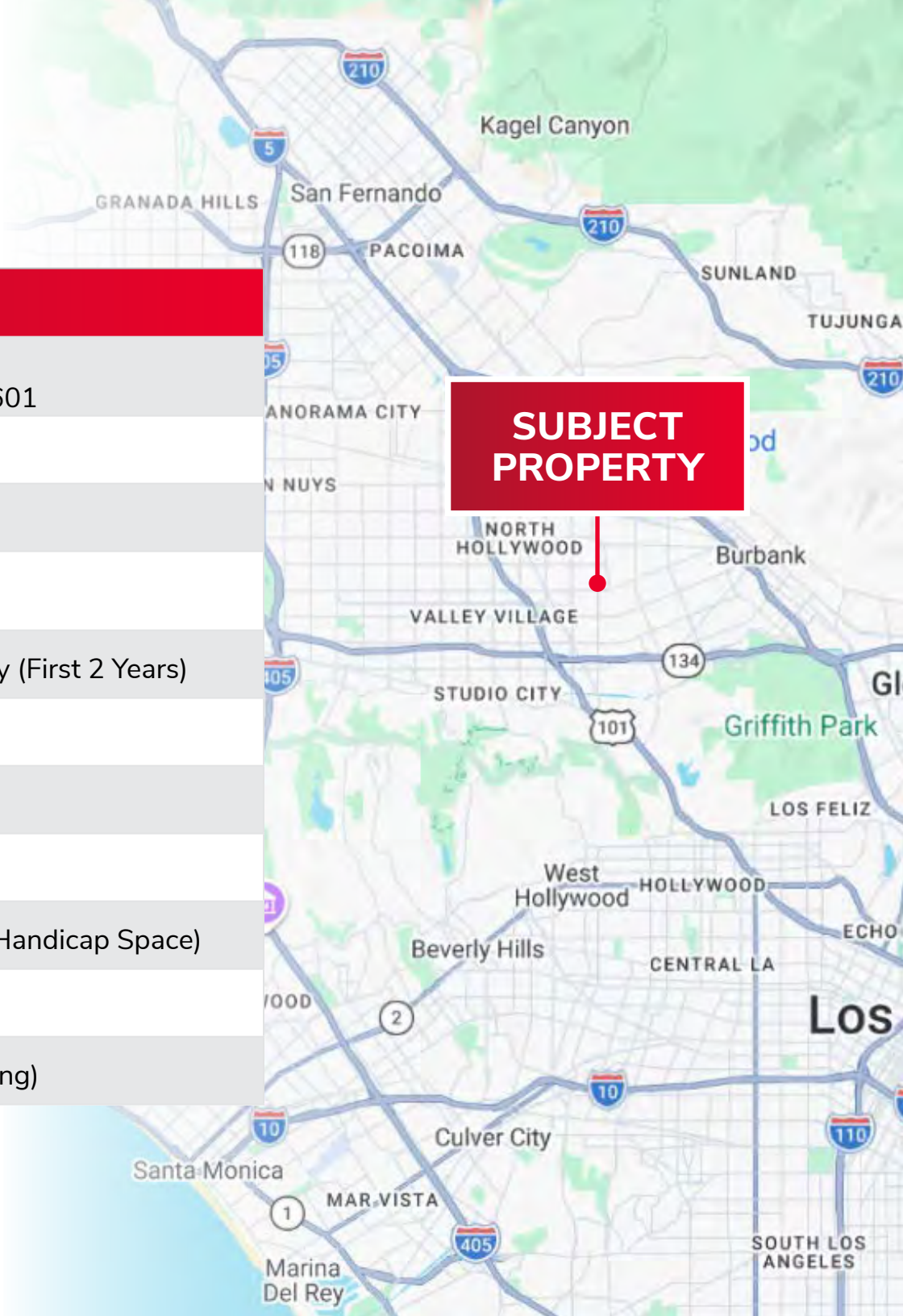
OFFERING SUMMARY

LIST PRICE \$2,669,000	CAP RATE 7.60%	NOI/MO \$17,000	NOI \$204,000
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OFFERING SUMMARY

