



7-ELEVEN & DOMINO'S SHOPPING CENTER FOR LEASE

6801 SEPULVEDA AVE.,
VAN NUYS, CA 91406

Dental, Medical, Retail, ✓
Restaurant, Office

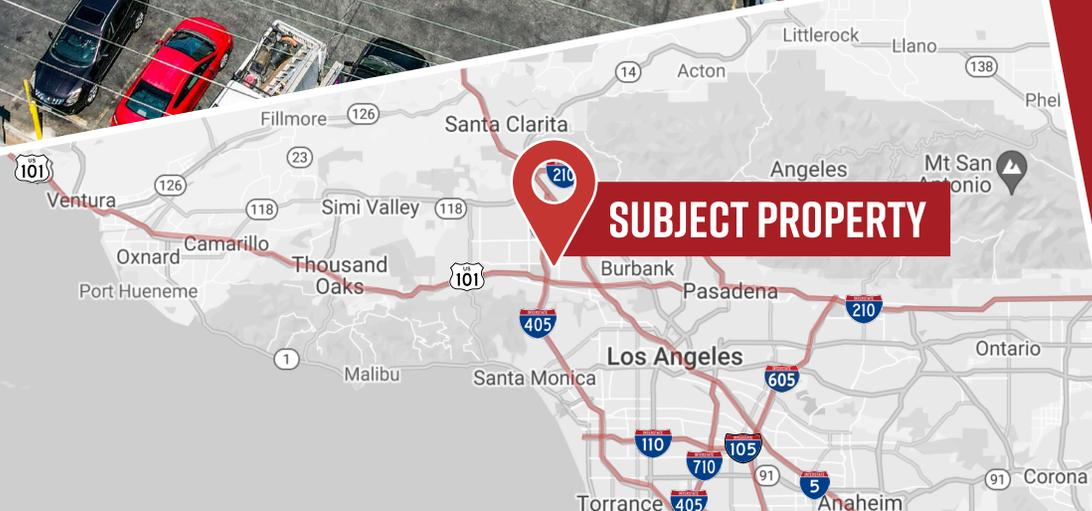
Major TI Incentives for Dental/ ✓
Medical

1,000-2,000 SF Available ✓

Hard Corner Signalized ✓
Intersection

75,000+ Cars Daily ✓

National Tenant Anchors ✓



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LEASING HIGHLIGHTS

- ✓ **Prime Location**
Centrally Located Near Major Valley Outposts. LA Valley College, Valley Presbyterian Hospital, Van Nuys Airport, Sherman Oaks Galleria, Westfield Fashion Square.
- ✓ **National Tenant Anchor**
7-Eleven and Chevron Serve as the Center's Major Retail Anchors Providing Coveted Exposure and Heightened Customer Traffic for Your Business.
- ✓ **Built-In Customer Base**
Over 306,000 People Living Within a 3-mile Radius of the Subject Property with a Median Household Income of \$59,528
- ✓ **High Traffic Hard Corner Intersection**
Hard Corner, Signalized Intersection at a Major Thoroughfare; Less than Half a Mile from I-405 Highway
- ✓ **Strong Visibility with HUGE Traffic Counts**
Ideal Frontage with Superior Shopping Center Presence, Seen by 75,000+ Cars Daily.
- ✓ **Dynamic Consumer Spending**
Located in Strong Economic Activity Area with \$7.4Bn+ in Annual Consumer Spending within 3-Miles.
- ✓ **Multiple Uses - FULLY BUILT OUT RESTAURANT**
Multiple Units in a Prominent High Traffic Shopping Center
1,000-2,000 SF 2nd Floor Available
- ✓ **Proximal to Universities**
Located Near LA Valley College and CSU Northridge with a Combined Student Body of 50,000+

DENTAL, MEDICAL, RETAIL, RESTAURANT, OFFICE



FINANCIAL SNAPSHOT

ADDRESS:	6801 Sepulveda Ave., Van Nuys, CA 91406
RENTAL RATE:	\$2.00 + NNN
SPACE AVAILABLE:	1,000 - 3,000
PARKING SPACES:	32
DAILY VEHICLE COUNT:	75,000+

