

PIZZA HUT

4356 Leimert Blvd - Los Angeles, CA 90008

EXCLUSIVELY MARKETED BY



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An aerial photograph of a city street, likely in Los Angeles, showing a road construction project. The image is overlaid with a semi-transparent blue filter. A white, wavy line graphic is positioned at the top of the page. The street is lined with buildings, trees, and a road construction overlay that shows a multi-lane road with a median and a shoulder. The text 'SECTION 1' is located in the lower-left quadrant of the image.

SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for sale the 1,859 SF Pizza Hut located at 4356 Leimert Boulevard in Los Angeles, CA. This property features an Absolute Triple Net (NNN) Lease with over 10 years of remaining term, 1.5% annual rent increases, and zero landlord responsibilities. The tenant has operated successfully at this location since 2010, demonstrating long-term commitment and strong operational performance in this market. Altogether, this asset provides a stable, low-maintenance, and compelling investment opportunity.

Sale Price	\$2,943,866
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OFFERING SUMMARY

Cap Rate:	4.50%
NOI:	\$132,474
Guarantor:	Franchisee (Largest Pizza Hut Operator in California)

BUILDING INFORMATION

Street Address:	4356 Leimert Blvd
City, State, Zip:	Los Angeles, CA 90008
County:	Los Angeles
Building Size:	1,859 SF
Lot Size:	0.18 Acres
Year Built:	1991



Actual Property Image



Actual Property Image



INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- **Extremely High Store Performance:** This location is one of the top-performing Pizza Hut units in Southern California. Please inquire with brokers for more information.
- **Long-Term Lease in Place:** Lease provides over 10 years of remaining term on an Absolute Triple Net (NNN) Lease structure, with 1.5% annual increases and zero landlord responsibilities.
- **Top-Tier Franchisee Guarantee:** Operated by Southern California Pizza Co., LLC, the largest Pizza Hut franchisee in California and the third-largest in the nation, with 224 locations across Greater Los Angeles.
- **Established Long-Term Location:** The tenant has operated successfully at this location since 2010, reinforcing commitment and proven viability in the market.
- **High-Traffic Urban Infill Site:** Signalized intersection of Leimert Blvd & 11th Ave with 41,000+ VPD, surrounded by dense residential and major commercial corridors.
- **Densely Populated Trade Area:** Over 1.2 million residents within 5 miles, and strong surrounding demographics support consistent customer volume.
- **Proximity to Major Retail & Employers:** Near Baldwin Hills Crenshaw Mall, Kaiser Permanente, and retailers like McDonald's, El Pollo Loco, Dollar Tree, and Staples, driving substantial daily foot traffic.
- **Internet & Recession-Resistant Tenant:** Takeout-driven QSR model proved resilient during COVID-19. Lease extension during the pandemic underscores operator strength.

An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with various buildings, streets, and green spaces. The image is overlaid with a semi-transparent blue filter. At the top, there are three white, wavy, horizontal lines that sweep across the frame. In the lower-left quadrant, the text 'SECTION 2' is displayed in a white, sans-serif font.

SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

Tenant:	Pizza Hut
Premises:	1,859 SF
Base Rent:	\$125,098*
Rent Per SF:	\$67.29
Lease Commencement:	07/31/2009
Lease Expiration:	02/29/2036
Lease Term:	10+ Years Remaining
Renewal Options:	3 x 5 Year Options
Rent Increases:	1.5% Annually
Lease Type:	Absolute Triple Net (NNN)
Use:	Restaurant
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Franchisee

NOTES

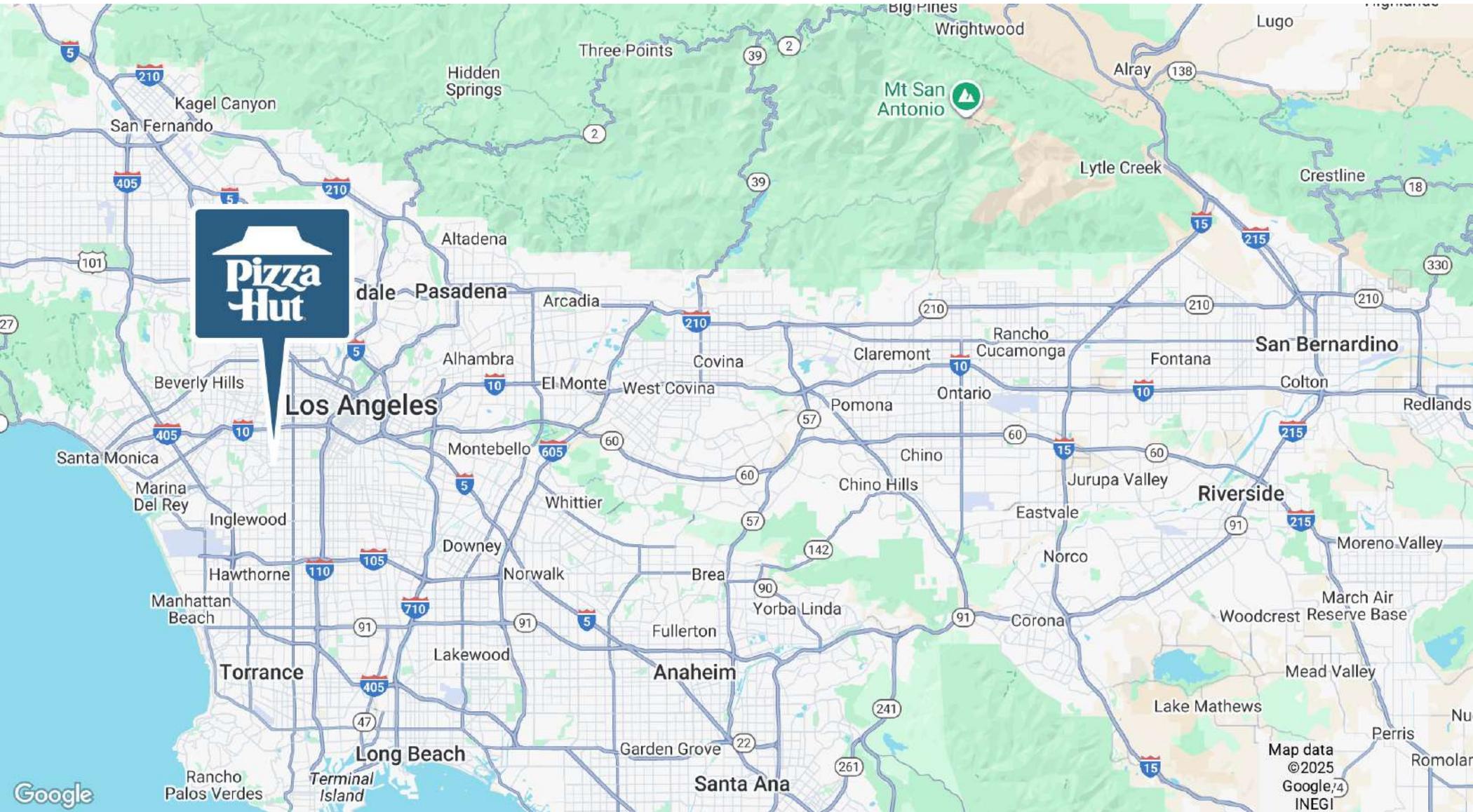
*Total Base Rent includes Property Management Reimbursements from Tenant. Ask the Broker for more details.

