SWISH

NORTH HOLLYWOOD, CA (LOS ANGELES)

STRONG TENANT FINANCIALS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NETLEASEDINVESTMENTS

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.

RYAN BENNETT
Managing Director
760.448.2449
rbennett@lee-associates.com
CA License: 01826517

JAY RUBIN
Principal
Lee & Associates LA North
818.223.4385
jrubin@lee-re.com
CA License: 01320005

DREW OLSON
Associate
760.448.1372
dolson@lee-associates.com
CA License: 02049653

Exclusively Listed by Lee & Associates – LA North/Ventura, Inc.
Broker's Lic. 01191898

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NETLEASEDINVESTMENTS

TABLE OF CONTENTS

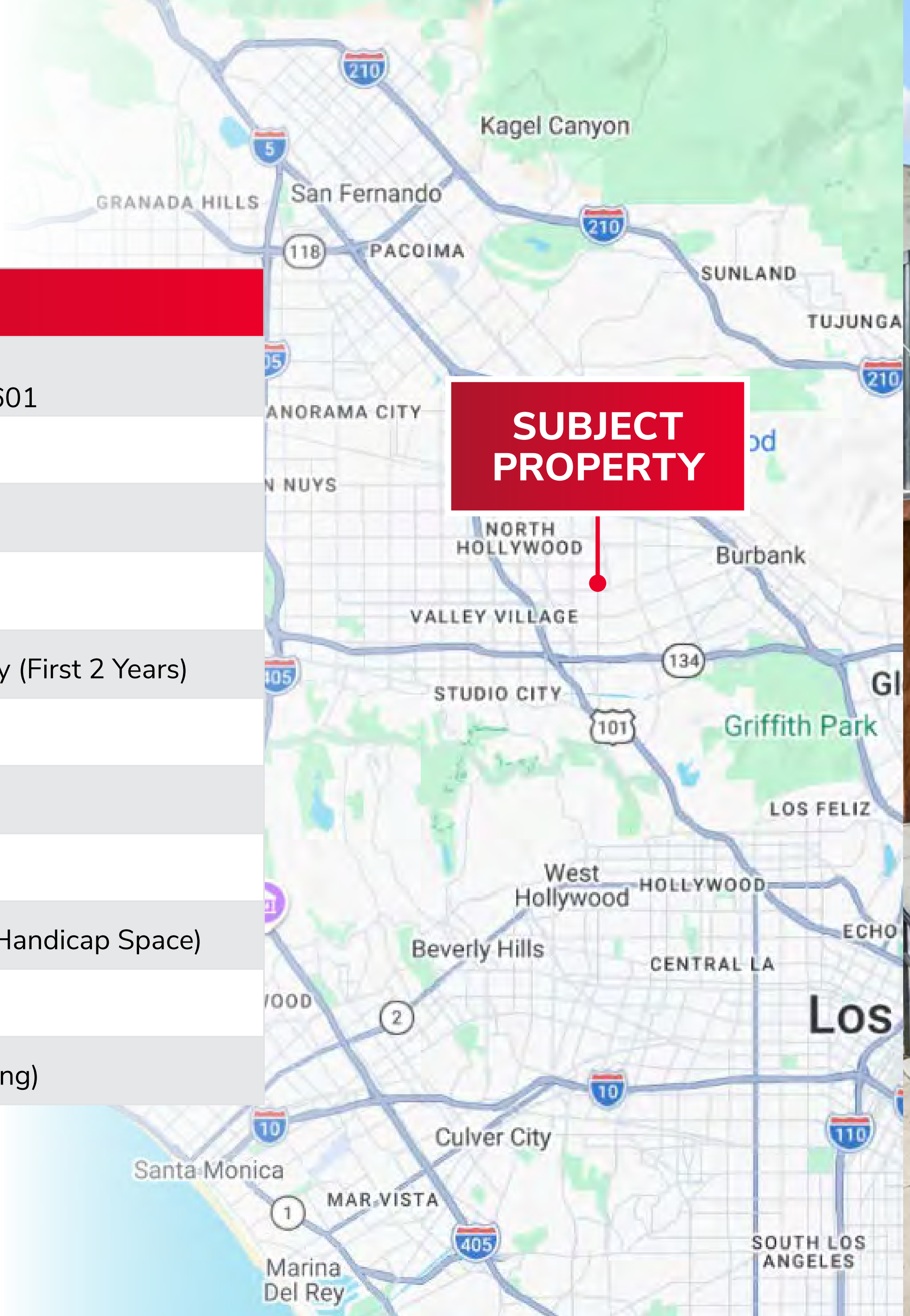
01 EXECUTIVE SUMMARY

OFFERING SUMMARY

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

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 Responsibilties	None
Tenant Financials Available	Yes - Upon Request with Signed NDA
Ownership	Fee Simple (Land & Building)