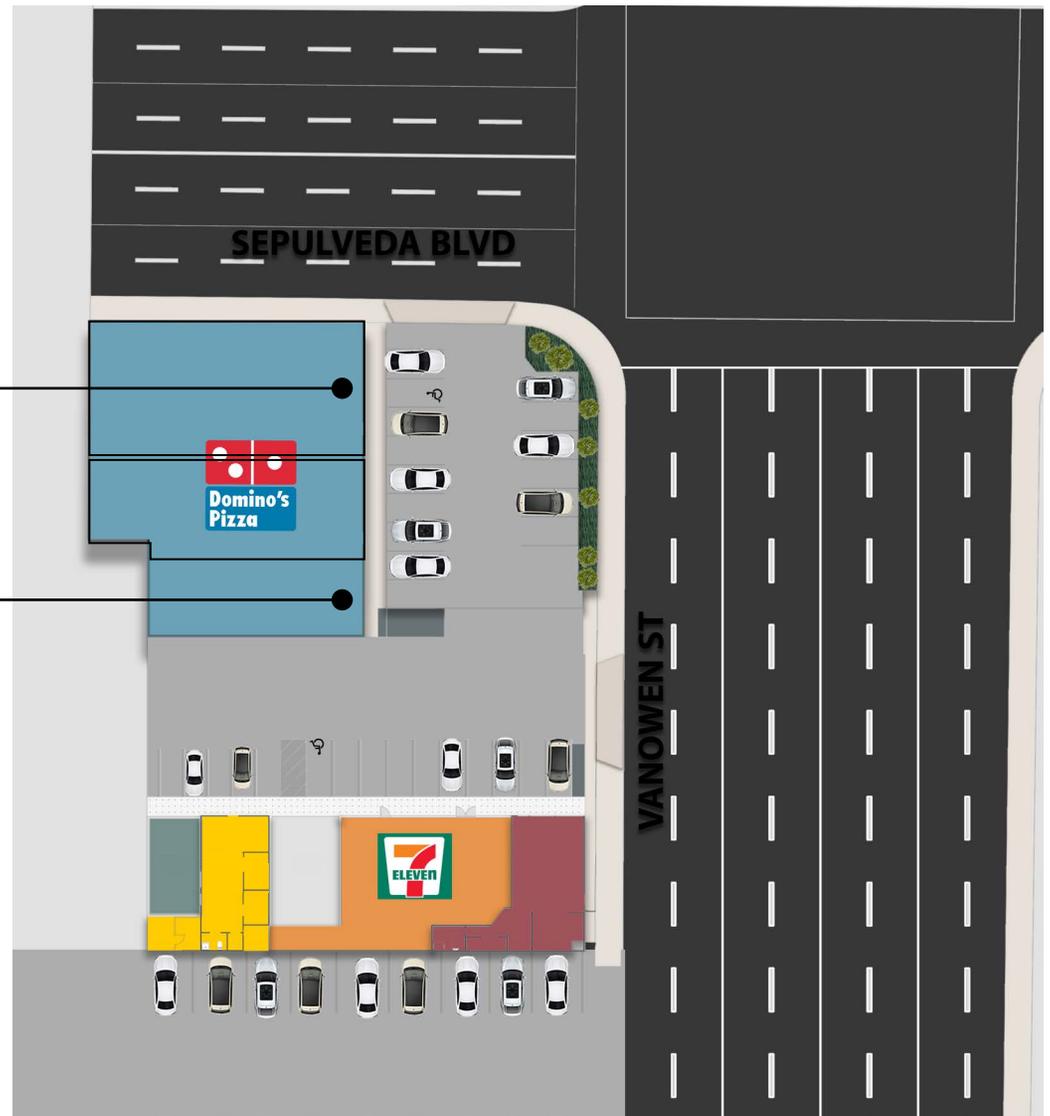
DEMOGRAPHICS

	1 - MILE	2 - MILE	3 - MILE
POPULATION	49,250	133,396	306,372
DAYTIME EMPLOYMENT	13,117	58,074	129,621
MEDIAN HH INCOME	\$51,510	\$53,306	\$59,528
MEDIAN AGE	34.1	33.6	34.5
HOUSEHOLDS	16,537	43,435	99,638