PROPERTY SUMMARY	
Address	10701 Burbank Blvd North Hollywood, CA 91601
Property Type	Sale-Leaseback
Parcel No.	2415-019-021
Tenant	Valley Opportunities, LLC dba Swish Cannabis
Guarantor	Limited Personal Guaranty (First 2 Years)
Building Size (GLA)	1,802 SF
Land Size	0.14 AC
Zoning	LAC2
Parking	10 Spaces (9 Spaces - 1 Handicap Space)
Year Built/ Renovated	1951 / 2023
Ownership	Fee Simple (Land & Building)



INVESTMENT HIGHLIGHTS



ESTABLISHED CANNABIS OPERATOR

Strong store performance

- Leased to Valley Opportunities, LLC, doing business as Swish Cannabis, a locally owned and operated dispensary led by experienced cannabis entrepreneurs
- High-performing Class A dispensary with strong financials and a loyal customer base
- Excellent online ratings and customer reviews demonstrate strong consumer acceptance and operational execution



LONG-TERM NNN LEASE

Attractive rent growth

- Fully stabilized single-tenant NNN investment with no landlord obligations
- 2% annual rental increases provide consistent NOI growth and a hedge against inflation
- Two extension options consisting of an additional five-year term followed by a 10-year term, each continuing 2% rent growth



HIGH-QUALITY RETAIL ASSET

Fully renovated

- ±1,802 SF freestanding retail building situated on ±5,894 SF of land
- Property was completely renovated in 2023 with modern architecture, professional signage, and distinctive curb appeal
- Ten dedicated on-site parking spaces provide an attractive parking ratio for the building size
- Easy ingress and egress, combined with prominent corner positioning, enhance customer convenience and visibility



STRATEGIC NORTH HOLLYWOOD LOCATION

Major entertainment hub

- Located in the heart of North Hollywood, minutes from major entertainment studios and employment centers in Burbank
- Proximity to Warner Bros., Disney, and Universal places the property near some of Southern California's most prominent entertainment-industry employers
- Convenient regional connectivity via the 170 and 134 Freeways, as well as access to the North Hollywood Metro Station
- North Hollywood continues to benefit from mixed-use development, infrastructure investment, and an active arts and creative community



DENSE INFILL TRADE AREA

526,000+ Residents

- More than 526,000 residents within five miles provide the tenant with a substantial surrounding customer base
- Over 251,000 residents within three miles and approximately 42,000 residents within one mile
- Average household income exceeds \$113,500 within five miles and is projected to increase to approximately \$128,400 by 2029
- Median housing values exceed \$1.0 million within three and five miles, highlighting the strength of the surrounding infill market



ROBUST RETAIL SYNERGY

Surrounded by national brands

- Positioned within an established North Hollywood retail corridor surrounded by extensive shopping, dining, and daily-needs amenities
- Nearby national retailers and restaurants shown in the OM include Target, CVS, Starbucks, Ralphs, Whole Foods Market, Vons, Smart & Final, Chase, Bank of America, Chick-fil-A, and numerous others
- Dense surrounding retail infrastructure and proximity to major employment centers reinforce the property's established commercial location

LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent (Year 1)	\$204,000
Rent Commencement	Upon Close of Escrow
Lease Term	10 Years
Options to Renew	(2) 5-Year
Rent Increases	2% Annual
Lease Type	CA AIR NNN Lease
LL Responsibilities	None
Tenant Financials Available	Yes - Upon Request with Signed NDA
Ownership	Fee Simple (Land & Building)

