

OFFERING MEMORANDUM



URBAN
REAL ESTATE



7601 VINELAND AVE, SUN VALLEY CA 91352

RETAIL SHOPPING CENTER - INVESTMENT OPPORTUNITY

EXCLUSIVELY PRESENTED BY URBAN REAL ESTATE, INC.

PROPERTY OVERVIEW



URBAN
REAL ESTATE

SUBJECT PROPERTY:	7601 VINELAND AVENUE, SUN VALLEY, CA 91352-4502
APN:	2315-012-037
YEAR BUILT:	1968
BUILDING SIZE:	±10,512 SF
LOT SIZE:	±40,619 SF
PROPERTY TYPE:	RETAIL
NUMBER OF UNITS:	6 RETAIL UNITS
ADDITIONAL INCOME:	1 ACTIVE BILLBOARD
EXPANSION ASSETS:	1 VACANT LOT



The property features a **±10,512 SF retail building** on an expansive **±40,619 SF lot**. It is strategically comprised of **6 retail units**, providing a diversified and stable income stream. The asset is further enhanced by **active billboard revenue** and a **versatile vacant parcel**, offering immediate functional flexibility or future development potential. Meticulously maintained, the site ensures long-term operational efficiency and high visibility.

INVESTMENT SUMMARY



URBAN
REAL ESTATE

7601 Vineland Ave, a premier income-generating retail asset in Sun Valley perfectly positioned as a strategic **1031 Exchange opportunity**. This fully stabilized "turn-key" investment features six well-maintained retail units and a consistent billboard revenue stream, offering immediate cash flow with minimal management oversight. Situated on a massive **40,619 SF lot** that includes a versatile vacant parcel for future expansion, this property represents a rare combination of long-term security and significant value-add potential in a high-visibility location.

PRICING & FINANCIALS DETAILS

ASKING PRICE **\$4,750,000**

CAP RATE **5.34%**

PRICE PER SF **\$451.86**

NET OPERATING INCOME **\$253,829.23**

OCCUPANCY **100% (STABILIZED)**

High-Yield Defensive Asset: Offers a **5.34% Cap Rate** with immediate, resilient cash flow. Income is secured by a diversified tenant mix and **passive billboard revenue**, providing stability through market cycles.

Compelling Valuation: Priced at **\$451.86 PSF**, significantly **below replacement cost** and regional averages. This provides an immediate equity cushion and an ideal vehicle for **1031 Exchange capital preservation**.

Strategic Revenue Growth: Features "hands-off" billboard income and a **vacant parcel for future value-add potential**. Delivers a superior risk-adjusted return compared to standard area retail.

FINANCIAL SUMMARY

Based on 2025 Financials



URBAN
REAL ESTATE

UNIT	BASE	NNN	TOTAL	SQ FT	LEASE START	LEASE END
7601	\$7,031.14	\$3,032.42	\$10,363.56	5800	05/01/2015	04/30/2030
7603	\$3,713.00	\$578.71	\$4,291.71	570	06/01/2023	05/31/2027
7607	\$3502.00	\$978.99	\$4,480.99	1800	09/01/2017	06/30/2027
7609	\$1,298.00	\$203.96	\$1,501.96	420	09/01/2015	05/31/2029
7611	\$1,298.00	\$203.96	\$1,501.96	420	09/01/2015	05/31/2029
7617	\$3,756.00	\$830.70	\$4,586.70	1430	05/01/2024	04/30/2027
BILLBOARD	\$141.67	-	\$141.67	-	08/15/2013	08/14/2018(MTM)
VACANT LOT	-	-	-	-	-	-
TOTAL	\$20,739.81	\$5,828.74	\$26,568.55	10440	-	-

Embedded Rent Growth: Fixed **3% annual rent escalations** provide a built-in hedge against inflation.

Stable Long-term Tenancy: 100% occupied by a diverse mix of reliable, long-term tenants ensuring **consistent cash flow.**

*2025 Non- Recurring Misc. Income earned from Insurance in 2025 for \$38,229.51

*Any future modifications are subject to existing lease terms and tenant agreements. Buyer to verify all information independently.



ANNUAL OPERATING STATEMENT



URBAN
REAL ESTATE

2025 (ACTUAL)

INCOME

SCHEDULED RENTAL INCOME

ANNUAL AMOUNT

\$229,848.68

NNN REIMBURSEMENT

\$62,275.56

OTHER INCOME (BILLBOARD & VACANT LOT)

\$39,929.55

GROSS OPERATING INCOME

\$332,053.79

EXPENSES

ANNUAL AMOUNT

PROPERTY TAX (ESTIMATED @ 1.25% OF ASKING PRICE)

\$59,375.00

INSURANCE

\$10,246.16

UTILITIES (ELECTRIC, TRASH, ETC.)