FLOOR PLAN

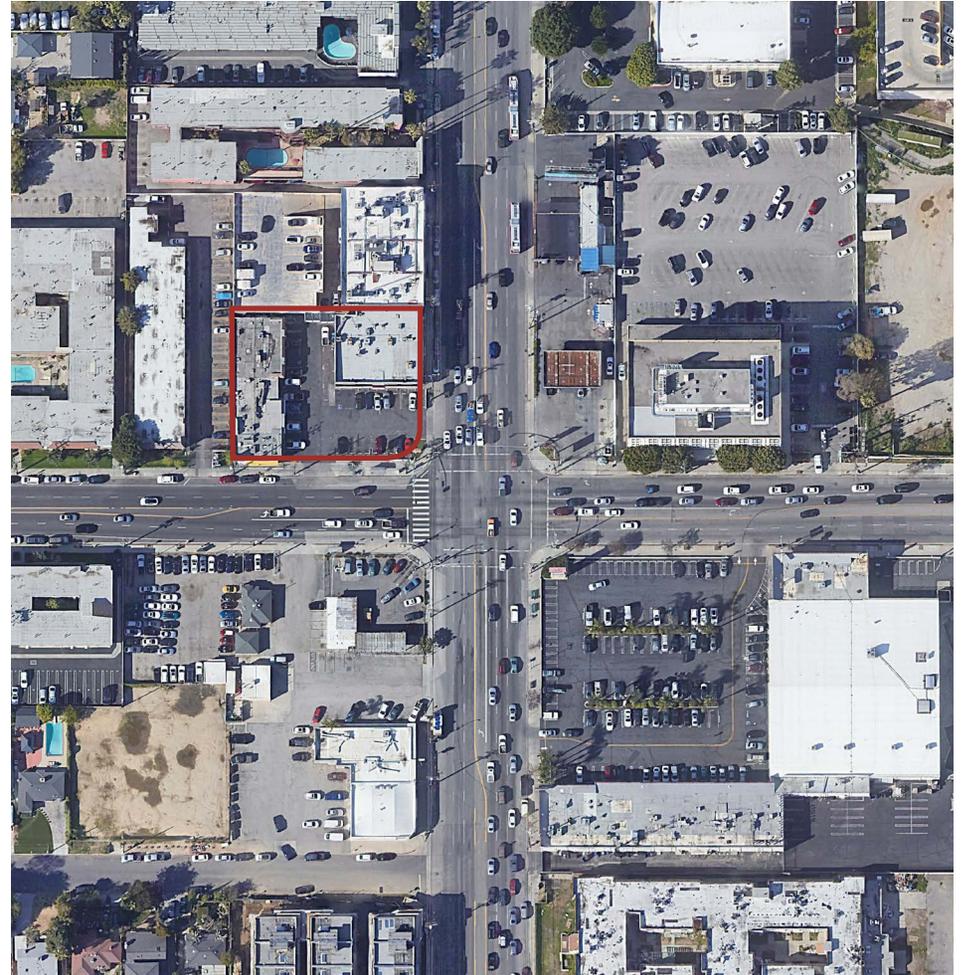
SECOND FLOOR
1,000 SF Retail/Office, Endcap
(Above Donut Bakery)

SECOND FLOOR
2,000 - 3,000 SF Retail/Office,
Inline (End Unit)



PROPERTY DESCRIPTION

PROPERTY:	7-Eleven & Domino's Shopping Center
ADDRESS:	6801 Sepulveda Ave., Van Nuys, CA 91406
CROSS STREETS:	Sepulveda Blvd & Vanowen St
TRAFFIC COUNTS:	75,000+
SQUARE FOOTAGE (GLA):	1,000 - 3,000 SF
LAND AREA:	0.31 AC
YEAR BUILT:	1986
ZONING:	C2 - Commercial
PARKING SPACES:	32
APN:	2234-024-044