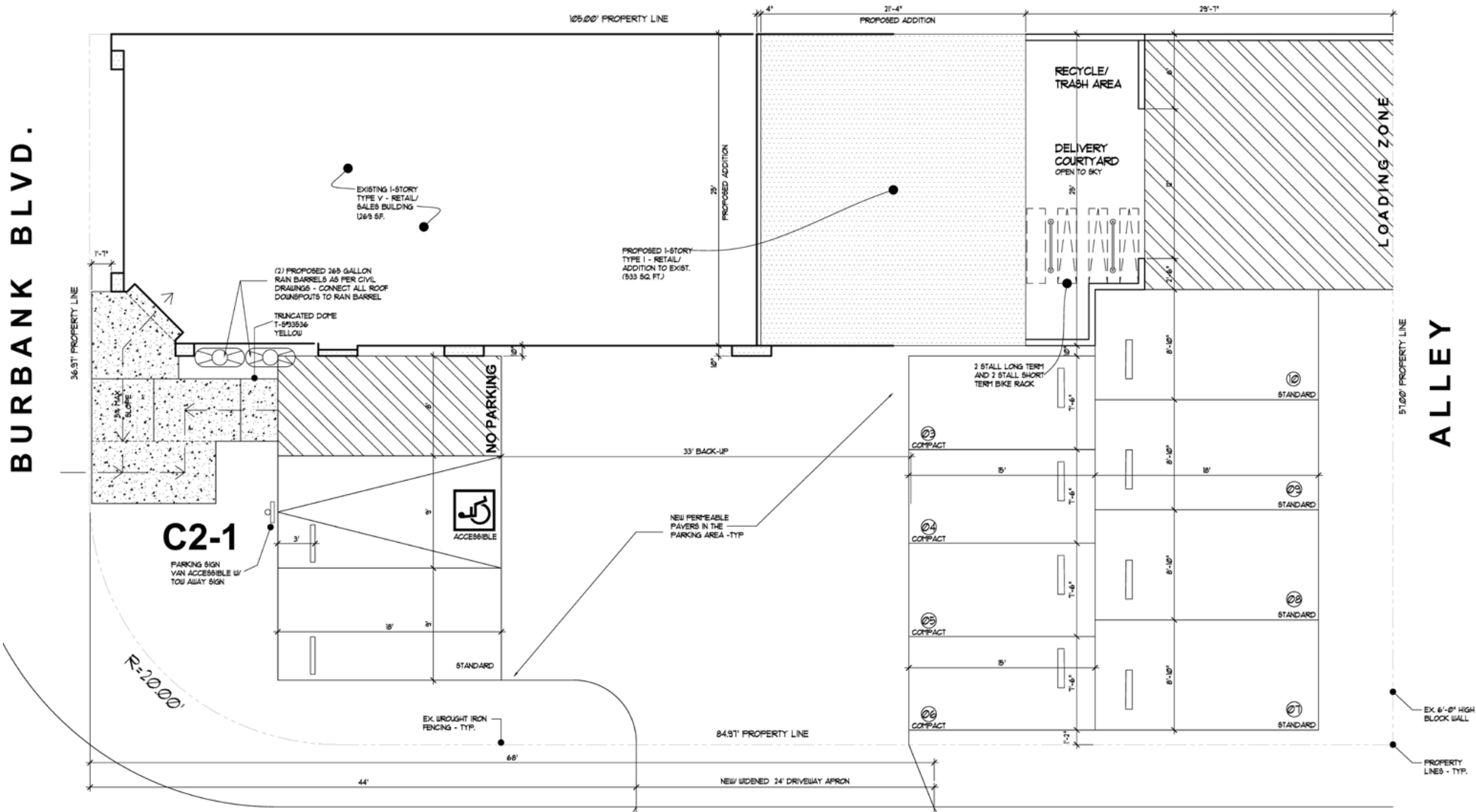
RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM				
Term	NOI/YR	NOI/MO	NOI/ SF	Rent Increase
Year 1	\$204,000.00	\$17,000.00	\$113.21	2%
Year 2	\$208,080.00	\$17,340.00	\$115.47	2%
Year 3	\$212,241.60	\$17,686.80	\$117.78	2%
Year 4	\$216,486.43	\$18,040.54	\$120.14	2%
Year 5	\$220,816.16	\$18,401.35	\$122.54	2%
Year 6	\$225,232.48	\$18,769.37	\$124.99	2%
Year 7	\$229,737.13	\$19,144.76	\$127.49	2%
Year 8	\$234,331.88	\$19,527.66	\$130.04	2%
Year 9	\$239,018.51	\$19,918.21	\$132.64	2%
Year 10	\$243,798.88	\$20,316.57	\$135.29	2%

RENEWAL OPTIONS - (2) 5-YEAR OPTIONS REMAINING				
Term	NOI/YR	NOI/MO	NOI/ SF	Rent Increase
Option 1	\$248,674.86	\$20,722.91	\$138.00	2%
	\$253,648.36	\$21,137.36	\$140.76	2%
	\$258,721.33	\$21,560.11	\$143.57	2%
	\$263,895.75	\$21,991.31	\$146.45	2%
	\$269,173.67	\$22,431.14	\$149.37	2%
Option 2	\$274,557.14	\$22,879.76	\$152.36	2%
	\$280,048.28	\$23,337.36	\$155.41	2%
	\$285,649.25	\$23,804.10	\$158.52	2%
	\$291,362.23	\$24,280.19	\$161.69	2%
	\$297,189.48	\$24,765.79	\$164.92	2%