An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with numerous buildings, streets, and trees. The image is overlaid with a semi-transparent blue filter. At the top, there are three white, wavy, horizontal lines that sweep across the frame.

SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP



An aerial photograph of a city, rendered in a light blue, semi-transparent style. The image shows a dense urban grid with numerous buildings, streets, and trees. At the top of the image, there are three white, wavy, horizontal lines that overlap each other, creating a decorative header element.

SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Los Angeles, CA



Los Angeles International Airport

LOS ANGELES, CA

The City of Los Angeles is the second most populous city in the nation. Los Angeles has a 2025 population of 3,874,297. It is home to 39% of the population of the County of Los Angeles (County) and 11.5% of the area of the County. With an area of 470 square miles, Los Angeles is located in the southern part of the State of California and is the principal city of a metropolitan region that stretches from the City of Ventura to the north, to the City of San Clemente to the south, and to the City of San Bernardino to the east. Los Angeles is a global economic powerhouse, boasting the world's third-largest metropolitan economy. For generations, people from around the globe have come to Los Angeles to create the future and, in turn, have helped build one of the most diverse and dynamic cities in history.

The City and its surrounding metropolitan region feature incredible diversity in terms of both population and the economy. Tourism and hospitality, professional and business services, international trade, entertainment production, and wholesale trade and logistics all contribute significantly to local employment. The Port of Los Angeles handles the largest volume of containerized cargo of all U.S. ports and is top in cargo value for U.S. waterborne foreign traffic. Los Angeles International Airport (LAX) is the third busiest airport in the world in terms of total number of passengers and is 13th in the world in air cargo tonnage. With over a dozen major industries, the LA region is also known for innovation as creative collisions occur where industries overlap, driving new business concepts and entirely new sectors, making LA the creative capital of the nation.

Renowned for mild and beautiful weather, Los Angeles boasts a year-round outdoor lifestyle. LA is a place where residents can experience beautiful beaches, epic hiking and camping, world-class dining, music, fine and performing arts, and professional sports. LA is the entertainment capital of the world, with most of the country's major motion picture, television, and recorded music operations based in the city. The entertainment industry is a big part of the city's culture, with Hollywood Boulevard, the Hollywood Walk of Fame, Grauman's Chinese Theater, and Universal Studios among its top attractions. Outdoor recreation in the Los Angeles area is practically unmatched. Some of the country's best surfing is within reach, from Malibu and Santa Monica to Huntington Beach, with its famous pier, surf shops, and surfing walk of fame. Skateboarding, which originated in Los Angeles less than 50 years ago, has never been more popular. In the winter, skiing is available within a manageable distance at the Sierra Nevada mountain slopes.

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SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Subsidiary
Founded:	1958
Locations:	20,000
Headquarters:	Plano, TX
Website:	pizzahut.com

PIZZA HUT

Pizza Hut, a subsidiary of Yum! Brands, Inc. (NYSE: YUM), was founded in 1958 in Wichita, Kansas, and is a global leader in the pizza category with nearly 20,000 restaurants in more than 110 markets and territories. The brand has earned a reputation as a trailblazer in innovation with the creation of icons like Original Pan® and Original Stuffed Crust pizzas. In 1994, Pizza Hut pizza was the very first online food order, and today Pizza Hut continues leading the way in the digital and technology space, with over half of transactions worldwide coming from digital orders. In addition, Pizza Hut has Hut Rewards®, the brand's loyalty program in the U.S. that offers points for every dollar spent on food, any way you order. Leveraging its global presence, Pizza Hut also works to positively impact restaurant employees, the communities they serve, and the environment through commitments across three priority areas: More Equity, Less Carbon and Better Packaging.

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The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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