NEARBY MAJOR RETAILERS



TRAFFIC COUNTS



NEARBY RETAILERS

SUBJECT PROPERTY

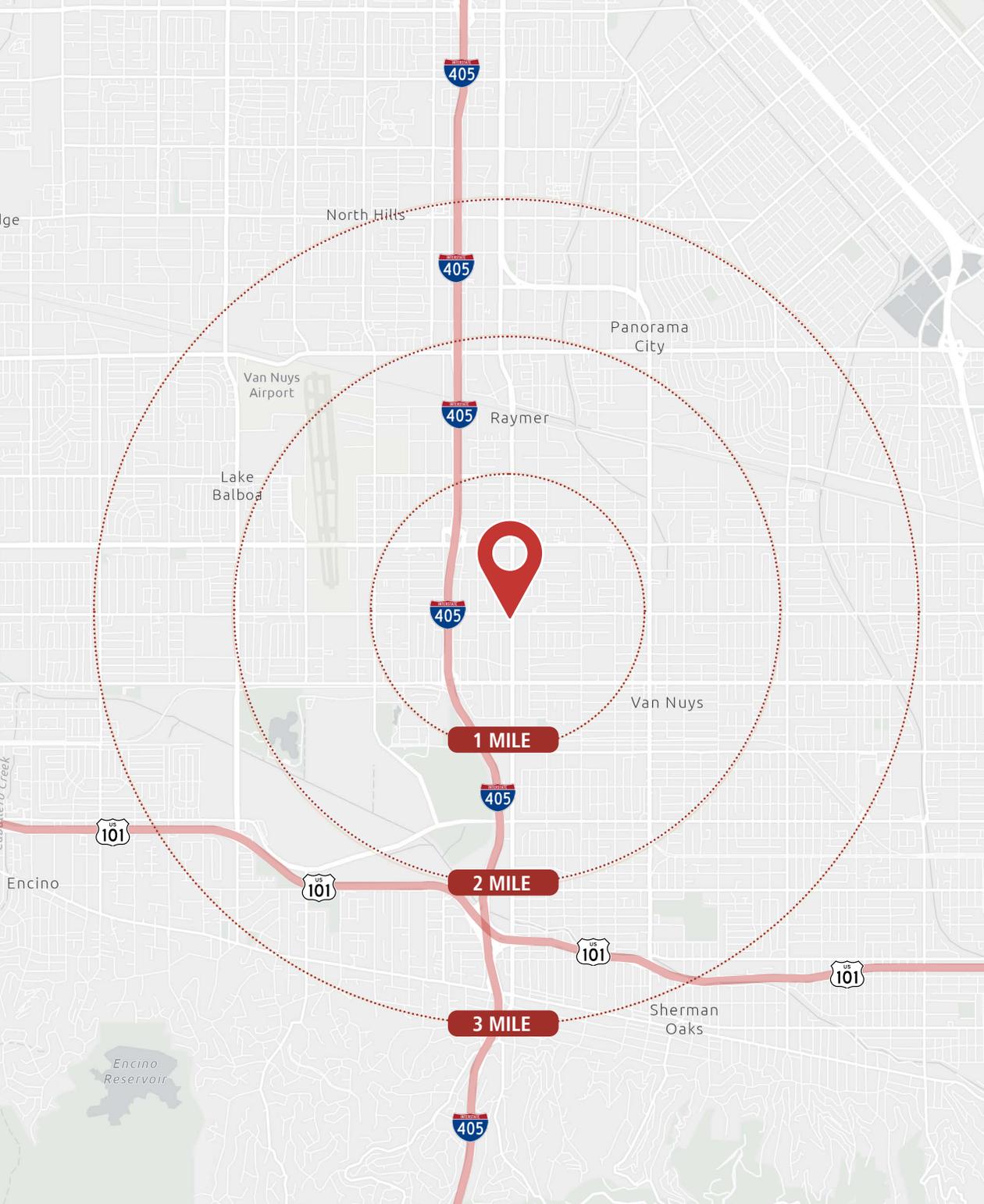


BASSETT STREET ELEMENTARY SCHOOL
692 Students

VALLEY CHARTER MIDDLE SCHOOL
325 Students

VAN NUYS HIGH SCHOOL
2,634 Students

SYLVAN PARK ELEMENTARY SCHOOL
434 Students



DEMOGRAPHICS

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DAYTIME EMPLOYMENT	13,117	58,074	129,621
MEDIAN HH INCOME	\$51,510	\$53,306	\$59,528
AVG HH INCOME	\$69,084	\$73,517	\$86,865
MEDIAN AGE	34.1	33.6	34.5
HOUSEHOLDS	16,537	43,435	99,638
AVG HH SIZE	2.92	3.04	3.05
FAMILIES	10,799	29,112	67,027