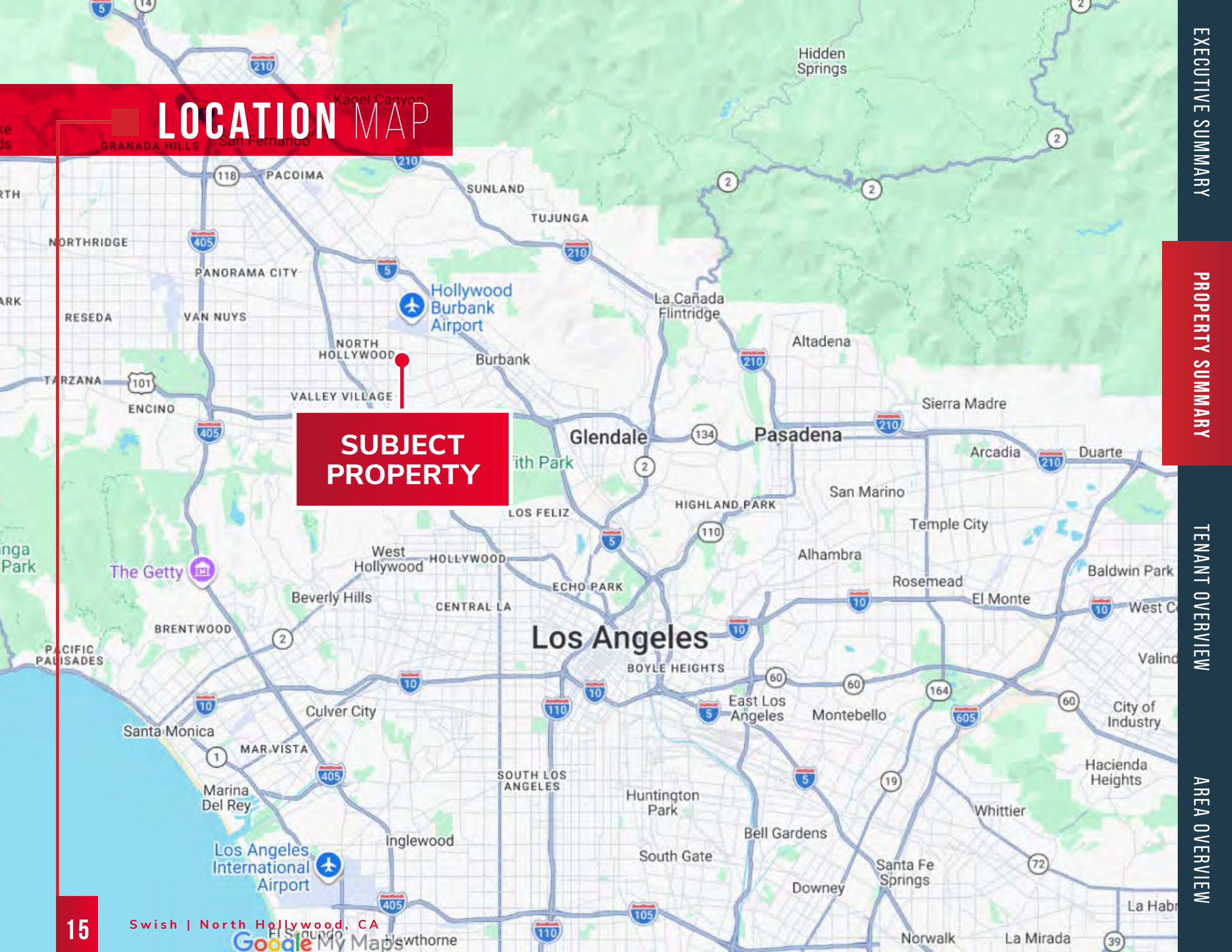
SITE PLAN

BURBANK BLVD.