\$6,690.00

BUILDING SERVICES (CLEANING, PEST, ETC.)

\$1,913.40

TOTAL OPERATING EXPENSES

(\$78,224.56)

EXPENSE RATIO

23.5%



**All figures are estimates and should be independently verified by buyers.*

STRATEGIC INVESTMENT HIGHLIGHTS



URBAN
REAL ESTATE

Hedge Against Inflationary Costs: The **Absolute NNN structure** shifts all responsibility for taxes, insurance, and CAM to the tenants. This eliminates operational slippage for ownership and ensures a predictable, passive income stream—**ideal for 1031 Exchange** capital preservation

Exceptional Stability with High Demand Expansion: This is a fully stabilized "**turn-key**" asset with 100% occupancy and a diversified income stream from six retail units and a billboard. Furthermore, the included vacant lot is a rare and highly sought-after feature in the Sun Valley market, providing immediate utility for parking/storage or long-term value-add potential.

Hands-Off, Passive Investment: High pride of ownership and the simplicity of the asset's footprint minimize ongoing capital expenditure. The property is positioned for an out-of-area or passive owner seeking "mailbox money" without the burden of intensive property management.

Compelling Entry Point & Yield: Priced at **\$451.86 PSF** with a **5.34% Cap Rate**, the asset is positioned attractively below current replacement costs. This valuation provides an immediate equity cushion and superior risk-adjusted returns compared to other retail offerings in the San Fernando Valley.



SUN VALLEY AREA OVERVIEW



URBAN
REAL ESTATE

Strategic Hub of the San Fernando Valley

Industrial & Retail Powerhouse: Located in a **high-density** business environment with exceptional connectivity.

Prime Accessibility: Immediate proximity to the **I-5 Freeway**, linking the property to the greater Los Angeles market.

Optimal Visibility: High daily traffic counts make it an ideal **"last-mile" destination** for service retail and industrial support.

Dynamic Demographics & Established Consumer Base:

Dense Local Economy: Surrounded by a diverse residential population along the **Vineland Ave corridor**.

Stable Demand: Consistent need for essential **retail and professional office space**.

Recession-Resistant: Established consumer base ensures **high occupancy rates** and steady tenant performance through market cycles.

Visionary Growth & Revitalization Trends:

Strategic Revitalization: Rapidly emerging as a **cost-effective alternative** to Burbank and North Hollywood.

Modern Development: Significant growth in **creative offices** and modernized industrial adaptive reuse projects.

Long-Term Value: Strong upward trajectory in property values, offering investors substantial **capital appreciation** potential.



CONCLUSION

7601 Vineland Ave represents a **premier acquisition** for investors seeking long-term stability and asset preservation. As a **100% occupied, Absolute NNN asset** in a high-growth corridor, it serves as an **ideal vehicle for 1031 Exchange participants**. The combination of established tenancy and a hands-off management structure ensures a **secure, passive income stream** that effectively insulates ownership from operational volatility.

Beyond immediate cash flow, the property is positioned for **consistent yield growth** through fixed annual rent escalations and a high-demand, **unencumbered vacant parcel**. For the sophisticated investor looking to transition into a trouble-free, high-performance asset, this property delivers a compelling blend of **defensive security and tangible upside potential** in one of the San Fernando Valley's most resilient submarkets.

Exclusively Listed By



URBAN
REAL ESTATE



DAVID HONG

DRE# 01478620

DAVID79HONG@GMAIL.COM

562.881.6695



YONG SU KOH

DRE# 01978670

KOHYONGSU@GMAIL.COM

714.319.1441



ROBERT HOLTHAUS

DRE# 02283119

ROBERT.REALTOR.CA@GMAIL.COM

949.656.5621

DISCLAIMER: The information contained herein has been obtained from sources believed to be reliable, but Urban Real Estate, Inc. has not independently verified its accuracy or completeness. Urban Real Estate, Inc. makes no representation, warranty, or guarantee, expressed or implied, regarding the accuracy, completeness, or reliability of this information. Prospective investors or buyers should conduct their own independent investigation of the property and verify all information to their satisfaction. Any reliance on the information contained herein is solely at the user's own risk. All logos, images, and trademarks appearing in this document are the property of their respective owners. Use of such materials without the express written consent of the owner is strictly prohibited. The inclusion of any logos or images does not imply any affiliation with, endorsement by, or sponsorship from Urban Real Estate, Inc.