17,135
TOTAL BUSINESSES



129,621
DAYTIME EMPLOYMENT



\$7.4BN
CONSUMER SPENDING



\$59,528
MEDIAN HH INCOME

DISTANCE FROM NEARBY ATTRACTIONS

427 FEET
VALLEY PRESBYTERIAN HOSPITAL

0.4 MILE
I-405

1 MILE
COSTCO

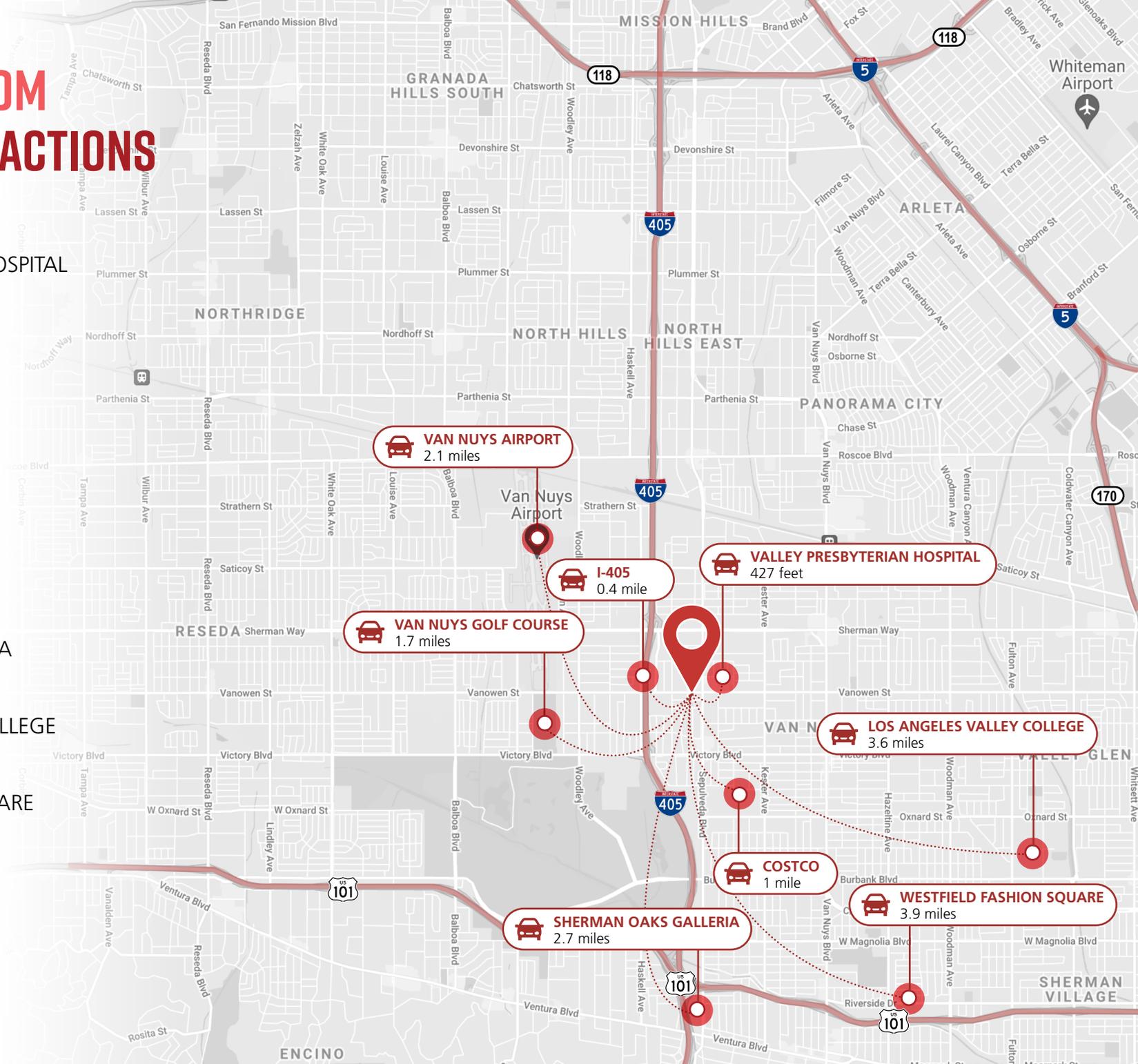
1.7 MILES
VAN NUYS GOLF COURSE

2.1 MILES
VAN NUYS AIRPORT

2.7 MILES
SHERMAN OAKS GALLERIA

3.6 MILES
LOS ANGELES VALLEY COLLEGE

3.9 MILES
WESTFIELD FASHION SQUARE



NATIONAL TENANT ANCHOR



World's Largest Convenience Retailer

Currently, 7-Eleven operates, franchises, or licenses more than 71,100 stores across 18 countries. The chain may best be known for their iconic Slurpees, but is also a prolific retailer of coffee, tobacco products, and prepared foods.