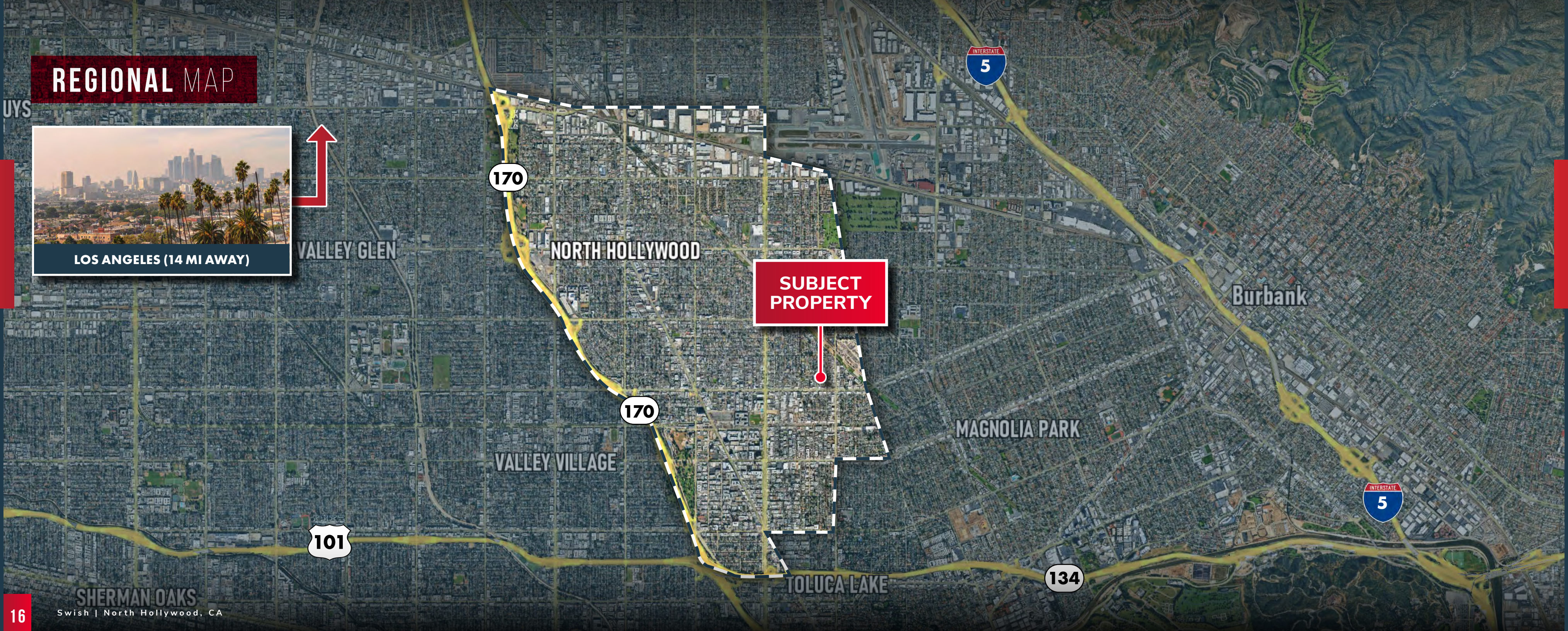
PROPERTY SUMMARY



REGIONAL MAP



LOS ANGELES (14 MI AWAY)



SUBJECT
PROPERTY

101

170

170

134

MAGNOLIA PARK

Burbank

NORTH HOLLYWOOD

VALLEY VILLAGE

VALLEY GLEN

TOLUCA LAKE

SHERMAN OAKS

Swish | North Hollywood, CA



PROPERTY PHOTOS



PROPERTY PHOTOS





PROPERTY PHOTOS

PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL OVERHEAD

Burbank Blvd - 24,260 VPD

Cartoni USA

Cartwright Ave

SUBJECT
PROPERTY

Fall On Your
Sword LLC

Laundry Day.
Mondays.

AERIAL SOUTHEAST



All About
Cleaning, Inc

All Valley
Plastics

H&M
Bookeeping

Cartoni
USA

Burbank Blvd - 24,260 VPD

Cartwright Ave

WARNER BROS
STUDIOS

MODERNO
Luxury Living East
21 LUXURY UNITS

The Studios
NoHo
68 UNITS

Dr. Tania
Farshi DDS

Baza Jiu-
Jitsu

Jackalope
Pottery

SUBJECT
PROPERTY

Fall On Your
Sword LLC

Laundry Day.
Mondays.

