

19456 NORDHOFF STREET

Northridge, CA 91324

FOR SALE: \$7,500,000



Eric Friedland (818) 398.0354 eric@cirecre.com





ABOUT THE PROPERTY

Waterwings Swim School is a 12 unit chain of swim schools specializing in the training of swimming and water safety. They have locations in California, Nevada and Idaho.

KIDS Crew Training is a children's training center training children with special needs.

The building offers two non-retail tenants that are both recession proof as well as businesses that are internet resistant.

This offers an investor a stable investment that is both low management and well located.

Perfect for Passive Investors and 1031 Buyers!

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*CIRE Commercial Real Estate presents this **two tenant triple net opportunity** in the Regional Trade Area of Northridge, CA. The building is **free-standing, consisting of 13,167 ft. on a parcel of 1.315 acres.** The building is leased to Waterwings Swim School and KIDS Training Center.*

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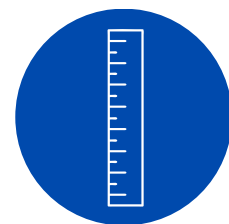
PROPERTY HIGHLIGHTS



Year Built: 1974



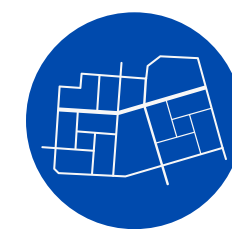
Zoning - C4-1
(Enterprise Zone)



Size: 13,175 sq. ft



68 Parking
Spaces



Lot Size: 1.315
Acres



Parcel Number:
2783-028-044



SITE PLAN



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PROFORMA ANALYSIS

RENT ROLL

TENANT	SQ. FT.	PSF RATE	MONTHLY	ESC. DATE	ESC. RATE	EXP. DATE	NOTES
KIDS LEARNING CENTER	3,500	2.00	\$7,000	2025	3%	01/07/2029	OPTIONS TO EXTEND: TWO (2) FIVE (5) YEAR OPTIONS WITH 6 MONTHS NOTICE
WATERWINGS SWIM SCHOOL	9,675	3.61	\$35,000	2031	10% every five (5) years	01/15/2029	OPTIONS TO EXTEND: TWO (2) FIVE (5) YEAR OPTIONS WITH 6 MONTHS NOTICE

FULL OCCUPANCY ANALYSIS

FULL OCCUPANCY	TOTAL
PGI	\$504,000
VACANCY (3% ANNUAL)	\$15,120
CAMS - TENANT TO SELF MAINTAIN ITS OWN PARKING FIELD	\$12,000
TAXES	\$68,125
INSURANCE	\$20,00
NOI	\$388,755

CAP RATE
5.18%

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TRADE AREA & DEMOGRAPHICS

one mile

POPULATION / 18,411

AVERAGE HH INCOME / \$100,179

three miles

POPULATION / 235,116

AVERAGE HH INCOME / \$93,561

five miles

POPULATION / 528,901

AVERAGE HH INCOME / \$99,003

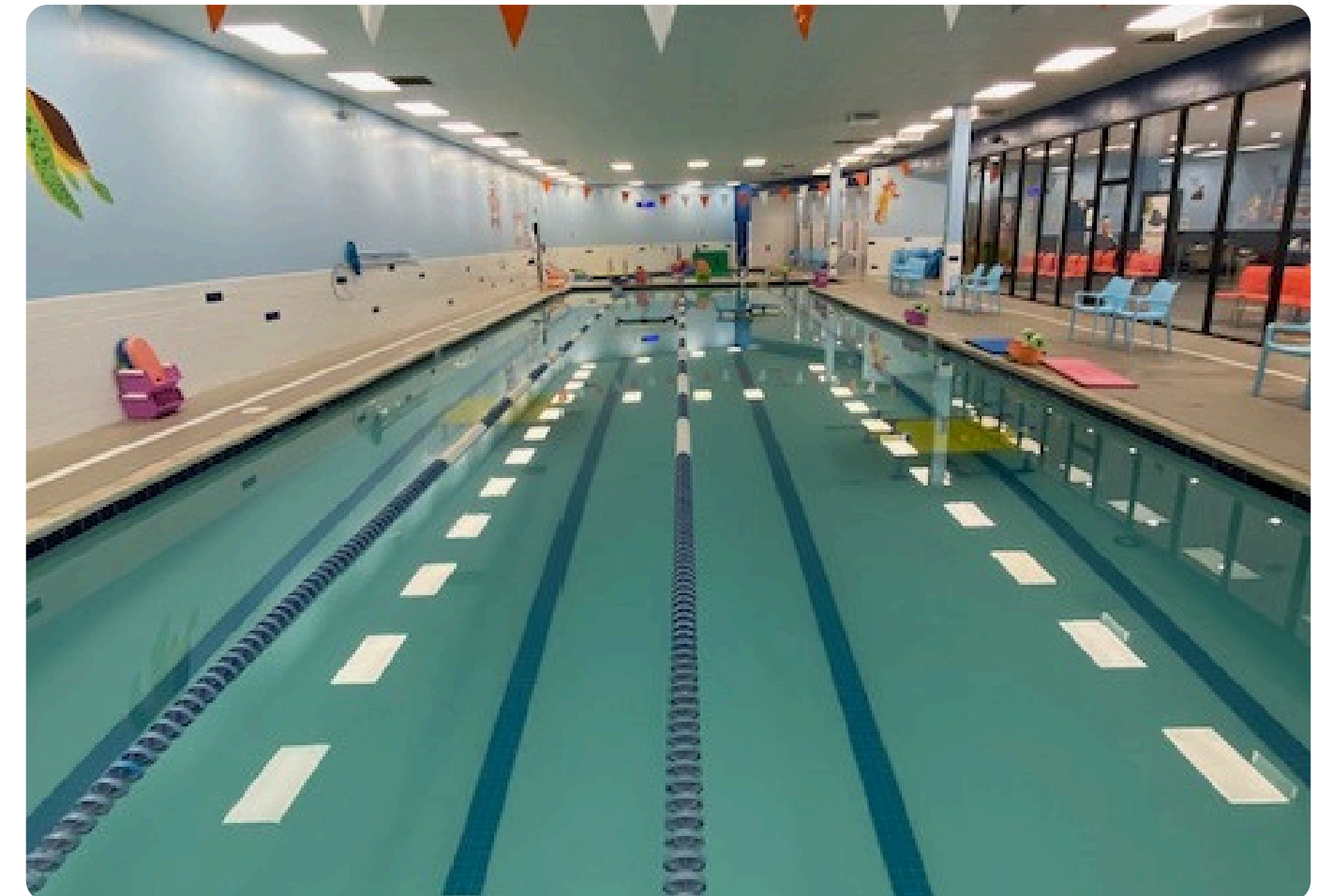


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PROPERTY IMAGES



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FOR LEASING INFORMATION, PLEASE CONTACT:

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