RENT SCHEDULE

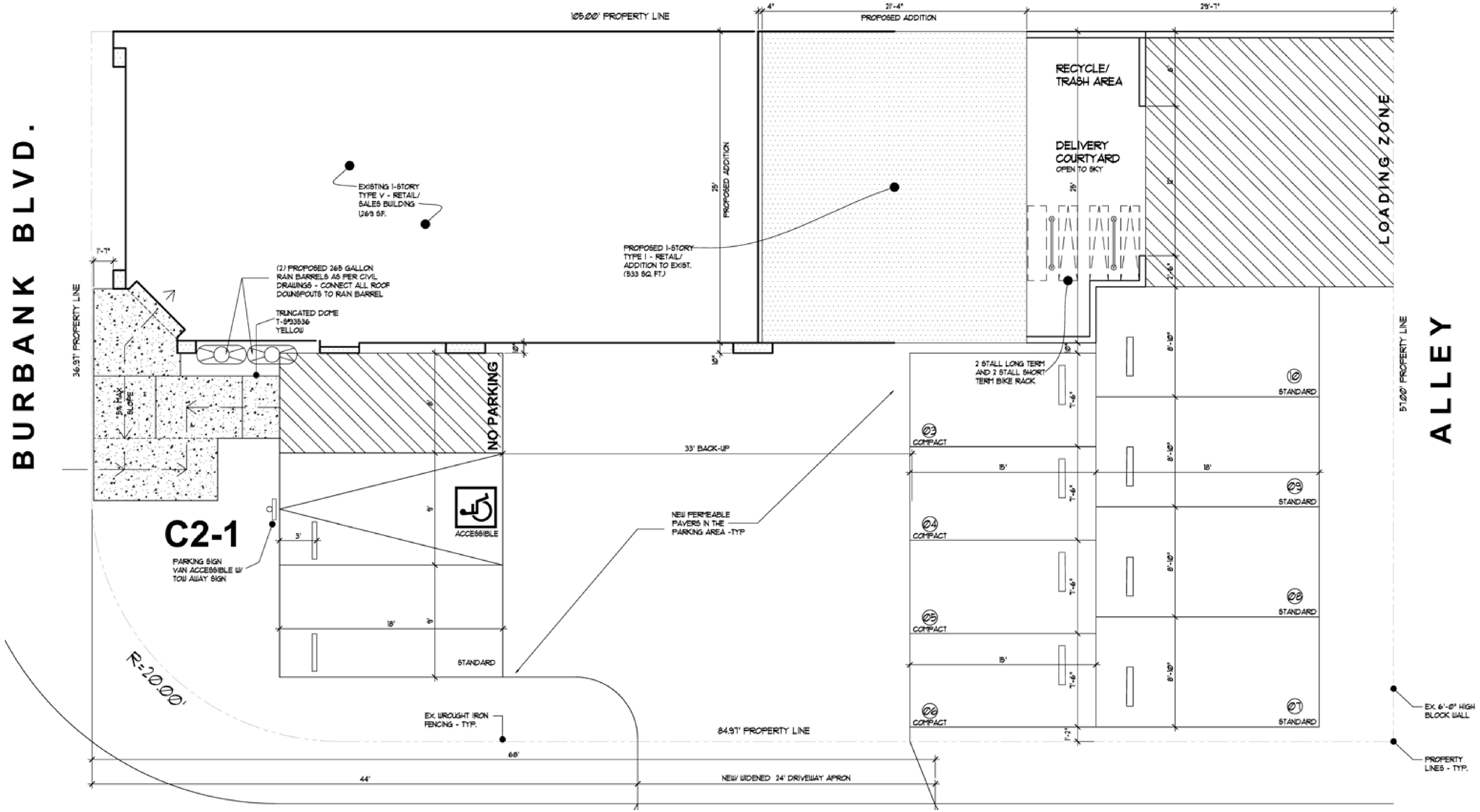
RENT SCHEDULE - PRIMARY TERM

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

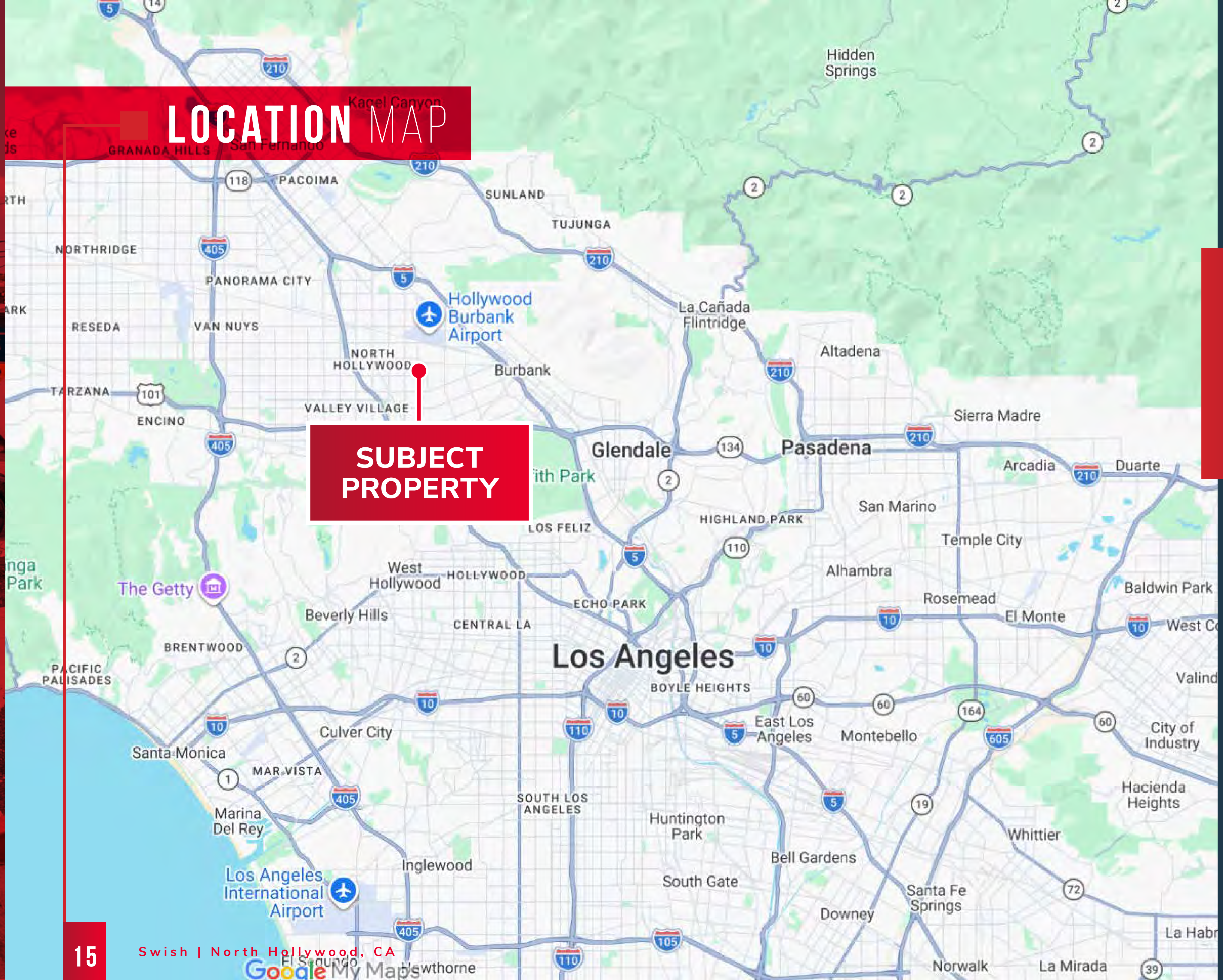


EXECUTIVE SUMMARY
PROPERTY SUMMARY
TENANT OVERVIEW
AREA OVERVIEW

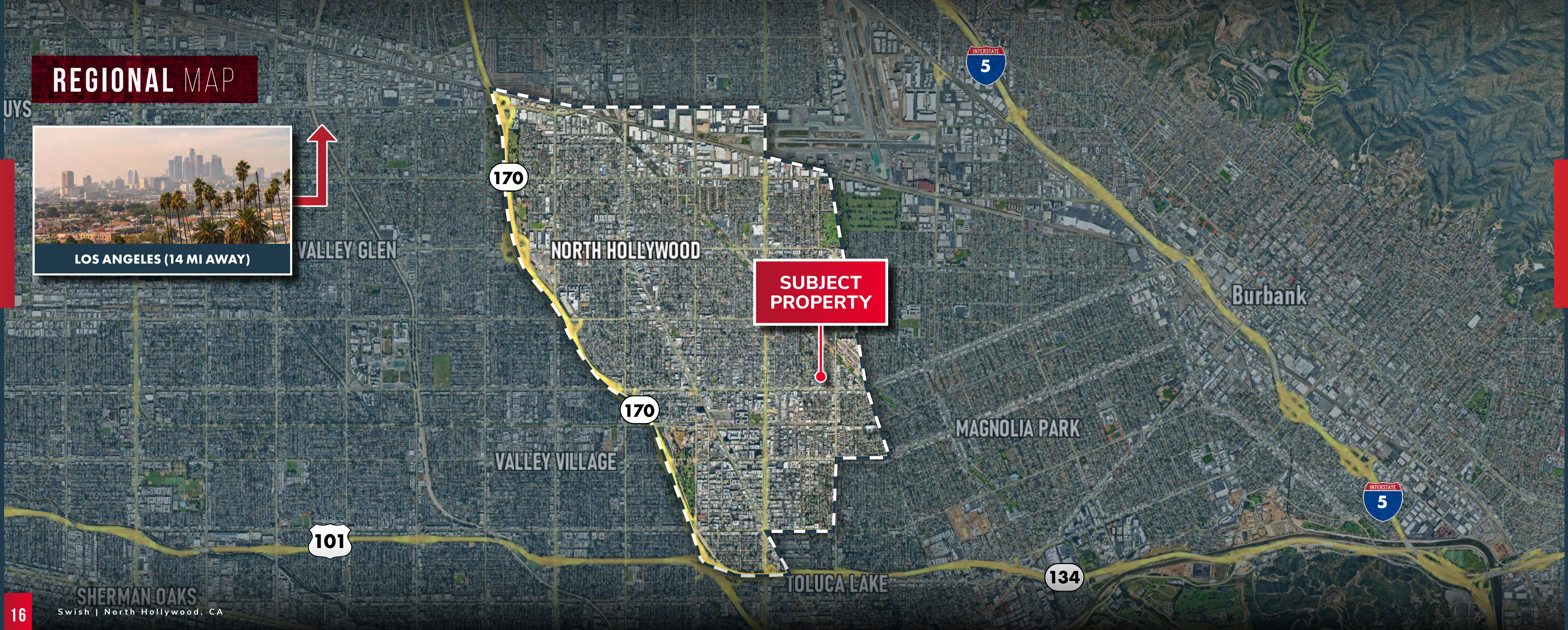
02

PROPERTY SUMMARY

LOCATION MAP



REGIONAL MAP



TRADE AREA


SUBJECT PROPERTY
HOLLYWOOD BURBANK AIRPORT
PIERCE BROTHERS VALHALLA MEMORIAL PARK
NOHO WEST
TRADER JOE'S REGAL Rack DAISO FISH GRILL five BELOW Urbane Cafe crumbl cookies Jersey Mike's LA FITNESS