AERIAL NORTHEAST

HOLLYWOOD
BURBANK AIRPORT



BURBANK EMPIRE CENTER

TARGET TJ-MAXX TILLY'S BLAZE PIZZA
LOWE'S REI BEST BUY ULTA
NORDSTROM Rack Marshalls Michaels
Walmart Supercenter COSTCO WHOLESALE SEPHORA
Wendy's Olive Garden NOTHING bundt CAKES PANCA EXPRESS CHICKEN MORN ORDER jamba

30+ RETAIL

Cartoni
USA

SUBJECT
PROPERTY

Fall On Your
Sword LLC

Laundry Day.
Mondays.

Cartwright Ave

Burbank Blvd - 24,260 VPD

AERIAL NORTHWEST

HOLLYWOOD
BURBANK AIRPORT

NOHO WEST

30+ RETAIL

Denny Place
Apartments

36 UNITS

Izalco
Restaurant

The Good
Nite

Humble
Bird

Laundry Day.
Mondays.

Fall On Your
Sword LLC

**SUBJECT
PROPERTY**

Cartoni
USA

Burbank Blvd - 24,260 VPD

Cantrivright Ave



TENANT OVERVIEW

ABOUT SWISH

Trade Name:	Valley Opportunities, LLC dba Swish Cannabis
Industry:	Retail/Cannabis
License Number:	C10-0000976-LIC
Website:	swishcannabis.com





AREA OVERVIEW

DEMOGRAPHICS

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	44,843	262,077	538,126
HOUSEHOLDS	20,371	111,887	222,452
EMPLOYEES	14,898	135,635	250,141
MEDIAN AGE	36.5	38.2	39.2
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$111,823	\$136,967	\$143,569
MEDIAN	\$84,466	\$98,912	\$101,085
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$1.91 B	\$11.43 B	\$23.15 B
EDUCATION	\$32.04 M	\$192.04 M	\$388.08 M
FOOD/BEVERAGE	\$236.33 M	\$1.38 B	\$2.79 B
ENTERTAINMENT	\$91.9 M	\$541.8 M	\$1.1 B



DRIVE TIMES

I-5	9 MIN
I-405	14 MIN
HOLLYWOOD BURBANK AIRPORT	7 MIN
LOS ANGELES	33 MIN



TRAFFIC COUNTS

BURBANK BLVD	24,260 VPD
CAHUENGA BLVD	12,530 VPD
VINELAND AVE	30,220 VPD
CA-170	204,180 VPD

ABOUT NORTH HOLLYWOOD

NORTH HOLLYWOOD is a dense, diverse Los Angeles neighborhood with a strategic position in the San Fernando Valley. Its economy benefits from a creative and entertainment-oriented identity, supported by theaters, studios, restaurants, specialty retailers, and small businesses in the NoHo Arts District. The neighborhood’s renter-oriented housing base, strong transit connectivity, and access to Hollywood, Burbank, and central Los Angeles support continued demand for residential, retail, and mixed-use investment. Ongoing transit improvements—including the planned North Hollywood–Pasadena Bus Rapid Transit corridor—further strengthen NoHo’s role as a regional mobility and development hub.

530K+ **5-MILE POPULATION**

\$143K+ **AVERAGE HH INCOME**

20+ **PROFESSIONAL THEATRES**



Swish | North Hollywood, CA

ABOUT LOS ANGELES MSA

THE LOS ANGELES–LONG BEACH–ANAHEIM MSA is a globally significant metropolitan economy with approximately 12.9 million residents across Los Angeles and Orange counties. Anchored by entertainment, international trade, aerospace, technology, healthcare, education, tourism, and professional services, the region offers one of the nation’s deepest and most diverse labor pools. Los Angeles benefits from global connectivity through the ports, major airports, extensive freeway infrastructure, and Metro’s expanding rail and bus network. While high housing costs and congestion remain constraints, the region’s scale, cultural influence, business diversity, and continued investment in transportation and redevelopment support long-term commercial real estate demand.



Swish | North Hollywood, CA



12.9M

METRO POPULATION



121

MILES OF RAIL SERVICE



6.27M

LABOR FORCE



\$1.3T+

METRO GDP (2025)

SWISH

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