7-Eleven started as a place to pick up everyday staples on the dock of a Dallas icehouse. This made it as easy as possible for a large number of icehouse employees to pick up supplies on their way home after work. The series of "convenience stops" picked up the name 7-Eleven when they changed the hours to 7am to 11pm seven days a week. Since 7-Eleven's founding in 1927, they have been a leader, having established the world's first convenience store. They would go on to become the first convenience store to remain open 24/7 and the first to sell gas.

Shopping Center Anchor

7-Eleven has a wide variety of high traffic locations, free standing corner locations to small inline strip centers, all very attractive to neighbors. Strip center locations, such as this, are typically located in densely populated areas, attract customers by accessibility and provide an anchor for other retailer(s) in the shopping center.

7-Eleven locations tend to remain in their locations for decades, providing a stable and reliable anchor and traffic draw for your business. 7-Eleven invests heavily in marketing and has strong name recognition providing a steady stream of prospective customers for your business.

While the e commerce revolution has upended many retail businesses, convenience stores have continued to perform well and are a recession proof offering. While customers can find many products cheaply online, c-stores are there when customers demand a product immediately. 7-Eleven anchored properties on average outperforms the rest of the retail sector and also beats out other national convenience store chains such as Circle K and Wawa.



NATIONAL TENANT ANCHOR



World's Largest Pizza Company

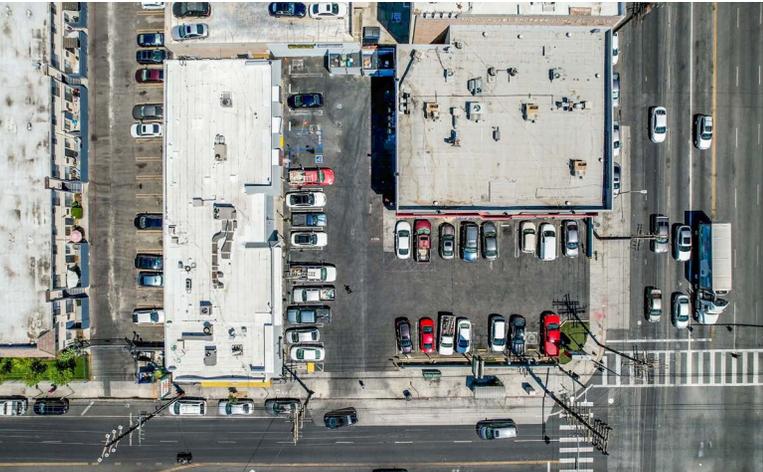
Domino's is an American multinational pizza restaurant chain founded in 1960. The corporation is headquartered at the Domino's Farms Office Park in Ann Arbor, Michigan and is incorporated in Delaware. Domino's Pizza is the largest pizza company in the world based on retail sales, with a significant business in both delivery and carryout pizza. It ranks among the world's top public restaurant brands with a global enterprise of more than 🏠 17,000 stores in over 90 markets. More than 94% of Domino's stores in the U.S. are franchise owned, totaling about 770 independent franchise owners. Domino's had global retail sales of over 💰 \$14.3 billion in 2019, with over \$7.0 billion in the U.S. and nearly \$7.3 billion internationally.

Pizza Meets Tech

An emphasis on technology innovation helps Domino's achieve more than half of all of their global retail sales from digital channels, online ordering, and mobile applications. In the U.S., Domino's generates over 📱 65% of sales via digital channels and has developed several innovative ordering platforms including those developed for Google Home, Facebook Messenger, and Apple Watch. From the very beginning, Domino's has been dedicated to the best of service, quality products, and delivery excellence for their customers.



ADDITIONAL IMAGES



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This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Shane Investments Group has not made any 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, PCBs or asbestos, the compliance with local, 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, Shane Investments Group has not verified, and will not verify, any of the information contained herein, nor has Shane Investments 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Shane Investments Group is not offering any real estate services.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE SHANE INVESTMENTS GROUP AGENT FOR MORE DETAILS.

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Like all real estate investments, this investment carries significant risks. Buyer and/or Lessee'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 newlyacquired 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 and/or Lessee 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 and/or Lessee may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer and/or Lessee's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Shane Investments Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase or lease of this net leased property. Shane Investments Group is not offering any real estate services.



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