30+ RETAIL
BURBANK EMPIRE CENTER
TARGET TJ-maxx TILLY'S LOWE'S REI BEST BUY ULTA Rack Marshalls Michaels Walmart Supercenter COSTCO WHOLESALE SEPHORA Wendy's Jamba BLAZE PIZZA Krispy Kreme Olive Garden OUTBACK STEAKHOUSE
30+ RETAIL
BURBANK TOWN CENTER
BARNES & NOBLE BOOKSELLERS OLD NAVY AMC THEATRES macy's CVS SPROUTS FARMERS MARKET ASHLEY Carl's Jr. Burlington Shakey's Ralphs IHOP Yard House TACO BELL POPEYES IN-N-OUT BURGER Chuck E. Cheese Pollo Loco
30+ RETAIL
COSTCO BUSINESS CENTER THE HOME DEPOT BURGER KING Public Storage
VALLARTA SUPERMARKETS
TARGET CVS POPEYES 7-ELEVEN Chevron
Smart & Final extra! DOLLAR TREE planet fitness
TARGET ROSS DRESS FOR LESS CHASE Burlington KFC IHOP
petco 7-ELEVEN Domino's
ALDI HomeGoods HOBBY LOBBY BURGER KING
IKEA CVS HARBOR FREIGHT THE HOME DEPOT Ralphs Walgreens TRADER JOE'S Habit BURGER GRILL CARMAX TESLA
7-ELEVEN TOM'S
Smart & Final extra! CVS Jersey Mike's Urbane Cafe
CVS Raising Cane's 7-ELEVEN Domino's
PAVILIONS SALLY BEAUTY SUPPLY Pollo Loco Denny's ups
SK SUPER KING MARKETS Del Taco DOLLAR TREE
EAST VALLEY HIGH SCHOOL
LUTHER BURBANK MIDDLE SCHOOL
NORTH HOLLYWOOD REC CENTER
NORTH HOLLYWOOD HIGH SCHOOL
DISNEY TV ANIMATION STUDIO
DISNEY CORPORATE HQ
NORTH HOLLYWOOD
VALLEY GLEN
VALLEY VILLAGE
NOHO ARTS DISTRICT
TOLUCA TERRACE
TOLUCA WOODS
MCNEIL
MAGNOLIA PARK
Burbank
EL MIRADERO
GRANDVIEW
RIVERSIDE RANCHO
Sherman Way
Vanowen St
Empire Ave
Burbank Blvd
Chandler Blvd
Magnolia Blvd
Whitsett Ave
Vineland Ave
Cahuenga Bl
N Glenoaks Blvd
N Kenneth Rd
Victory Bl
W Verdugo Ave
W Alameda Ave
170
5
INTERSTATE

PROPERTY PHOTOS

PROPERTY PHOTOS

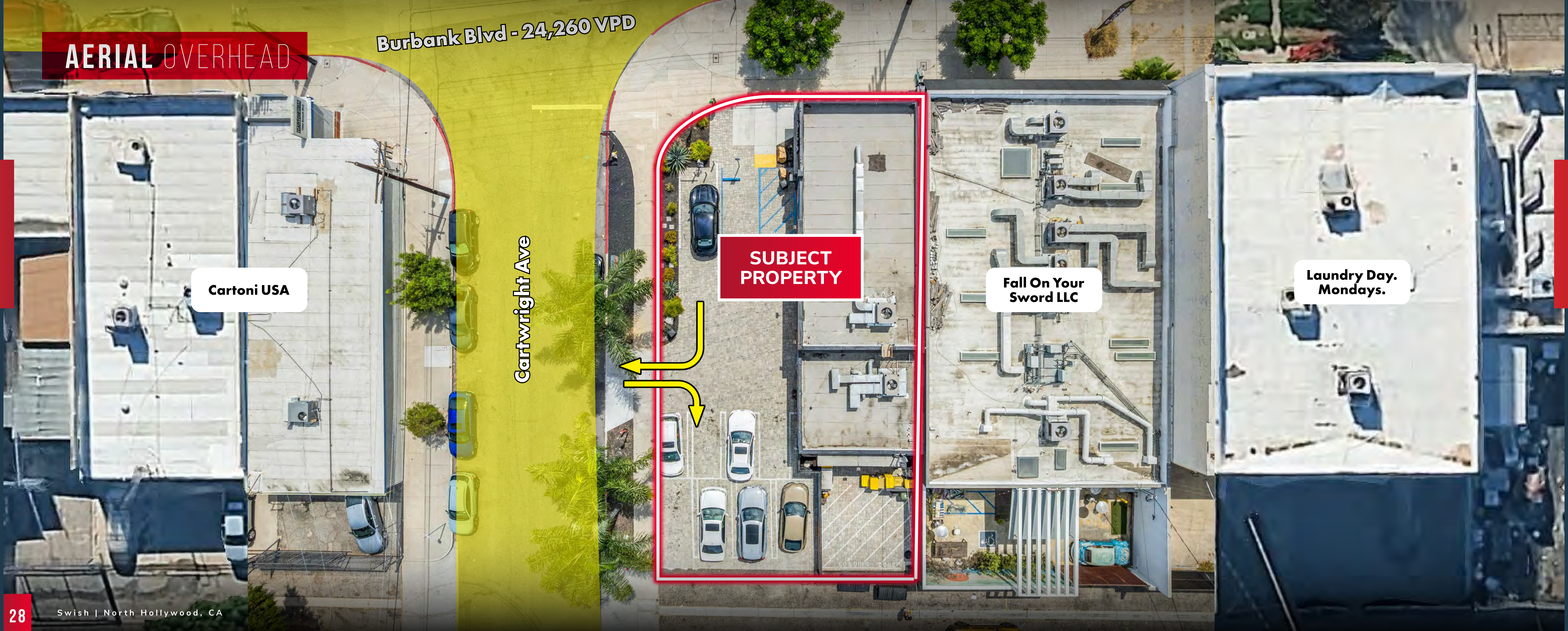
PROPERTY PHOTOS

EXECUTIVE SUMMARY
PROPERTY SUMMARY
TENANT OVERVIEW
AREA OVERVIEW

PROPERTY PHOTOS

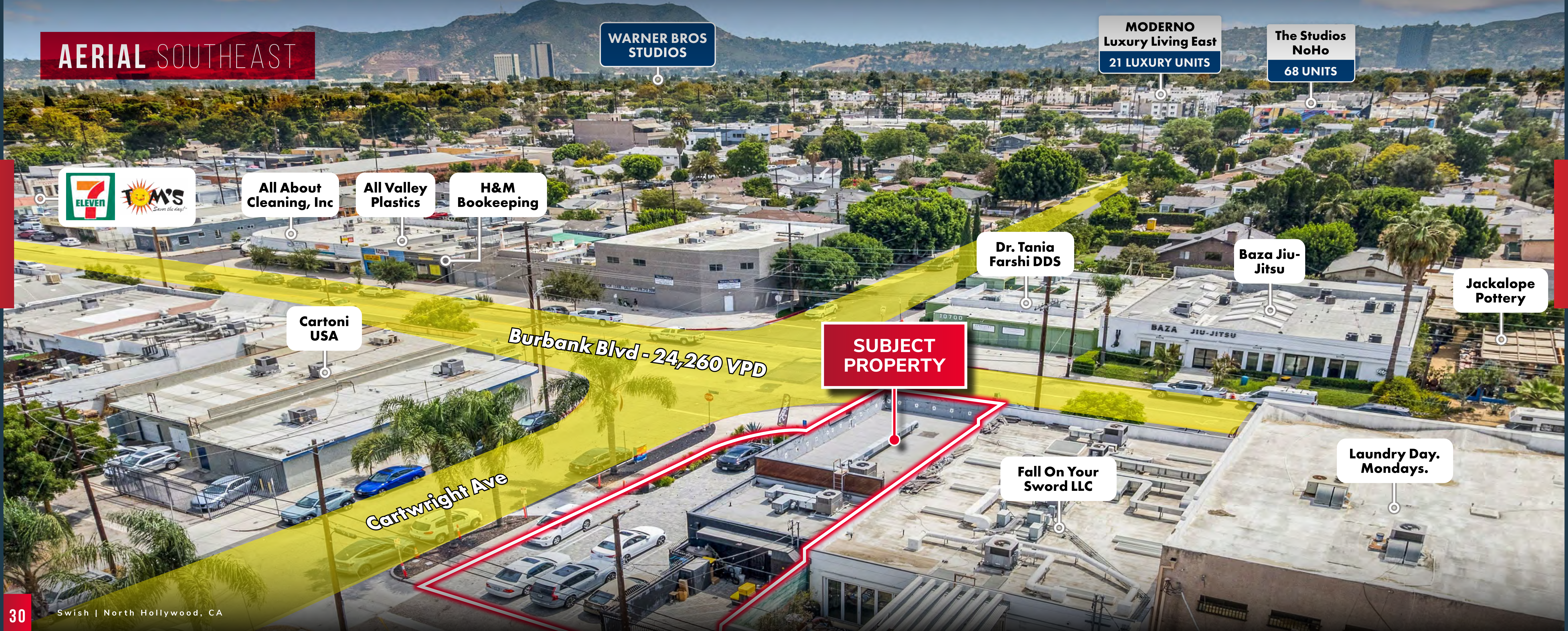
PROPERTY PHOTOS

AERIAL OVERHEAD



EXECUTIVE SUMMARY
PROPERTY SUMMARY
TENANT OVERVIEW
AREA OVERVIEW

AERIAL SOUTHEAST



AERIAL NORTHEAST

AERIAL NORTHWEST

03

TENANT OVERVIEW

ABOUT SWISH

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

04 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**

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.

12.9M METRO POPULATION	**121** MILES OF RAIL SERVICE
6.27M LABOR FORCE	**$1.3T+** METRO GDP (2025)

EXECUTIVE SUMMARY
PROPERTY SUMMARY
TENANT OVERVIEW
AREA OVERVIEW

SWISH

NORTH HOLLYWOOD, CA (LOS ANGELES)

RYAN BENNETT
Managing Director
760.448.2449
rbennett@lee-associates.com
CA License: 01826517

JAY RUBIN
Principal
Lee & Associates LA North
818.223.4385
jrubin@lee-re.com
CA License: 01320005

DREW OLSON
Associate
760.448.1372
dolson@lee-associates.com
CA License: 02049653

Exclusively Listed by Lee & Associates – LA North/Ventura, Inc.
Broker's Lic. 01191898

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NETLEASEDINVESTMENTS

NNN RETAIL SALE-LEASEBACK INVESTMENT OPPORTUNITY